

EXHIBIT D

SUMMARY

PROJECT DESCRIPTION

The Golf Club at Boulder Ridge is a use permit application by Garcia Development Company for the construction of a semi-private, 18-hole golf course and clubhouse on approximately 202 acres on the easterly side of Almaden Expressway, between Winfield Boulevard and Redmond Avenue.

POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS

The project has several potentially significant environmental impacts that warrant detailed review through the EIR process. These impacts and their level of significance are listed below followed by a discussion of each with mitigation measures that would be implemented as conditions of the use permit. The original golf course plan for the project site was developed in October, 1991, and was the plan analyzed during the initial environmental investigation for the EIR Supplement. As information was gathered during the review process, however, a number of mitigation measures to reduce potential environmental impacts were identified and incorporated into the plan. The result is the development of a redesigned golf course plan, which is the plan analyzed in this EIR Supplement.

	Unavoidable Significant Impact	Non-Significant Impact with Mitigation	Non-Significant Impact without Mitigation
Land Use			
• Parks, Recreation, and Open Space		•	•
• Geology		•	
• Vegetation and Wildlife		•	
• Drainage and Flooding		•	
• Water Quality		•	
• Wastewater Treatment		•	
• Archaeology		•	
• Traffic			
• Noise			•
• Air Quality		•	
• Visual Impacts		•	
• Water Supply		•	
• Storm Drainage		•	
• Energy		•	
• Solid Waste		•	
• Gas, Electric, and Telephone			•
• Health, Safety, and Power Lines		•	
• Fire Protection		•	
• Police Protection		•	

IMPACT

MITIGATION MEASURES INCLUDED IN THE PROJECT

MONITORED BY

LAND USE

The project would change the site from natural open space to a golf course and clubhouse, which is an allowable use under the existing General Plan land use designation and zoning.

- 1. None required.

None required.

PARKS, RECREATION, AND OPEN SPACE

The project would result in the loss of approximately 105 acres of natural open space in a visually prominent portion of the Santa Teresa Hills.

- 2. The golf course would provide additional recreational opportunities for residents of Santa Clara County.
- 3. The project would provide approximately 96 acres of managed recreational open space in the form of a golf course that ~~would~~ shall eliminate the environmental degradation of the site from off-road vehicles, litter, graffiti, etc., that is currently perpetrated by unauthorized persons.
- 4. Approximately 97 acres of the project site shall remain as natural open space.
- 4A. No development shall occur on those steep slope areas so indicated on the map entitled "Slopes in Excess of 30%." (Figure 2 in the Second Supplement.)
- 4B. The applicant shall sign a Right of First Refusal Agreement with the County.

Planning

Planning

Planning

Planning

Planning

MITIGATION MEASURES NOT INCLUDED IN THE PROJECT

- 5. An open space easement shall be provided to the County or a future open space district over the rock outcrop area and the remaining 97 acres of natural open space.

Planning

MITIGATION MEASURES REQUIRED BY LAW

GEOLOGY

Groundshaking would occur on the site during a major earthquake.

- 6. All structures shall be designed and constructed to ensure structural stability as required by the Uniform Building Code.

Building Inspection Office

IMPACT

MITIGATION MEASURES INCLUDED IN THE PROJECT

MONITORED BY

The site contains unstable surficial deposits, including landslides, colluvium, slopewash, and soil creep.

7. Potentially unstable surficial deposits (shallow landslides, colluvium, slopewash, and soil creep), as delineated on the Geologic Map, that occur within the area of development shall be removed and replaced with engineered fill prior to grading, subdrains shall be installed, and irrigation of the golf course shall be controlled.

Qualified engineering geologist, and report(s) submitted to Surveyor's Office.

8. All grading, foundation, water storage pond, and retaining wall plans and specifications shall comply with the recommendations of the geotechnical investigation.

Qualified engineering geologist, and report(s) submitted to Surveyor's Office.

9. The roadway design plan shall include a statement that the grading shall be inspected by the County Geologist and a determination made in the field during grading on the need for slope indicators to monitor any future slope movement.

County Geologist

The site contains highly expansive soils.

10. A spread footing foundation or a pier and grade beam foundation system shall be used to support the clubhouse and maintenance building.

Building Inspection Office

The site has a potential for erosion.

11. Grading operations shall be conducted during the dry months to minimize the potential for erosion during construction.

Surveyor's Office

12. An erosion control plan shall be developed in conformance with the County Grading Ordinance, approved by the County prior to the issuance of a grading permit, and implemented with such measures as: 1) temporary and permanent planting of exposed soil, 2) temporary check dams, 3) temporary sediment basins and traps, and 4) temporary silt fences.

Surveyor's Office

IMPACT

MITIGATION MEASURES INCLUDED IN THE PROJECT

MONITORED BY

The site contains an area of ground-water seepage.

13. Subdrains shall be installed in areas of groundwater seepage.

Qualified engineering geologist, and report(s) submitted to Surveyor's Office.

Blasting may be required in some areas of the site.

See Noise and Health, Safety, and Power Lines sections.

VEGETATION AND WILDLIFE

The project would impact approximately 24 acres of mixed oak woodland and oak savanna.

14. Impacted acreage of oak woodland and oak savanna habitat shall be replaced onsite, on a 1:1 basis, within the areas shown on the Revegetation Map.

Report by a qualified arborist/landscape architect shall be submitted to the Secretary of ASA monthly during the construction phase of the golf course and then on an annual basis for a period of 5 years following beginning of golf course operation.

The project would require the removal of 499 trees.

15. All native trees removed shall be replaced with the addition of new trees at a 3:1 ratio.

Report by a qualified arborist/landscape architect shall be submitted to Planning.

1,497 trees

16. A tree restoration plan shall be developed, approved by the County, and implemented with such measures as 1) replanting with native tree species; 2) encasement of each new tree in protective wire sleeves (3 feet tall) until they exceed 3 feet in height; 3) irrigation and maintenance of new trees for a period of not less than three years; and 4) spacing of new trees to allow for development of a full, mature canopy.

Report by a qualified arborist/landscape architect shall be submitted to Planning.

17. Trees to remain shall be safeguarded during construction by the storage of oil, gasoline, chemicals, etc. away from trees; grading around trees only as approved, and prevention of drying out of exposed soil where cuts are made; no dumping of liquid or solid wastes in the dripline or uphill from any tree; and construction of barricades around the dripline of the trees.

Report by a qualified arborist/landscape architect shall be submitted to Planning.

IMPACT

MITIGATION MEASURES INCLUDED IN THE PROJECT

MONITORED BY

The project could impact the intermittent pools in the rock outcrop area, which is potential habitat for three species of special status fairy shrimp.

The project would impact freshwater seeps on the site.

18. The golf course irrigation system shall be designed so that no irrigation water shall be applied within the drip-line of any tree, and no irrigation water shall strike any tree trunk.

19. A qualified biologist shall monitor all work that could potentially impact the intermittent pools in the rock outcrop area and stop any activity that would impact them.

20. Sensitive portions of the rock outcrop area and the intermittent pools shall be fenced during construction.

21. The intermittent pools shall be covered during the cleaning of any nearby graffiti.

22. A golf course operation plan shall be developed, approved by the County prior to the opening of the golf course, and implemented to include the following components: 1) irrigation shall be regulated so that the pools would not be flooded or the pools filled artificially during the dry season; 2) application of fertilizers, pesticides, and herbicides shall be regulated to avoid contamination of the pools; and 3) the pools shall be periodically monitored during the wet season for the presence of fertilizers, pesticides, and herbicides.

23. The freshwater seep at the end of Mazzone Drive shall be enhanced by excavating and establishing a deeper permanent seasonal pool upstream of the existing storm-water intake.

24. No grading shall occur in the vicinity of the freshwater seep off Crossbrook Court.

25. Any impacted seep(s) shall be replaced on the site at a ratio of at least 2:1.

Planning

Report by a qualified biologist shall be submitted to Planning.

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IMPACT

MITIGATION MEASURES INCLUDED IN THE PROJECT

MONITORED BY

26. A restoration plan shall be developed, approved by the County prior to the issuance of a grading permit, and implemented to include: 1) location of the restoration site; 2) techniques used for creation of seep(s); 3) identified water supply; 4) provision for maintenance of seep(s); and 5) a monitoring program.

Report by a qualified biologist shall be submitted to the Secretary of ASA monthly during the construction phase of the golf course and then on an annual basis for a period of 5 years following beginning of golf course operation.

The project would impact seasonal drainage channels on the site.

27. The golf course shall be designed to incorporate existing natural drainages into the site's drainage plan.

Surveyor's Office

28. Any impacted seasonal drainage channels shall be replaced on the site at a ratio of at least 2:1.

Report by a qualified biologist shall be submitted to Planning.

29. A restoration plan shall be developed, approved by the County prior to the issuance of a grading permit, and implemented to include: 1) location of the restoration site; 2) techniques used for creation of the seasonal drainage channels; 3) identified water supply; 4) provision for maintenance of the seasonal drainage channels; and 5) a monitoring program.

Report by a qualified biologist shall be submitted to the Secretary of ASA monthly during the construction phase of the golf course and then on an annual basis for a period of 5 years following beginning of golf course operation.

MITIGATION MEASURES REQUIRED BY LAW

30. Authorization under a nationwide permit to fill Waters of the United States shall be obtained from the Corps prior to any disturbance of freshwater seep(s), drainage channels, or intermittent pools.

A copy of the permit shall be submitted to Planning.

31. A Streambed Alteration Agreement shall be obtained for all construction activities that may result in the modification of stream channels of the State as required by the State Fish and Game Code.

A copy of the permit shall be submitted to Planning.

MITIGATION MEASURES INCLUDED IN THE PROJECT

The project could impact active raptor nests on the site.

32. Construction activities during the nesting season (March through July) shall be preceded by pre-construction surveys for nesting raptors conducted by a qualified ornithologist.

Report by a qualified biologist shall be submitted to Planning.

IMPACT

MITIGATION MEASURES INCLUDED IN THE PROJECT

MONITORED BY

- 33. No construction activities including tree removal that would result in disturbance to active raptor nests shall occur.

Report by a qualified biologist shall be submitted to Planning.

DRAINAGE AND FLOODING

The reduced infiltration rate due to the construction of the access roads, parking, clubhouse, and maintenance building would result in a slight increase in runoff.

- 34. A storm drainage system for the golf course, including swales, pipes, and sumps, shall be constructed.

Surveyor's Office

- 35. A computerized golf course irrigation control system shall be provided.

Planning

- 36. A storm drainage collection system for the roadways, buildings, and parking area, including streets, curbs, gutters, and an underground system, shall be constructed.

Surveyor's Office

MITIGATION MEASURES REQUIRED BY LAW

WATER QUALITY

Development of the golf course and other site improvements could impact surface and/or groundwater quality in the area.

- 37. A Notice of Intent specifying erosion control and storm-water pollution prevention measures shall be submitted to the RWQCB to comply with the stormwater discharge requirements of the General Permit.

Surveyor's Office

MITIGATION MEASURES INCLUDED IN THE PROJECT

Construction-related activities such as clearing, grading, or excavation could result in temporary potentially significant impacts to water quality.

- 38. A golf course operation plan shall be developed, approved by the County prior to the opening of the course, and implemented, and shall contain the following elements:

Planning

- . Strict adherence to manufacturers' recommendations and procedures for all chemical applications.
- . Use of only County or Department of Agriculture approved chemicals.
- . Use of short life pesticides.
- . Application of chemicals only by State licensed personnel.
- . No over-use of chemicals.
- . Proper storage of chemicals.
- . Proper disposal of chemical containers.

IMPACT

MITIGATION MEASURES INCLUDED IN THE PROJECT

MONITORED BY

- 39. A computerized irrigation control system shall be provided to regulate the application of turf grass chemicals.
- 40. Potential nitrate leaching shall be reduced by 1) proper application rate: apply frequent light rates of nitrogen or use slow release nitrogen sources; 2) optimum time of year: avoid fertilizing at times of the year when turf grass is naturally slow growing, especially in cool weather; 3) proper irrigation: conservatively irrigate the golf course to both save water and reduce leaching; 4) use of grasses and plants with low nitrogen requirements; 5) collecting, treating, or reducing runoff or drainage water; and 6) amending soils to better retain nitrogen.

Planning

Report by the golf course superintendent shall be submitted to Planning.

WASTEWATER TREATMENT

There is a potential for downslope impacts to trees, nearby residences, and groundwater in the vicinity of Alamitos Creek.

MITIGATION MEASURES REQUIRED BY LAW

- 41. An onsite sewage disposal system, including septic tanks, grease interceptors, sewer lines, and a subsurface leaching system, shall be installed and operated in accordance with County Ordinance No. NS-517.42.
- 42. Should the projected wastewater load be determined to exceed 2,500 gallons per day, a Wastewater Discharge Permit from the RWQCB shall be obtained.

County Health Department

If required, a copy of the permit shall be submitted to County Health Department.

MITIGATION MEASURES INCLUDED IN THE PROJECT

- 43. Two leachfields, each divided into two sections, shall be provided, and daily flows shall be distributed to alternate sections of each leachfield on a yearly basis.
- 44. Built-in water savings devices, including low flow toilets, lavatories, and shower heads, shall be provided.

County Health Department

Building Inspection Office

IMPACT

MITIGATION MEASURES INCLUDED IN THE PROJECT

MONITORED BY

ARCHAEOLOGY

Development of the site could result in potentially significant impacts to surface and subsurface archaeological resources.

- 45. Should evidence of prehistoric cultural resources be discovered during construction, work in the immediate area of the find shall be stopped to allow adequate time for evaluation and mitigation, and a qualified professional archaeologist shall be called in to make an evaluation; the material shall be evaluated; and if significant, a mitigation program including collection and analysis of the materials prior to the resumption of grading, preparation of a report, and curation of the materials at a recognized storage facility shall be developed and implemented under the direction of the Director of Planning.
- 46. Any Native American human remains that are discovered shall be removed, the remains shall be analyzed, a report shall be prepared, and the remains shall be reburied under the direction of a Native American.
- 47. The three bedrock mortars on the project site that were determined to be associated with CA-SCI-131 have been systematically drawn, photographed, and recorded.
- 48. The demarcated boundaries of CA-SCI-131 along the border of the project site shall be avoided during construction and operation of the project.
- 49. The demarcated boundaries of Boulder Ridge 1 shall be avoided during construction and operation of the project.
- 50. The surface features characterizing Boulder Ridge 2 have been thoroughly recorded, documented, drawn, and photographed.
- 51. Boulder Ridge 2 shall be left in its existing state.

If required, a report by a qualified archaeologist shall be submitted to Planning.

If required, a report by a qualified archaeologist shall be submitted to Planning.

Completed as part of the DEIR Supplement.

Surveyor's Office

Surveyor's Office

Completed as part of the DEIR Supplement.

Planning

MITIGATION MEASURES INCLUDED IN THE PROJECT

MONITORED BY

52. The surface features characterizing Boulder Ridge 3 have been systematically drawn, photographed, documented, and interpreted.

Completed as part of the DEIR Supplement.

53. A securely locked gate shall be placed over the entrance to Boulder Ridge 3 to prevent any additional damage to the cultural features inside.

Building Inspection Office

54. Public access to Boulder Ridge 3 shall be made available to qualified groups only by appointment with the clubhouse manager.

If requested, a report by the clubhouse manager shall be submitted to Planning.

MITIGATION MEASURES REQUIRED BY LAW

55. Pursuant to Section 7050.5 of the Health and Safety Code, and Section 5097.94 of the Public Resources Code of the State of California: In the event of the discovery of human remains during construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The Santa Clara County Coroner shall be notified by the developer and shall make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his authority, he shall notify the Native American Heritage Commission, who will attempt to identify descendants of the deceased Native American. If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this State law, then the landowner shall reinter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance.

If required, a report by a qualified archaeologist shall be submitted to Planning.

IMPACT

MITIGATION MEASURES INCLUDED IN THE PROJECT

MONITORED BY

TRAFFIC

The addition of project-generated traffic would not cause any of the evaluated intersections currently operating at Level D or better to operate at Level E or F, or add more than one percent to the critical volume at the intersections that are projected to operate at Level E or F.

56. None required.

None required.

NOISE

The proposed clubhouse activity noise could exceed established standards.

MITIGATION MEASURES REQUIRED BY LAW

57. The activities at the clubhouse shall comply with the County Noise Ordinance.

County Sheriff's Department

58. Any entertainment events such as a musical or theatrical performance to which the public is invited shall comply with the County's Entertainment Events and Circuses Ordinance that requires a license, fee, referral, notice, and hearing.

If required, a copy of the license shall be submitted to Planning.

MITIGATION MEASURES INCLUDED IN THE PROJECT

59. The windows and doors of the clubhouse shall remain closed when the interior maximum noise level reaches 110 dBA or 90 dBA for 30 minutes of any hour.

Clubhouse manager

Traffic noise from the proposed access road would not exceed established standards.

60. None required.

None required.

Noise from golf course mowers and sprinklers would not exceed established standards.

61. None required.

None required.

IMPACT

MITIGATION MEASURES INCLUDED IN THE PROJECT

MONITORED BY

The proposed water pumps could exceed established standards.

62. The domestic water pump along the access road (elevation 325 feet) shall be placed in a soundproof enclosure that is designed so that the noise level of the pump is 76 dBA or less at a distance of 5 feet.

A report by a qualified acoustical engineer shall be submitted to Planning.

63. The irrigation water and fire protection water pumps near the 15th fairway shall be placed in soundproof enclosures that are designed so that the noise level of the pump is 91 dBA or less at a distance of 5 feet.

A report by a qualified acoustical engineer shall be submitted to Planning.

Construction on the site would cause short-term increases in noise levels in the area.

64. Construction equipment shall be regulated to limit noise levels to 90 dBA at a distance of 50 feet from the source.

A report by a qualified acoustical engineer shall be submitted to Planning.

65. Noisy operations shall be scheduled for the daytime hours of 7:00 a.m. to 7:00 p.m. Monday through Friday so as to avoid the more sensitive evening, nighttime, and weekend hours.

Building Inspection Office

MITIGATION MEASURES REQUIRED BY LAW

Blasting may be required in some areas of the site.

66. Noise levels generated by blasting operations shall not exceed 128 dB at the nearest residences.

A report by a qualified acoustical engineer shall be submitted to Planning.

MITIGATION MEASURES INCLUDED IN THE PROJECT

AIR QUALITY

Vehicular emissions associated with the project would have a non-significant impact.

67. None required.

None required.

Short-term increases in dust levels in the area could occur during construction.

68. Dust problems during construction shall be controlled by the use of watering trucks and/or the application of a dust palliative.

Surveyor's Office

IMPACT

MITIGATION MEASURES INCLUDED IN THE PROJECT

MONITORED BY

VISUAL IMPACTS

The proposed project would change the existing views of the area from the Almaden Valley floor by introducing a golf course and clubhouse on a visually prominent ridge, and by constructing an access road.

- 69. The majority of the oak woodlands shall be preserved. Planning
- 70. The rock outcrop area shall be preserved. Planning
- 71. Graded slopes shall be contoured to maintain the natural appearance of the site. Surveyor's Office
- 72. Cut areas shall be revegetated. Surveyor's Office
- 73. Landscaping and trees shall be planted along the perimeter and interior of the clubhouse parking area, including the perimeter of the clubhouse parking lot on the northerly ridgeline to completely screen the view of the clubhouse from the valley floor to the north. Planning
- 74. The clubhouse shall be constructed with a sand finish stucco exterior and a spruce green, low pitched metal roof. Building Inspection Office
- 75. Hooded, downward-directed lights and low elevation standards shall be provided for lighting in parking areas. Building Inspection Office
- 76. All native trees removed shall be replaced with the addition of new trees at a 3:1 ratio. Report by a qualified arborist/landscape architect shall be submitted to Planning.
- 77. Retaining wall sections lower than five feet shall be constructed of wood. Building Inspection Office
- 78. Retaining wall sections higher than five feet shall be constructed with a cribwall that is planted to cover its structure with vegetation. Building Inspection Office
- 79. Public streets that are impacted by project construction activities shall be swept and washed down daily. Building Inspection Office

Construction of the project would cause short-term visual impacts in the area.

IMPACT

MITIGATION MEASURES INCLUDED IN THE PROJECT

MONITORED BY

WATER SUPPLY

New water facilities for domestic water supply would be required to serve the site.

New water facilities for golf course irrigation would be required to serve the site.

- 80. Debris, rubbish, and trash shall be cleared from any areas onsite that are visible from a public street.
- 81. Graffiti shall be cleaned off the rocks in the rock out-crop area.
- 82. New water service facilities including mains and a pump station shall be provided to serve the clubhouse and maintenance building.
- 83. Built-in water saving devices, including low flow toilets, lavatories, and shower heads, shall be provided.
- 84. New water service facilities including mains, a pump station, and a storage pond shall be provided for golf course irrigation.
- 85. A computerized irrigation control system shall be provided to limit coverage to the maintained landscape areas.
- 86. Low water requirement plant material shall be used for the majority of the developed portions of the site.
- 87. Raw (untreated) water from the Almaden Valley Pipeline shall be used to irrigate the golf course through an agreement with San Jose Water Company and the Santa Clara Valley Water District.
- 88. Piping for the irrigation system shall be specially marked to indicate the transmission of untreated water.
- 89. All irrigation lines shall be placed in separate trenches a minimum of 10 feet from any potable water lines.

- Building Inspection Office
- Planning
- Building Inspection Office
- Building Inspection Office
- Building Inspection Office
- Planning
- A copy of the agreement shall be submitted to Planning.
- Building Inspection Office
- Building Inspection Office

white pipe →

IMPACT

MITIGATION MEASURES INCLUDED IN THE PROJECT

MONITORED BY

	90. All hose bibs potentially accessible to golfers shall be placed at grade, fitted with a sign to indicate untreated water, and operable only with a special "quick coupler" key.	Building Inspection Office
New water service facilities for fire protection would be required to serve the site.	91. New water service facilities including mains, hydrants, pump stations, and a storage pond shall be provided for fire protection.	Building Inspection Office
	92. Raw (untreated) water from the Almaden Valley Pipeline shall be used for fire protection through an agreement with San Jose Water Company and the Santa Clara Valley Water District.	A copy of the agreement shall be submitted to Planning.
STORM DRAINAGE The reduced infiltration rate due to the construction of the access roads, parking, clubhouse, and maintenance building would result in a slight increase in runoff.	93. A storm drainage system for the golf course, including swales, pipes, and sumps, shall be constructed.	Building Inspection Office
	94. A computerized golf course irrigation control system shall be provided.	Planning
	95. A storm drainage collection system for the roadways, buildings, and parking area, including streets, curbs, gutters, and an underground system, shall be constructed.	Building Inspection Office
	96. The clubhouse parking lot shall be specially graded to provide a temporary stormwater storage area.	Surveyor's Office
	97. An oil and grease trap shall be provided in any area used to wash and/or maintain the golf carts and golf course maintenance equipment.	Building Inspection Office

IMPACT

MITIGATION MEASURES INCLUDED IN THE PROJECT

MONITORED BY

ENERGY

Project development would increase the energy demand.

- 98. Energy efficient design standards shall be incorporated in accordance with the provisions of Title 24 of the California Administrative Code.

Building Inspection Office

MITIGATION MEASURES REQUIRED BY LAW

SOLID WASTE

The project would generate solid waste from the restaurant and clubhouse office, and there would be grass and landscape trimmings from the golf course.

MITIGATION MEASURES INCLUDED IN THE PROJECT

- 99. Grass clippings and other green waste shall be composted onsite.
- 100. A system to collect and recycle glass, aluminum, and plastic containers and corrugated cardboard shall be developed and implemented.
- 101. The compost pile shall be underlain with a plastic liner.
- 102. The compost pile shall be properly maintained, including such measures as sufficient mixing and controlling moisture content.

An annual report by the golf course superintendent shall be submitted to Planning.

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MITIGATION MEASURES REQUIRED BY LAW

- 103. Composting operations shall comply with applicable regulations and any necessary permits shall be obtained.

If required, a copy of the permit shall be submitted to Planning.

GAS, ELECTRIC, AND TELEPHONE

The increase in demand for these services generated by project development would not constitute a significant impact.

MITIGATION MEASURES INCLUDED IN THE PROJECT

- 104. None required.

None required.

IMPACT

MITIGATION MEASURES INCLUDED IN THE PROJECT

MONITORED BY

HEALTH, SAFETY, AND POWER LINES

Development of a golf course would include the use and storage of diesel and gasoline fuels, herbicides, and pesticides.

Three high-voltage electrical transmission lines traverse the site that create electric and magnetic fields and audible noise.

MITIGATION MEASURES REQUIRED BY LAW

105. A permit for the storage of hazardous materials shall be obtained in accordance with the County's Hazardous Materials Storage Permit Ordinance.

MITIGATION MEASURES INCLUDED IN THE PROJECT

106. Unrestricted access to the facilities shall be maintained at all times for maintenance and emergency operations.

107. Anti-climb guards shall be installed on all towers.

108. No trees shall be planted within the right-of-way without prior plan review and approval from PG&E.

109. No structures shall be built within the right-of-way.

110. No excavations shall be made within 20 feet of the tower footings.

111. Minimum clearances from the lines shall be maintained.

112. Dust control measures shall be implemented to avoid contamination of the insulators during construction.

MITIGATION MEASURES REQUIRED BY LAW

Blasting may be required in some areas of the site.

113. A blasting permit shall be obtained from the County Sheriff's Department to regulate storage of explosives, blasting prohibitions, the use of mats, warnings, safety precautions, and timing, if blasting is necessary.

114. Any blasting shall be done by a licensed operator.

A copy of the permit shall be submitted to Planning.

PG&E

PG&E

PG&E

Building Inspection Office and PG&E

Surveyor's Office and PG&E

Building Inspection Office and PG&E

Surveyor's Office and PG&E

A copy of the permit shall be submitted to Planning.

A copy of the operator's license shall be submitted to Planning.

IMPACT

MITIGATION MEASURES INCLUDED IN THE PROJECT

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Due to the nature of the game of golf, there is a potential for errant golf balls to land outside of the golf course boundaries.

115. The golf course has been designed so that the most errant of golf shots would go into the course and not onto or toward adjacent property.

Surveyor's Office

FIRE PROTECTION

Existing response times to emergency calls within the site exceed the recommended limits. The response time exceedances are not considered by the San Jose Fire Department to be of such serious deficiency that additional fire personnel or equipment would be necessary.

116. The clubhouse and maintenance facility shall be equipped with an automatic fire sprinkler system.

Building Inspection Office

Water supply facilities in the area are inadequate to provide sufficient volume and pressure for fire flow requirements.

117. New water service facilities including mains, hydrants, pump stations, and a storage pond shall be provided for fire protection.

Building Inspection Office and the Fire Marshal

118. Raw (untreated) water from the Almaden Valley Pipeline shall be used for fire protection through an agreement with San Jose Water Company and the Santa Clara Valley Water District.

A copy of the agreement shall be submitted to Planning.

The majority of emergency vehicles cannot negotiate grades in excess of 15 percent.

119. Roadways shall be designed and constructed to not exceed a 15 percent grade.

Surveyor's Office

The site is located in a potentially hazardous fire area.

120. The introduction of irrigated turf would result in a beneficial impact for area wildfire protection.

Planning

IMPACT

MITIGATION MEASURES INCLUDED IN THE PROJECT

MONITORED BY

POLICE PROTECTION

Project development would generate additional calls for police service in the area.

- 121. Approximately 1,000 feet of brown, vinyl-clad chain-link fence shall be installed along Crossmont Circle.
- 122. A locked gate shall be installed on the access road at the beginning of the private drive.
- 123. A burglar alarm shall be installed at the clubhouse.

Planning

Building Inspection Office

Building Inspection Office