MITIGATED NEGATIVE DECLARATION

The Director of Planning, Building and Code Enforcement has reviewed the proposed project described below to determine whether it could have a significant effect on the environment as a result of project completion. "Significant effect on the environment" means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance.

NAME OF PROJECT: Almaden Golf and Country Club Clubhouse Remodel and Expansion

PROJECT FILE NUMBER: CP13-072

PROJECT DESCRIPTION: Conditional Use Permit for the renovation and expansion of the existing clubhouse, reconfiguration of the existing parking lot, and a remodel of the existing pool house on an 89.76 gross acre site. The clubhouse renovation and expansion includes the demolition of the existing eastern wing of the clubhouse (approximately 10,783 square feet); the renovation of approximately 15,049 square feet of the western wing of the clubhouse; the construction of a new, two-story eastern wing of approximately 13,385 square feet; the construction of one and two-story additions to the western and central wing of the clubhouse of approximately 4,520 square feet; and the construction of a new circular driveway and entrance cover. The clubhouse addition and remodel will result in a net increase of 7,122 square feet of floor area.

PROJECT LOCATION & ASSESSORS PARCEL NO.: 6663 Hampton Drive (APN 581-13-025).

COUNCIL DISTRICT: 10

APPLICANT CONTACT INFORMATION: Mr. Robert Sparks, General Manager, Almaden Country Club, 6663 Hampton Drive, San Jose, CA 95120.

FINDING: The Director of Planning, Building & Code Enforcement finds the project described above will not have a significant effect on the environment in that the attached initial study identifies one or more potentially significant effects on the environment for which the project applicant, before public release of this draft Mitigated Negative Declaration, has made or agrees to make project revisions that clearly mitigate the effects to a less than significant level.

MITIGATION MEASURES INCLUDED IN THE PROJECT TO REDUCE POTENTIALLY SIGNIFICANT EFFECTS TO A LESS THAN SIGNIFICANT LEVEL

I. AESTHETICS. The project will not have a significant impact on aesthetics or visual resources, therefore no mitigation is required.

II. AGRICULTURE AND FOREST RESOURCES. The project will not have a significant impact on agriculture or forest resources, therefore no mitigation is required.

III. AIR QUALITY. The project will not have a significant air quality impact, therefore no mitigation is required.

IV. BIOLOGICAL RESOURCES.

Impact BIO-1: Raptors. Construction of the project will result in the removal of mature trees that could contain habitat for nesting raptors.

Mitigation Measure BIO-1: If possible, construction should be scheduled between October and December (inclusive) to avoid the raptor nesting season. If this is not possible, pre-construction surveys for nesting raptors shall be conducted by a qualified ornithologist to identify active raptor nests that may be disturbed during project implementation. Between January and April (inclusive) pre-construction surveys shall be conducted no more than 14 days prior to the initiation of construction activities or tree relocation or removal. Between May and August (inclusive), pre-construction surveys no more than thirty (30) days prior to the initiation of these activities. The surveying ornithologist shall inspect all trees in and immediately adjacent to the construction area for raptor nests. If an active raptor nest is found in or close enough to the construction area to be disturbed by these activities, the ornithologist, shall, in consultation with the State of California, Department of Fish & Game (CDFG), designate a construction-free buffer zone (typically 250 feet) around the nest. The applicant shall submit a report indicating the results of the survey and any designated buffer zones to the satisfaction of the Planning Department prior to the issuance of any grading or building permit.

V. CULTURAL RESOURCES. The project will not have a significant impact on cultural resources, therefore no mitigation is required.

VI. GEOLOGY AND SOILS. The project will not have a significant geologic impact, therefore no mitigation is required.

VII. GREENHOUSE GAS EMISSIONS. The project will not have a significant impact to greenhouse gas emissions, therefore no mitigation is required.

VIII. HAZARDS AND HAZARDOUS MATERIALS. The project will not have a significant impact on hazards and hazardous materials, therefore no mitigation is required.

IX. HYDROLOGY AND WATER QUALITY. The project will not have a significant impact on hydrology and water quality, therefore no mitigation is required.

X. LAND USE AND PLANNING. The project will not have a significant land use impact, therefore no mitigation is required.

XI. MINERAL RESOURCES. The project will not have a significant impact on mineral resources, therefore no mitigation is required.

XII. NOISE. The project will not have a significant impact on noise levels, therefore no mitigation is required.

XIII. POPULATION AND HOUSING. The project will not have a significant population and housing impact, therefore no mitigation is required.

XIV. PUBLIC SERVICES. The project will not have a significant impact on public services, therefore no mitigation is required.

XV. RECREATION. The project will not have a significant impact on recreation, therefore no mitigation is required.

XVI. TRANSPORTATION / TRAFFIC. The project will not have a significant impact on transportation or traffic, therefore no mitigation is required.

XVII. UTILITIES AND SERVICE SYSTEMS. The project will not have a significant impact on utilities and service systems, therefore no mitigation is required.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE. With implementation of the mitigation measures above, the project will not substantially reduce the habitat of a fish or wildlife species, be cumulatively considerable, or have a substantial adverse effect on human beings.

PUBLIC REVIEW PERIOD

Before 5:00 p.m. on **March 25, 2014,** any person may:

1. Review the Draft Mitigated Negative Declaration (MND) as an informational document only; or

2. Submit written comments regarding the information, analysis, and mitigation measures in the Draft MND. Before the MND is adopted, Planning staff will prepare written responses to any comments, and revise the Draft MND, if necessary, to reflect any concerns raised during the public review period. All written comments will be included as part of the Final MND.

David Sykes, Interim Director
Planning, Building and Code Enforcement

John Davidson

Deputy

Circulation period, from March 5, 2014 to March 25, 2014

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Department of Planning, Building and Code Enforcement
DAVE SYKES, INTERIM PLANNING DIRECTOR

INITIAL STUDY

ALMADEN GOLF AND COUNTRY CLUB

PROJECT FILE NO.: CP13-072

February 28, 2014

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TECHNICAL APPENDICES:

Appendix A: Air Quality and GHG Analysis by The Planning Center | DC&E, dated January, 2014.

Appendix B: Arborist Report by The Planning Center | DC&E, dated January, 2014.

Appendix C: Completed Coverage Screening Form for the Santa Clara Valley Habitat Conservation Plan by The Planning Center | DC&E, dated February, 2014.

Appendix D: Fault Rupture Hazard Investigation by Silicon Valley Soil Engineering, dated January, 2014.

Appendix E: Geologic Evaluation and Geotechnical Investigation by Silicon Valley Soil Engineering, dated July 2013.

Appendix F: Asbestos Assessment by AllWest Environmental, Inc., dated January 2012.

CHAPTER 1. BACKGROUND INFORMATION

Introduction and Purpose

The California Environmental Quality Act (CEQA) is a State law that requires the City of San Jose to identify potentially significant environmental impacts and to provide actions to avoid and/or mitigate those impacts. The CEQA process informs governmental decision-makers and the public about potentially significant environmental effects of a proposed project. The CEQA process identifies measures to avoid or significantly reduce environmental impacts resulting from a project. CEQA is intended to prevent or reduce significant, avoidable damage to the environment by requiring changes in a project, either through the use of feasible alternatives or mitigation measures. Finally, CEQA involves the public in the decision-making process.

The City must comply with CEQA when it undertakes an activity defined by CEQA as "a project." A project is an activity which may cause either a direct physical change to the environment or a reasonably foreseeable indirect change in the environment, and which must receive some discretionary approval by a public agency, such activities may be public or private (such as a request for a permit to allow new construction or a permit requesting a new use in existing development). Every development project that requires a discretionary City approval requires at least some environmental review pursuant to CEQA.

The environmental review process determines if a project is Exempt from Environmental Review or if it will require a more in-depth analysis. An Initial Study should be prepared by a qualified consultant when a project cannot be found to be "Exempt from Review." An Initial Study assesses the environmental factors related to the project in accordance to the rules of CEQA. The Initial Study identifies if the proposed project may cause significant effects on the environment and the appropriate action to take as a result.

This Initial Study has been prepared to conform to the requirements of the CEQA Guidelines (Title 14, California Code of Regulations §15000 et seq.) and the regulations and policies of the City of San Jose. The City of San Jose is the Lead Agency under CEQA and has prepared this Initial Study to evaluate the environmental impacts that might reasonably be anticipated to result from the proposed Clubhouse renovation and new Locker Room building reconstruction for the Almaden Country Club.

All documents referenced in this Initial Study are available for public review in the Office of Planning, Building and Code Enforcement at San Jose City Hall, 200 East Santa Clara Street, during normal business hours. A copy is also viewable online at http://www.sanjoseca.gov/

Evaluation of Environmental Impacts

This section describes the existing environmental conditions on and near the Project area, the environmental impacts associated with the proposed Project, and the cumulative impacts to which the Project could contribute.

The Setting describes the context and environment in which the proposed Project is set. The Threshold section provides a discussion of the potential impacts, the reasoning for the determined level of significance, the criteria used to determine significance, and references to the facts or data upon which the significance criteria and subsequent reasoning are based. The Environmental Checklist identifies environmental impacts that could occur if the proposed Project is implemented. The Discussion/Findings/Conclusion section discusses the scope of the identified project impacts and if those impacts can be lessened through: 1) standard practices, 2) standard permit conditions, and/or 3) Mitigation Measures.

The checklist answers indicate if the impact is "Potentially significant," "Less than Significant with Mitigation," "Less than Significant," or "No Impact." The right-hand column in the checklist lists source(s) for the answer to each question. The sources cited are at the end of this document.

Significant Effect on the Environment is defined as a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change may be considered in determining whether the physical change is significant. (Section 15382 CEQA Guidelines)

Potentially Significant Impact means that substantial evidence exists that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an Environmental Impact Report (EIR) is required.

Less than Significant Impact with Mitigation Incorporated is used when there is substantial evidence that an effect may be significant but the impacts can be reduced to be 'less than significant' because the project has been revised to include actions or project attributes that will reduce significant environmental impacts to be less than significant through Mitigation Measures. Mitigation Measures are actions that will reduce significant impacts on the environment through: 1) avoidance, 2) minimizing adverse effects, or 3) compensation.

Less than Significant Impact is the selected category if there is evidence that an effect of the project will have an impact on the environment but the impact is less than significant.

A No Impact answer should be adequately supported by the cited referenced "Source" information. A "No Impact" answer is adequate if the reference materials show that the impact simply does not apply to the project (e.g., the project is not in 'archaeologically sensitive area'). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

200 East Santa Clara Street, San José CA 95113-1905 tel (408) 535-3555 fax (408) 292-6055 www.sanjoseca.gov

PROJECT FILE NO.: Conditional Use Permit #CP13-072

PROJECT DESCRIPTION: A Conditional Use Permit to allow reconstruction of the 32,954 sf Golf Course Clubhouse and Locker Room on an 89.76 acre site.

PROJECT LOCATION: The Southwest Corner of Hampton Drive and Hillcrest Drive, 6663 Hampton Drive San Jose, CA 95120, APN 581-13-025

GENERAL PLAN DESIGNATION: Open space, parklands, and habitat **ZONING: R-1-8**

SURROUNDING LAND USES/GENERAL PLAN/ZONING:

North:	Residential	R1-8	South:	Residential	R-1-8
East:	Residential	R1-8	West:	Residential	R-1-8

PROJECT APPLICANT'S NAME AND ADDRESS: Mr. Robert Sparks, General Manager, Almaden Country Club, 6663 Hampton Drive, San Jose, CA 95120.

PROJECT DESCRIPTION EXHIBITS: Attached on the following pages.

DETERMINATION
On the basis of this initial study:

☐	I find the proposed project could not have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
☒	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the project proponent has agreed to revise the project to avoid any significant effect. A MITIGATED NEGATIVE DECLARATION will be prepared.
☐	I find the proposed project could have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT (EIR) is required.
☐	I find the proposed project could have a significant effect on the environment, but at least one effect has been (1) adequately analyzed in a previous document pursuant to applicable legal standards, and (2) addressed by mitigation measures based on the previous analysis as described in the attached initial study. An EIR is required that analyzes only the effects that were not adequately addressed in a previous document.
☐	I find that although the proposed project could have a significant effect on the environment, no further environmental analysis is required because all potentially significant effects have been (1) adequately analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (2) avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are included in the project, and further analysis is not required.

February 28th, 2014
Date

Signature

Name of Preparer:
The Planning Center | DC&E
Phone No.: (510) 848-3815

Additional material provided by:
BKF Consulting
Phone No.: (408) 467-9100

Extended Project Description Narrative

The proposed Project would renovate, and partially demolish and rebuild the clubhouse for the Almaden Country Club. The proposed Project also includes the repaving of the clubhouse parking area and restoration of landscaping for areas disturbed by construction. The proposed Project would not change or increase onsite uses, and would neither contain a residential component nor would it serve to increase residential population or demand in the vicinity.

Location and Setting

The proposed Project is located at 6663 Hampton Drive in a suburban area of south San Jose, near the southern end of the Almaden Expressway. The proposed project is located in close proximity to the San Jose City Limit and lies near the edge of the foothills to the Santa Cruz Mountains. Surrounding uses are primarily low-density, single-family residential, with one exception being the Almaden Swim and Raquet Club, which is a recreational use located to the north, across Hampton Drive from the Almaden Country Club. The golf course associated with the Almaden Country Club, which is on the same parcel as the proposed Project, is also a recreational use. The next nearest non-residential uses are commercial offices located approximately one-quarter mile to the northeast of the project site.

Prior to development of the Clubhouse, associated golf course, and surrounding neighborhoods during the mid-twentieth century, the project site and much of the surrounding area were used for horse pastures.

Existing Facilities and Proposed Renovation, Demolition and Construction

The existing clubhouse is composed of two wings—a one-story Pro Shop/Locker room wing with mezzanine located on the east side of the Entry Lobby and a two-story Dining wing located on the west side of the Entry Lobby. The clubhouse renovations would consist of entirely demolishing the existing Pro Shop/Locker room wing, comprising approximately 10,000 sq ft, and constructing a new two-story wing; renovations to the remainder of the building, comprising approximately 20,000 sq ft, would include remodeling the two floors of the Dining wing, and adding an entry lobby between the two. The portion of the building that is being renovated will have the upper level removed completely and the lower level will have selective demolition necessary to accomplish revisions to the floor plan and upgrade of the building structure for current codes. These existing facilities are illustrated in Figure 3, and the end of this section. The new Pro Shop/Locker room would be a two-story wood frame structure on concrete spread footing and slab-on-grade, constructed in roughly the same location as the demolished facilities, albeit at an elevation that is below existing grade to allow the Lower Level finished floor level to align with that of the dining wing. Precise square footages of the various building areas, as well as other specific measurements pertaining to the proposed Project, are provided in Figures 4 through 6, at the end of this section. The Lower floor of this new building would contain the club's electric golf cart and golf bag storage facilities. Ventilation systems are to be provided to facilitate code-required air changes for the cart storage facility.

Also included in the Lower Level of the locker wing would be the Golf Pro Shop, as well as a snack bar and golfer rest rooms (for "the turn" between the 9th green and 10th tee). A portion of the Pro Shop would be 2-stories tall and include wood beams and adjustable overhead track lighting for illuminating retail products. The snack bar would include food service equipment for provision of its limited menu items, as well as a service counter.

The Upper Level of the new locker wing structure would include Men's and Women's golf locker rooms and associated toilet and shower facilities and lounges. Locker rooms would be outfitted with wood lockers. The Men's Lounge would include a custom bar and back bar, and associated stainless steel food

service equipment. Men's and Women's lounges would be surrounded by an interconnecting elevated outdoor terrace. The terrace would be waterproofed to resist moisture intrusion into the structure below. Exterior stairs would be constructed with precast concrete treads on steel stringers, surrounded by part-height stucco- or stone-clad walls. Exterior deck and stair guardrails and handrails would be textured powder-coated steel.

Portions of the structure of the existing dining wing would be retained. Selective demolition of this building would include removal of most interior walls and elements (including stairs), ceilings, building systems, upper-level exterior walls, windows, and doors, removal of attached exterior stairs and disabled lift, and removal of the existing roof structure. Lower and Upper Level floor structure would remain, as would the existing service elevator, existing electrical room, and existing grade-level exterior terrace at the south elevation. Structural modifications as part of the remodel will include seismic upgrades.

The remodeled Lower Level of the dining wing would primarily include administrative offices, staff and back-of-house spaces and storage rooms. Member areas would include a Fitness center, a Board Room and a wine cellar. The existing member restrooms would be remodeled, including new floor, wall, and ceiling finishes, new wood and stone vanities, new accessories and new showers.

An addition to the east side of the existing dining building would contain a new entry lobby, reception, hydraulic elevator, and grand stair. The Entry Lobby would be a two-story space with large expanses of glass facing south (toward the golf course), and a custom wood and glass front door with oversized pull hardware.

Spaces in the Upper Level of the dining wing would mostly serve public and club member functions. Member dining, bar/grill, and Ballroom are higher-end dining and lounge areas with coffered ceilings and custom finish carpentry. The grill includes a custom bar and back bar (with associated food service equipment); outside, new at-grade or raised on-grade terraces are added, and the surface of the existing south terrace is modified with concrete topping or pavers to correct the existing misalignment with the Upper Floor level. A new exterior stair provides egress from the Ballroom (Banquet space), and would be constructed in the same fashion as new exterior stairs at the locker wing. The Ballroom also receives a custom casework service bar and back bar. New restrooms serve all dining areas on this floor, with higher-end fixtures, finishes, accessories, millwork and hardware. Finally, a reconstructed commercial kitchen, including stainless steel food service equipment would be provided.

Exterior materials, as indicated and depicted in images on the building elevations provided, would include cultured stone, three-coat cement plaster stucco, painted wood or cement board trim, prefinished rectangular metal gutters, downspouts, and flashing, composite shingles at 4:12 pitched roofing, and cool-roof compliant low-slope roofing (adhered EPDM or TPO) with integral drains. Roof framing would be pre-manufactured wood trusses with large overhangs at eaves, consistent with the architectural vernacular. Windows would be fixed prefinished aluminum-clad wood with simulated divided lites and stained interiors, with transom and clerestory windows occurring in some exterior walls and visible in the elevations, especially dining areas, lounges, and pro shop. Mechanical equipment, including package HVAC units, exhaust and intake vents and louvers, vent stacks and flues and other protrusions would be largely concealed from view in roof wells and chimneys.

At the pool, the proposed scope of upgrades and remodel work includes removal and infill of the small Kid's Pool, re-roofing and re-skinning of the bath house building to correspond to the new clubhouse exterior, and interior remodeling of the bathhouse and annex administration building. All work within the pool enclosure or relating to the pool will meet local Health Department requirements and regulations.

Site work includes terraces shown on plans, concrete on-grade site stairs, accessible site walkways with lighting complying with local regulations, minor resurfacing and striping of the existing parking lot, and utilities related to the clubhouse and pool upgrade projects. The drive would be raised from the existing parking lot level to better facilitate code-required accessibility without site stairs, and retaining walls (clad with stone or stucco on exposed surfaces) would accommodate the resulting grade change. Terrace surfaces will be sealed integrally-colored concrete, as will new walkways and drop-off areas at the entry drive. An open porte cochere, built with minimum required clearances required for fire-fighting apparatus, would be constructed to connect the drop-off to the clubhouse front entrance, and stained timber pergolas would be built near the golf bag drop and at the pool drop-off. The Owner would restore all landscape planting and irrigation work impacted by the new construction with their golf course grounds maintenance crews.

The proposed Project would reconfigure the existing parking lot to move some perimeter stalls into the main parking field and install a loop road for better access to the new Clubhouse entrance. The parking lot will be modified to improve access and to provide for ADA access to the building, but not be expanded. There will be no change in the number of members, and the Club has provided the required number of parking stalls.

All new construction would be designed and built to comply with the current edition of the California Building Code enforced by the municipality (the City of San Jose), including seismic and accessibility requirements, as well as Title 24 energy criteria and applicable sustainability regulations. Except as otherwise noted the building structure would be wood-frame, with steel tube columns to support elevated floors. The clubhouse building would include NFPA-compliant fire alarm and automatic fire sprinkler systems.

Tree Removal

Construction of the proposed project would likely result in the removal of 19 trees from the site, which would include one ordinance sized tree. In total, it is estimated that one tree greater than 18 inches in diameter would be removed, four tree with diameters between 12 and 18 inches would be removed, and 15 trees less than 12 inches in diameter would be removed. The exact number of trees to be removed will be determined at the development permit stage. The project would be required to conform to the City's tree preservation ordinance, and would provide replacement trees in conformance with City policy. To replace trees that are being removed and to comply with the City of San Jose's requirements under Ordinance No. 13.32 Tree Removal Controls, the Club would install replacement trees; additionally, any landscaping that is disturbed during construction would be restored by the Club's golf course maintenance staff, as required.

Construction Period and Activities

The demolition phase of the project is expected to take approximately 4 weeks. All demolition debris will be bulk hauled to a recycling facility located in San Jose, approximately 30 minutes driving time from the project site. Debris will be sorted and disposed of at this facility. There will not be any debris sorting and separating taking place at the project site. Overall construction of the project is anticipated to be approximately 14 months in duration.

Grading activities will begin either just prior to, or concurrently with the demolition phase of the project, to effect necessary access to the building for demolition equipment and transport trucks. Upon completion of structural demolition, grading activities will continue to include construction of the building pad and subgrade of areas adjacent to the portion of the building being re-constructed. It is anticipated that grading will take approximately 3 weeks and during this time, approximately 1,600 cubic yards of soil will

be handled. All excess soil created by grading activities will be disposed of on club property, with only unsuitable soil materials and debris being disposed of at off-site landfill locations.

Site Disturbance, Excavation, and Impervious Surfaces

The proposed Project would disturb only a small portion of the containing parcel, would only disturb or include excavation areas that were disturbed during original construction of the clubhouse and golf course, and would result in only small increases to impervious surface area. The entirety of the parcel is 89.76 acres, of which 1.71 would include soils that would be potentially disturbed by the proposed Project. Post construction impervious surfaces in the vicinity of the clubhouse would be increased by 4,240 square feet. Since the entire parcel and project site are currently either artificially landscaped, or developed as club facilities or golf course, no areas of ground-level natural vegetation or habitat would be disturbed by the proposed Project.

On the 1.71 acres that would have soils potentially disturbed by the project, excavation depth would vary across the project site, but would in no case exceed approximately four feet. The vast majority of disturbed areas would be excavated approximately three feet or less, with the area of four-foot excavation limited to the area near the reconfigured circular driveway to provide access to the front entrance of the clubhouse. All excavated soils would be reused on site.

Outdoor Lighting

That majority of outdoor lighting onsite currently consists of cobra-head fixtures in the parking areas, and downward-facing pole lights in the tennis court areas. Additional wall-mounted and ground-based lighting is located along certain building walls and walkways. After the renovation, building-mounted exterior light fixtures will be limited to wall sconces and recessed down-lights meant to illuminate specific locations for corresponding activities (primarily outdoor dining). Wall sconces will be selected to correspond to the architectural style of the buildings, and their coverage will be limited to small areas (approx. 1-3 tables) with no upward illumination. Site lighting would consist of ground-level walkway light bollards where required for safety and security The proposed Project is not anticipated to require any changes or additions to illumination or lighting fixtures for parking areas or tennis courts.

Club Hours and Activities

Primary uses of the Almaden Country Club will continue to be golf and family dining, use of exercise equipment, swimming, and occasional special events. The clubhouse occasionally hosts weddings, bar mitzvahs, member business events, birthday parties, daytime golf events member private events and member social events. Almaden Country Club does not anticipate that events at the clubhouse or pool area would increase in frequency or duration as a result of the proposed Project. Membership at the club will not increase as a result of the proposed Project, with the Almaden Country Club intending to maintain the pre-renovation membership of approximately 400, as well as current staffing levels.

Consistent with current club policy, any amplified music would occur within the clubhouse only and would generally end by 10 p.m. There is no amplified music outside of the clubhouse; however, there is amplified announcing at the pool for swim meets two to three times over a two month period during the summer from 8:00 a.m. to 2:00 p.m. Any swimming instruction at the pool is between 8:00 a.m. to 11:30 a.m. Monday through Friday without amplification.

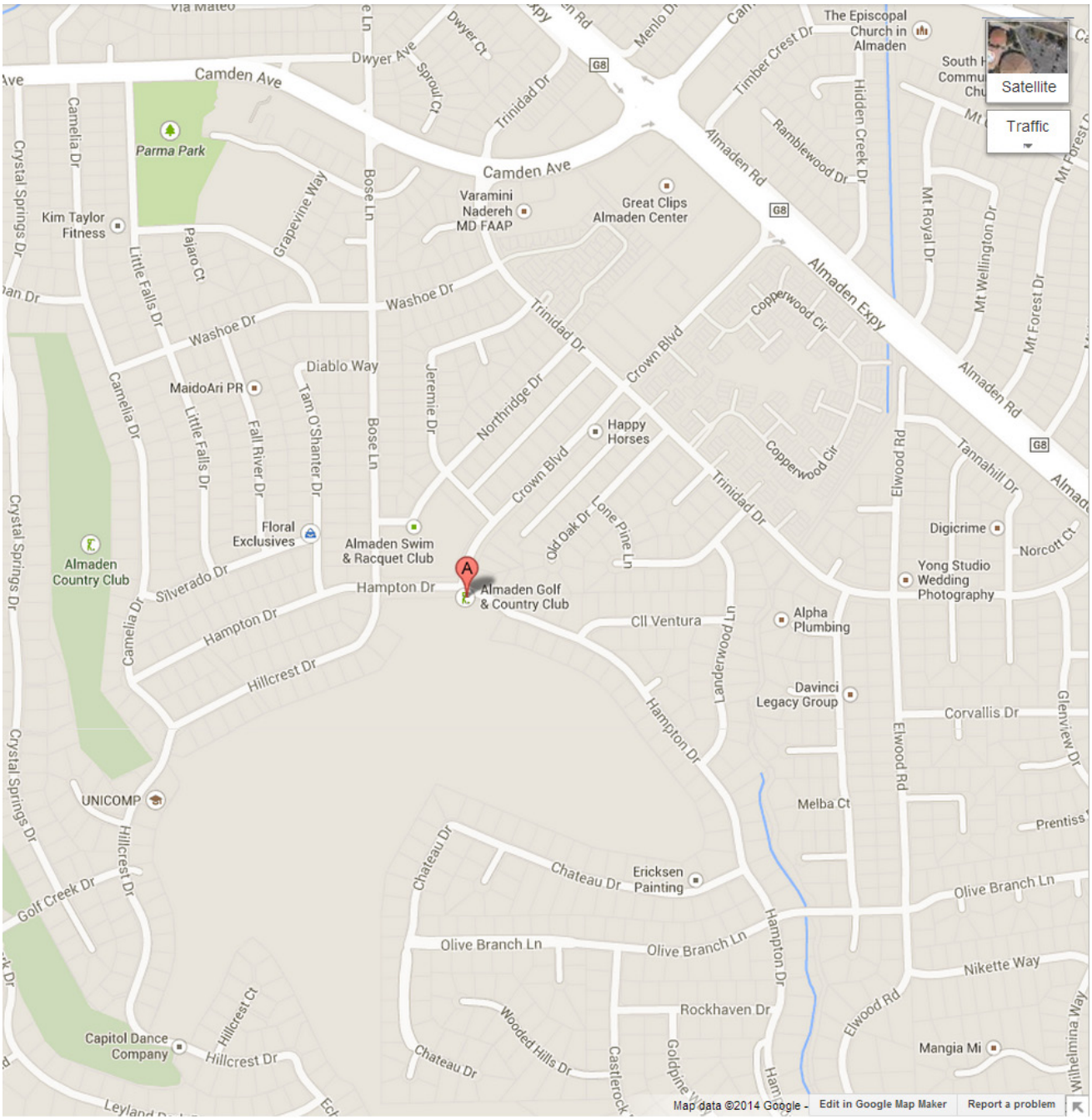

Figure 1 – Vicinity Map

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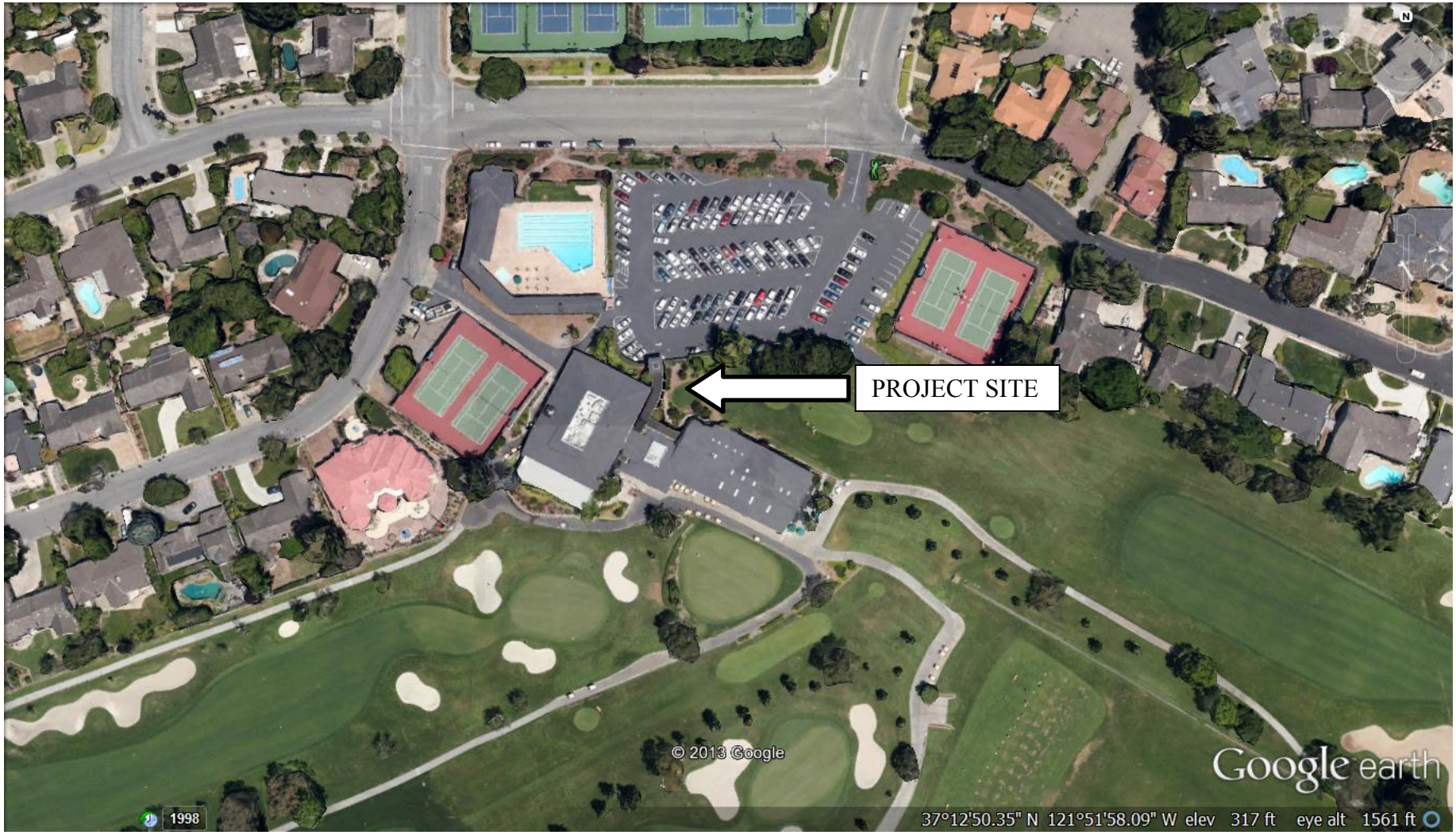

Figure 2 – Aerial Photo of Project Site

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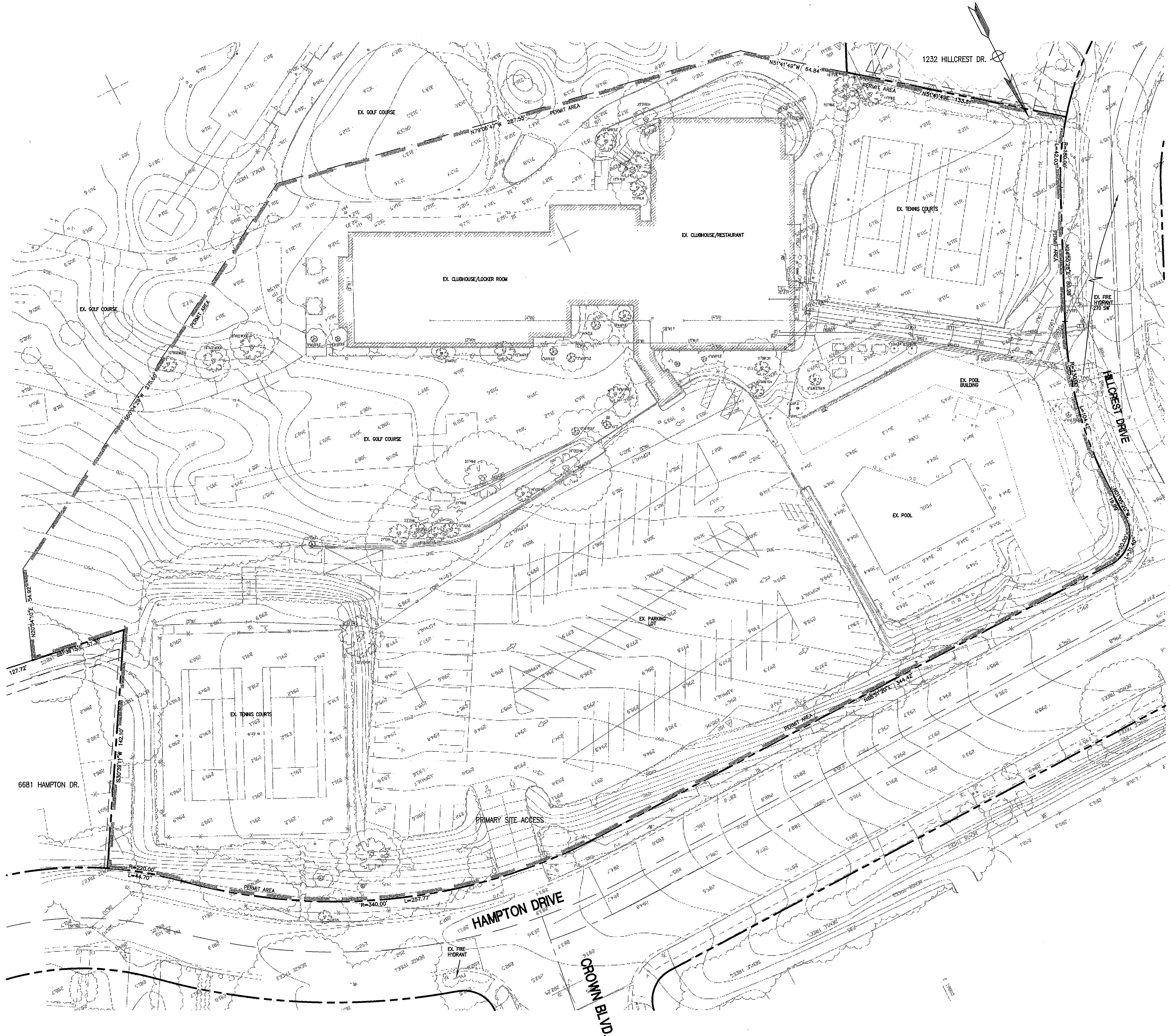

NOTES:

1. OVERALL SITE:
   APN: 581–13–025
   AREA: 89.76 Ac.
2. PERMIT AREA:
   APN: 581–13–025 (PORTION OF)
   AREA: 5.3 Ac.
3 DISTURBED AREA:
   AREA: 1.71 Ac.
4. 1232 HILLCREST DR. AND 6681 HAMPTON DR. ARE THE ONLY STRUCTURES WITHIN 50 OF THE PERMIT AREA.

— — — — PERMIT AREA

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

Figure 3 – Existing Conditions

1650 TECHNOLOGY DRIVE
SUITE 650
SAN JOSE, CA 95110
408–467–9100
408–467–9199 (FAX)

BKF
ENGINEERS/SURVEYORS/PLANNERS

ALMADEN COUNTRY CLUB
6663 HAMPTON DRIVE
EXISTING CONDITIONS

Almaden COUNTRY CLUB

SAN JOSE CALIFORNIA

No.	Revisions
	02/10/14 – 65% CD
	01/17/14 – C.U.P. RESUBMITTAL
	09/17/13 – C.U.P. SUBMITTAL

Date: 9/17/13
Scale: 1"=30'
Design: TL
Drawn: TL
Approved: TL
Job No: 20136009-10

Drawing Number:
EX–1

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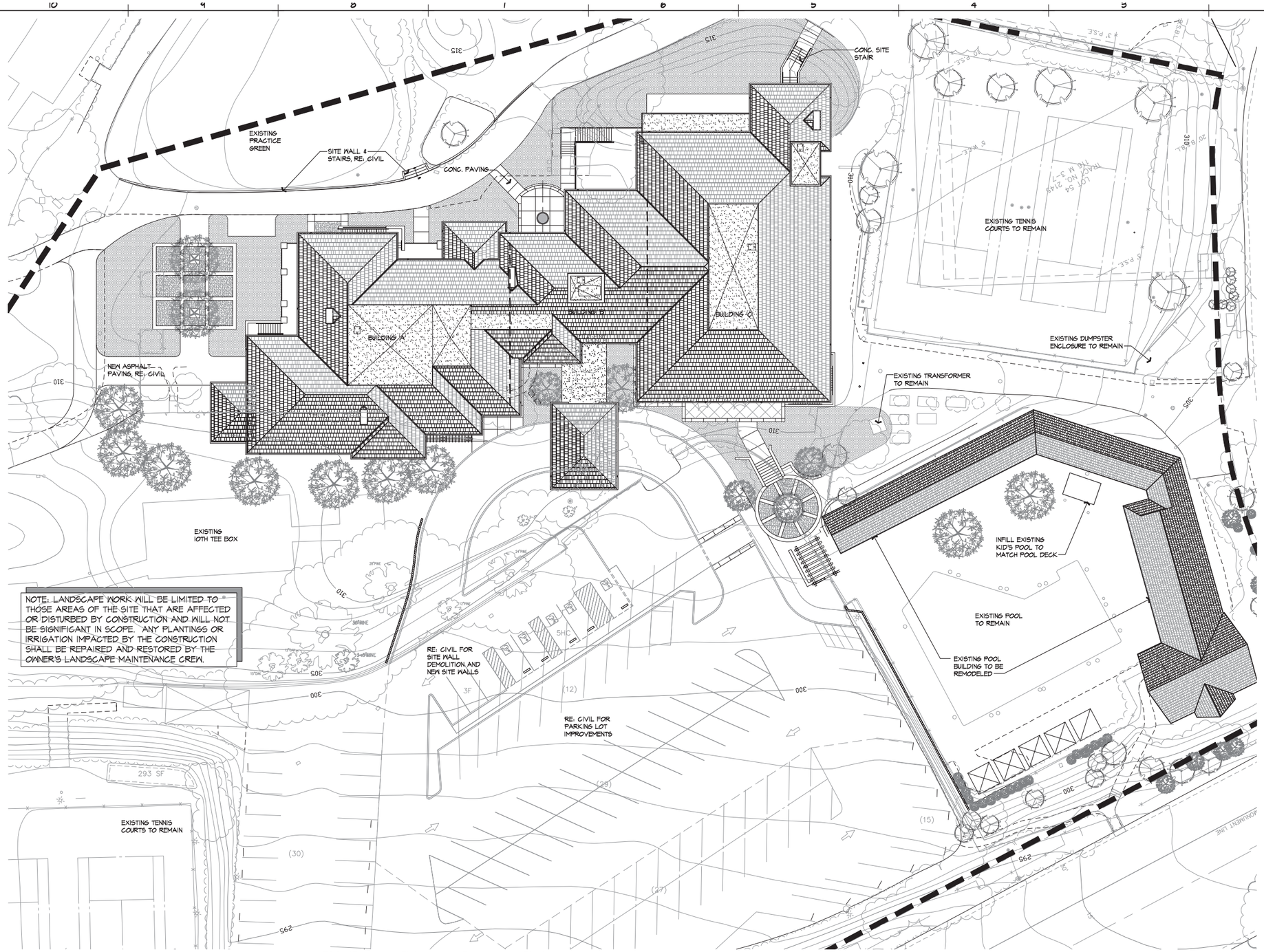

NOTE: LANDSCAPE WORK WILL BE LIMITED TO THOSE AREAS OF THE SITE THAT ARE AFFECTED OR DISTURBED BY CONSTRUCTION AND WILL NOT BE SIGNIFICANT IN SCOPE. ANY PLANTINGS OR IRRIGATION IMPACTED BY THE CONSTRUCTION SHALL BE REPAIRED AND RESTORED BY THE OWNER'S LANDSCAPE MAINTENANCE CREW.

LOCATION MAP

NOTE: TREES AND LANDSCAPING INDICATED ON ARCHITECTURAL SITE PLAN ARE CONCEPTUAL ONLY

BUILDING AREA SUMMARY: CLUBHOUSE	ENCLOSED SPACE (G.S.F.):	NET S.F.	BLDG. A (G.S.F.)	NET S.F.	BLDG. B (G.S.F.)	NET S.F.	BLDG. C (G.S.F.)	NET S.F.
LOWER LEVEL EXISTING DEMOLISHED (S.F.)			9,183	7,806	0	0	0	0
LOWER LEVEL EXISTING REMODELED (S.F.)	7,606	6,465	0	0	0	0	7,606	6,465
LOWER LEVEL PROPOSED ADDITION (S.F.)	9,606	8,166	7,095	6,031	2,448	2,081	63	54
LOWER LEVEL TOTAL PROPOSED AREA (S.F.)	17,212	14,631	7,095	6,031	2,448	2.081	7,669	6,519
UPPER LEVEL EXISTING DEMOLISHED (S.F.)			1,600	1,360	0	0	0	0
UPPER LEVEL EXISTING REMODELED (S.F.)	7,443	6,327	0	0	0	0	7,443	6,327
UPPER LEVEL PROPOSED ADDITION (S.F.)	8,299	7,054	6,290	5,347	2,009	1,708	0	0
UPPER LEVEL TOTAL PROPOSED AREA (S.F.)	15,742	13,381	6,290	5,347	2,009	1,708	7,443	6,327
TOTAL AREA EXIST. BLDG. (S.F.)	25,832	21,958	10,783	9,166	0	0	15,049	12,792
TOTAL AREA PROPOSED BLDG. (S.F.)	32,954	28,012	13,385	11,378	4,457	3,789	15,112	12,846

Figure 4 – Site Plan

BUILDING AREA SUMMARY: POOL BLDG. (NO EXPANSION)	BATH HOUSE (G.S.F.)	NET S.F.	ANNEX (G.S.F.)	NET S.F.
EXISTING ENCLOSED (S.F.)	2,600	2,210	1,000	850
EXISTING OPEN COVERED SPACE (S.F.)	630		75	
TOTAL EXISTING AREA (S.F.)	3,230	2,746	1,075	914
REMODELED SPACE (S.F.)	3,230	2,746	1,075	914

1 SITE PLAN
SCALE: 1" = 20'-0"

PROJECT NORTH
TRUE NORTH

0 5' 10' 20' 40'

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Almaden
Country Club
6663 HAMPTON DRIVE
SAN JOSE, CA

CLUBHOUSE

DATE:	ISSUED FOR:
09/17/13	Conditional Use Permit
12/24/13	CUP Review Comments

DATE: 03/28/13
DRAWN BY: BG, RN, RY
JOB NO: 130430-014
CHECKED BY:

SHEET NUMBER:
A1.0

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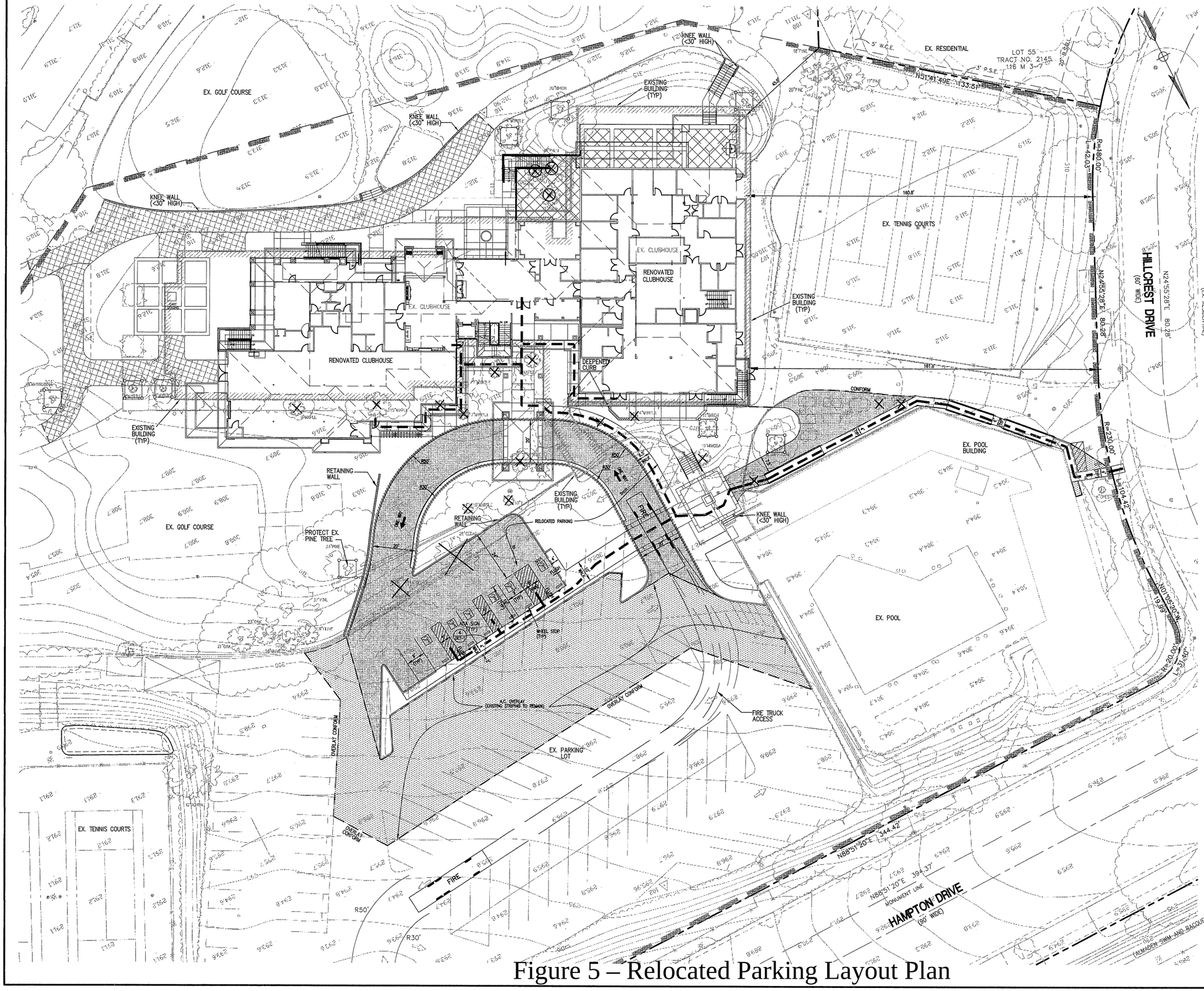


LEGEND

APN: 581-13-025

- NEW AC PAVING
- NEW AC OVERLAY
- NEW AC CART PATH
- ACCESSIBLE PATH OF TRAVEL
- CONFORM (AC, OVERLAY)
- EX. TREE TO BE REMOVED
- EX. TREE TO BE REMOVED OR RELOCATED
- EX. TREE TO BE PROTECTED
- NEW CURB AND GUTTER
- NEW VERTICAL CURB
- NEW FLUSH CURB
- CURB PAINTED RED – MARKED "FIRE LANE – NO PARKING"
- NEW KNEE/RETAINING WALL

P.S.E.	PUBLIC SERVICE EASEMENT
B.S.B.L.	BUILDING SETBACK LINE
W.C.E.	WIRE CLEARANCE EASEMENT

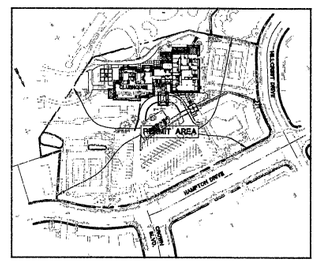
BUILDING AREA SUMMARY

	ENCLOSED SPACE
LOWER LEVEL EXISTING DEMOLISHED (S.F.)	9,183
LOWER LEVEL EXISTING REMODELED (S.F.)	7,606
LOWER LEVEL PROPOSED ADDITION (S.F.)	9,606
COVERED TERRACE (CBC 502.1)	
LOWER LEVEL TOTAL PROPOSED GROSS AREA (S.F.)	17,212
UPPER LEVEL EXISTING DEMOLISHED (S.F.)	1,600
UPPER LEVEL EXISTING REMODELED (S.F.)	7,443
UPPER LEVEL PROPOSED ADDITION (S.F.)	8,299
COVERED TERRACE (CBC 502.1)	
UPPER LEVEL TOTAL PROPOSED GROSS AREA (S.F.)	15,742
TOTAL GROSS AREA (S.F.)	32,954

OFF-STREET PARKING TABULATION

	REQUIRED[1]	PROPOSED
STD.	160	160
ADA	6	6
TOTAL:	166	166

[1]PER CHAPTER 20.90, TABLE 20-190 CSJ ZONING ORDINANCE



SITE MAP
N.T.S.

1650 TECHNOLOGY DRIVE
SUITE 650
SAN JOSE, CA 95110
408-467-9100
408-467-9199 (FAX)
BKF ENGINEERS/SURVEYORS/PLANNERS

ALMADEN COUNTRY CLUB
6663 HAMPTON DRIVE
RELOCATED PARKING LAYOUT PLAN

CALIFORNIA

Almaden Country Club
SAN JOSE

No.	Revisions
	02/10/14 - 65% CD
	01/17/14 - C.U.P. RESUBMITTAL
	09/17/13 - C.U.P. SUBMITTAL

Date: 9/17/13
Scale: 1"=20'
Design: TL
Drawn: TL
Approved: TL
Job No: 20130008-10

Drawing Number:
L-1

DRAWING NAME: k:\civil\13\13008 Almaden Golf and Country Club\DWG\CD\CD(F)-65% (02-10-14)\SHEETS\L-1.dwg(L-1)
PLOT DATE: 02-09-14 @ 5:02pm PLOTTED BY: TL

Figure 5 – Relocated Parking Layout Plan

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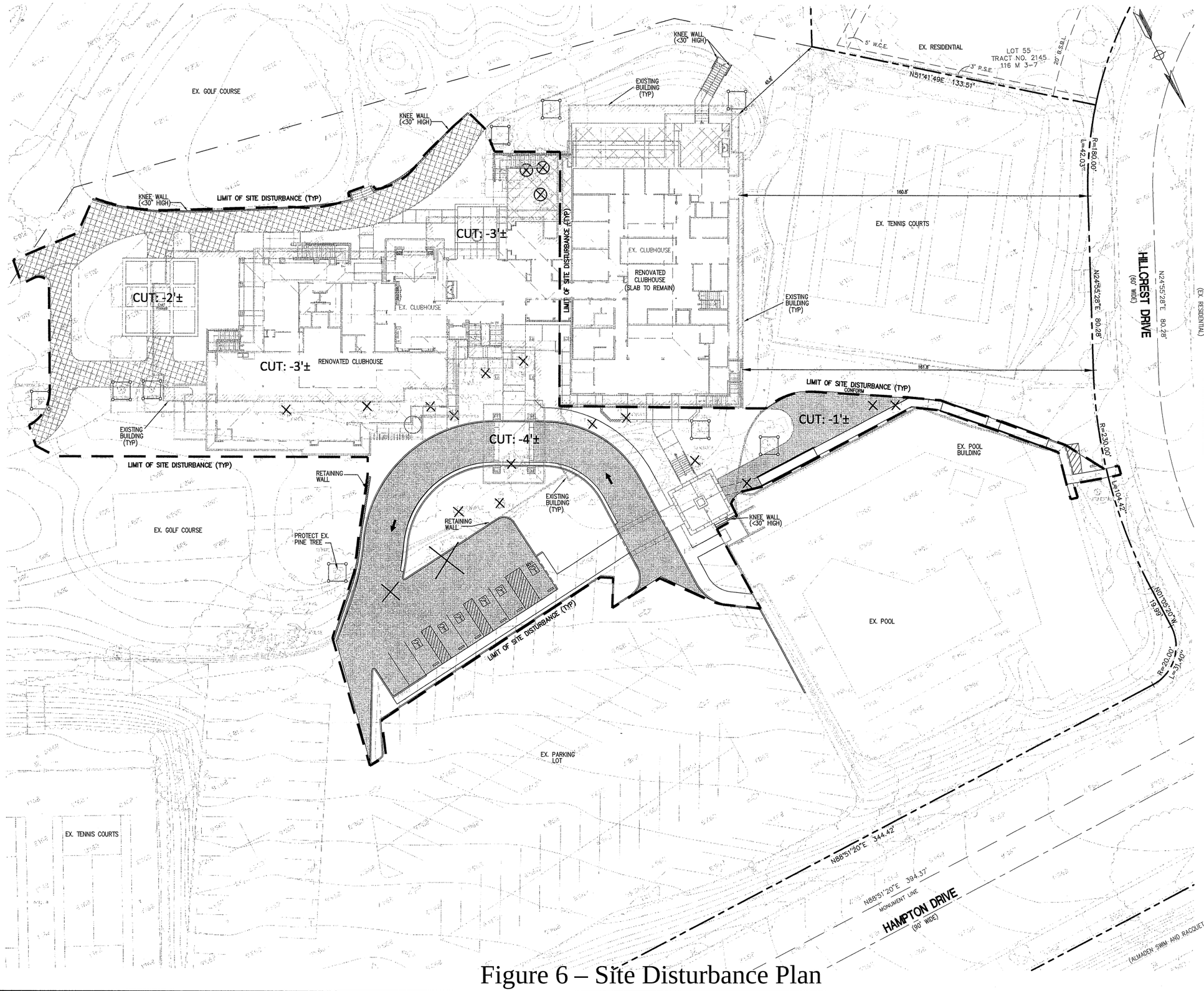

LEGEND

APN: 581-13-025

- NEW AC PAVING
- NEW AC CART PATH
- LIMIT OF SITE DISTURBANCE
- EX. TREE TO BE REMOVED
- EX. TREE TO BE REMOVED OR RELOCATED
- EX. TREE TO BE PROTECTED
- NEW CURB AND GUTTER
- NEW VERTICAL CURB
- NEW FLUSH CURB
- CURB PAINTED RED – MARKED "FIRE LANE – NO PARKING"
- NEW KNEE/RETAINING WALL

P.S.E.	PUBLIC SERVICE EASEMENT
B.S.B.L.	BUILDING SETBACK LINE
W.C.E.	WIRE CLEARANCE EASEMENT

BUILDING AREA SUMMARY

	ENCLOSED SPACE
LOWER LEVEL EXISTING DEMOLISHED (S.F.)	9,183
LOWER LEVEL EXISTING REMODELED (S.F.)	7,606
LOWER LEVEL PROPOSED ADDITION (S.F.)	9,606
COVERED TERRACE (CBC 502.1)	
LOWER LEVEL TOTAL PROPOSED GROSS AREA (S.F.)	17,212
UPPER LEVEL EXISTING DEMOLISHED (S.F.)	1,600
UPPER LEVEL EXISTING REMODELED (S.F.)	7,443
UPPER LEVEL PROPOSED ADDITION (S.F.)	8,299
COVERED TERRACE (CBC 502.1)	
UPPER LEVEL TOTAL PROPOSED GROSS AREA (S.F.)	15,742
TOTAL GROSS AREA (S.F.)	32,954

OFF-STREET PARKING TABULATION

	REQUIRED[1]	PROPOSED
STD.	160	160
ADA	6	6
TOTAL:	166	166

[1]PER CHAPTER 20.90, TABLE 20-190 CSJ ZONING ORDINANCE

BKF ENGINEERS/SURVEYORS/PLANNERS
1650 TECHNOLOGY DRIVE
SUITE 650
SAN JOSE, CA 95110
408-467-9100
408-467-9199 (FAX)

ALMADEN COUNTRY CLUB
6663 HAMPTON DRIVE
SITE DISTURBANCE PLAN

CALIFORNIA

SAN JOSE

No.	Revisions
	02/10/14 – 65% CD
	01/17/14 – C.U.P. RESUBMITTAL
	09/17/13 – C.U.P. SUBMITTAL

Date: 9/17/13
Scale: 1"=20'
Design: TL
Drawn: TL
Approved: TL
Job No: 20130609-10

Drawing Number:

SD-1

DRAWING NAME: K:\ENG(SJ)\130609 Almaden Golf and Country Club\DWG\CD\Cvil-65% (02-10-14)\EXHIBITS\SD.dwg(SD)
PLOT TIME: 02-14-14 1:21pm
PLOTTED BY: Li'a

Figure 6 – Site Disturbance Plan

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ASPHALT COMPOSITE SHINGLE ROOF

ALUM. CLAD WINDOW

4 EAST ELEVATION
SCALE: 3/32" = 1'-0"

3 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

DOORS

TRADITIONAL STUCCO (TRIM)

TRADITIONAL STUCCO (FIELD)

CULTURED STONE (BLEND)

2 WEST ELEVATION
SCALE: 3/32" = 1'-0"

1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

0 2' 4' 8' 16'

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Almaden Country Club
6663 HAMPTON DRIVE
SAN JOSE, CA

CLUBHOUSE

DATE:	ISSUED FOR:
04/17/13	Conditional Use Permit
01/17/14	CUP Review Comments

DATE: 09/28/13
DRAWN BY: BG, RN, RY
JOB NO: 130430-014
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SHEET NUMBER: A2.0

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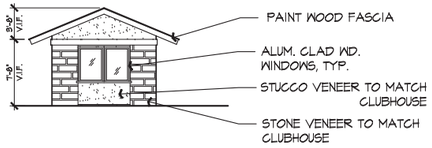
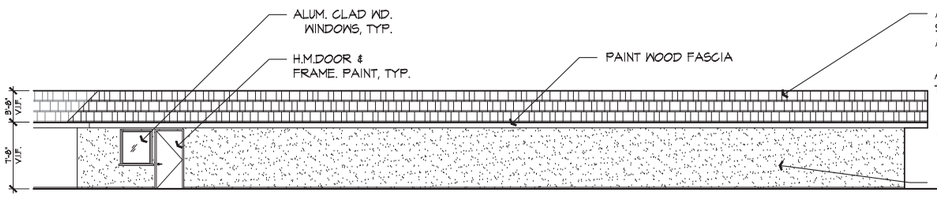
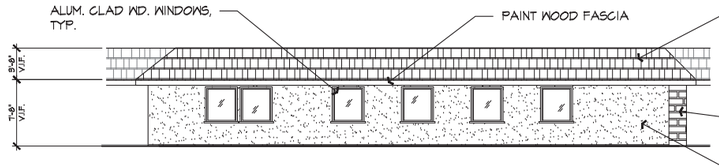


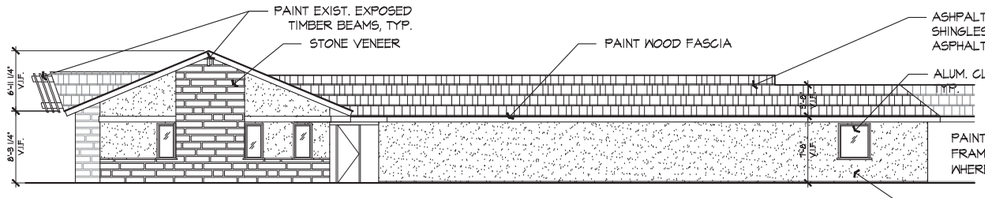
8 EAST ELEVATION - BATHHOUSE
SCALE: 1/8"= 1'-0"



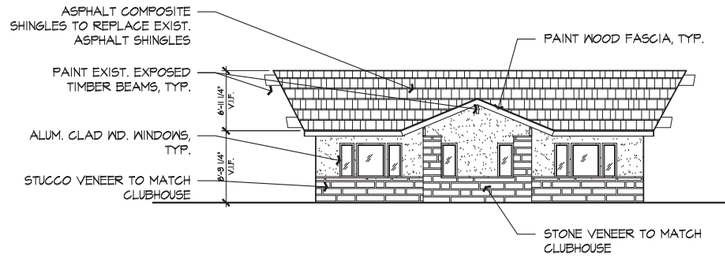
7 SOUTH ELEVATION - BATHHOUSE
SCALE: 1/8"= 1'-0"



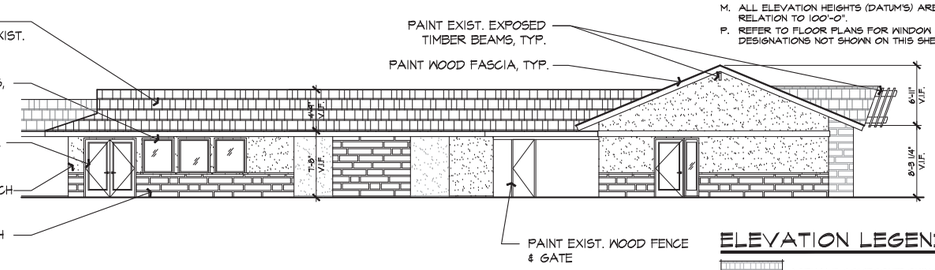
6 SOUTHWEST ELEVATION - BATHHOUSE
SCALE: 1/8"= 1'-0"



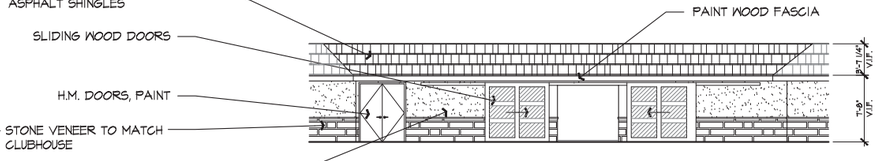
5 WEST ELEVATION - BATHHOUSE & ANNEX
SCALE: 1/8"= 1'-0"



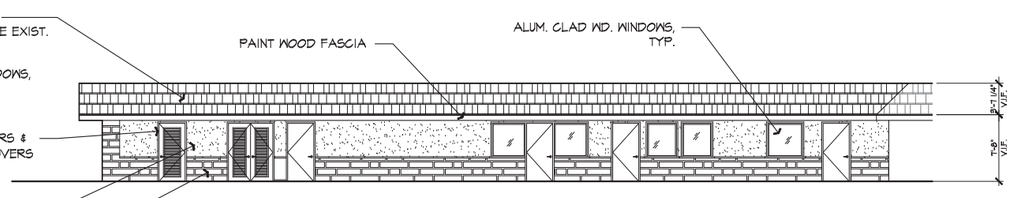
4 NORTH ELEVATION - ANNEX
SCALE: 1/8"= 1'-0"



3 EAST ELEVATION - BATHHOUSE & ANNEX
SCALE: 1/8"= 1'-0"



2 NORTHEAST ELEVATION - BATHHOUSE
SCALE: 1/8"= 1'-0"



1 NORTH ELEVATION - BATHHOUSE
SCALE: 1/8"= 1'-0"

0 2' 4' 8' 16'

ELEVATION GENERAL NOTES

A. BUILDING ELEVATIONS SHOWN ARE TO HELP CLARIFY OVERALL DESIGN INTENT. REFER TO FLOOR PLANS, REFLECTED CEILING PLANS, ROOF PLANS, WALL SECTIONS, ETC. FOR SPECIFIC DESIGN INFORMATION NOT EXPRESSLY DEFINED HEREIN.
B. EXTERIOR FINISH MATERIALS AND TREATMENTS ARE NOT NOTED IN ALL LOCATIONS. WHERE A MATERIAL, SURFACE, OR SYSTEM IS DEFINED THE BALANCE SHALL BE CONSIDERED AS REPETITION.
C. REFER TO REFLECTED CEILING PLANS AND ELECTRICAL DRAWINGS FOR SPECIFIC TYPE AND SIZE OF EXTERIOR LIGHT FIXTURES.
D. GRADE LINES INDICATED ON ELEVATIONS ARE APPROXIMATE. REFER TO CIVIL DRAWINGS FOR FINISH GRADE CONTOURS.
E. EXPOSED EXTERIOR WOOD MEMBERS SHALL BE STAINED OR PAINTED.
F. WEEP SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES ABOVE THE EARTH OR 2 INCHES ABOVE PAVED AREAS.
J. PAINT EXPOSED FOUNDATION WALL SURFACES TO MATCH ADJACENT STUCCO WHERE STUCCO IS SHOWN EXTENDING TO GRADE. COORDINATE LANDSCAPING TO SCREEN EXPOSED FOUNDATION.
K. STUCCO FINISH TEXTURE SHALL MATCH APPROVED SAMPLE.
L. REFER TO APPROPRIATE SCHEDULES FOR SIZES AND CONFIGURATIONS OF DOORS, WINDOWS, LOUVERS, SHUTTERS, ETC.
M. ALL ELEVATION HEIGHTS (DATUMS) ARE IN RELATION TO 100'-0".
P. REFER TO FLOOR PLANS FOR WINDOW DESIGNATIONS NOT SHOWN ON THIS SHEET.

ELEVATION LEGEND

- ASPHALT COMPOSITE SHINGLES TO MATCH CLUBHOUSE APPEARANCE
- STUCCO VENEER
- STONE VENEER

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Almaden Country Club
6663 HAMPTON DRIVE
SAN JOSE, CA

POOL BLDG.

DATE:	ISSUED FOR:
09/17/13	Conditional Use Permit
01/17/14	CUP Review Comments

DATE: 09/28/13
DRAWN BY: BG, RN, RY
JOB NO. 1304150-014
CHECKED BY:

SHEET NUMBER:
A2.3

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Figure 9 - Street View of Project Site

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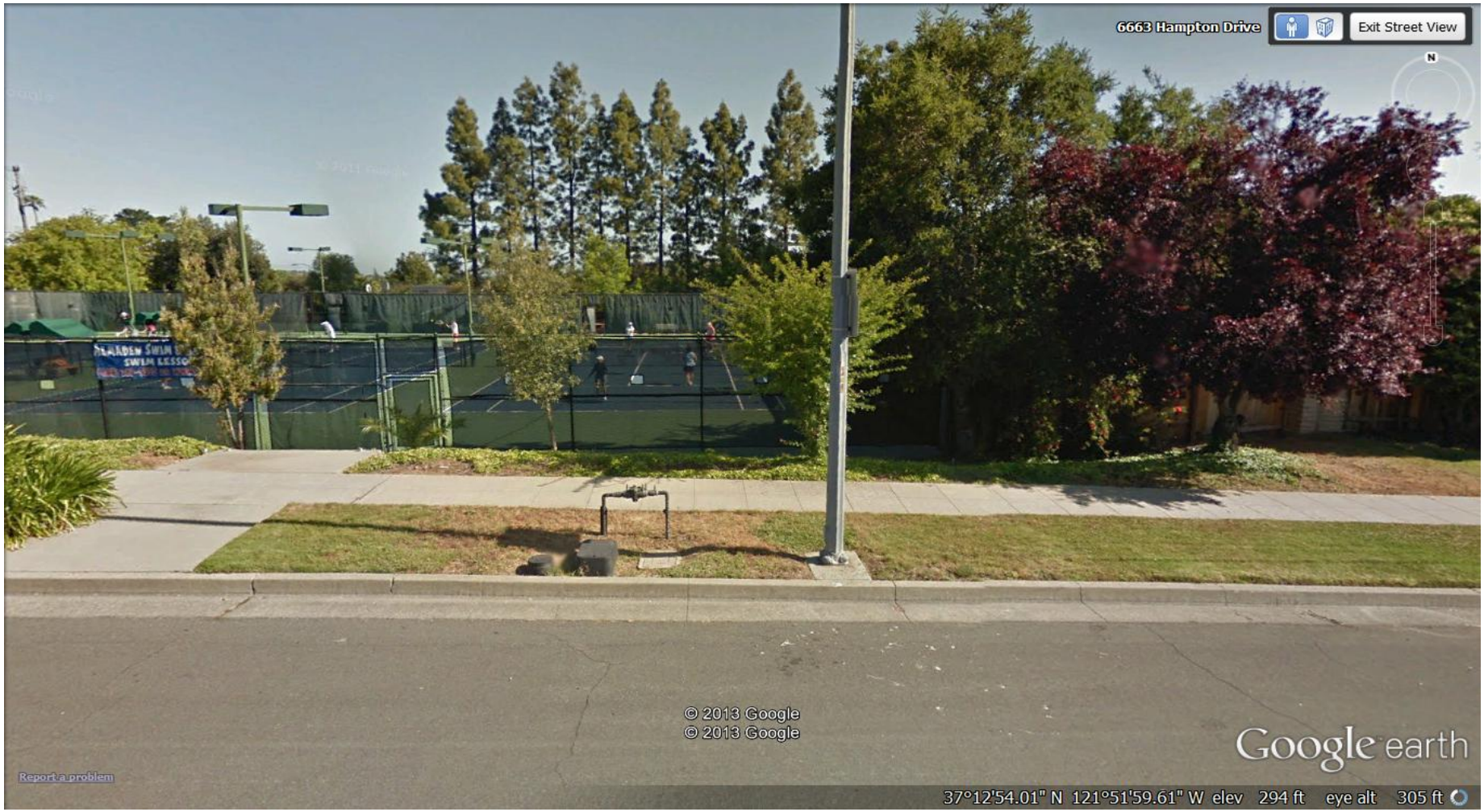

Figure 10 - Neighbors to East

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Figure 11 - Neighbors to North

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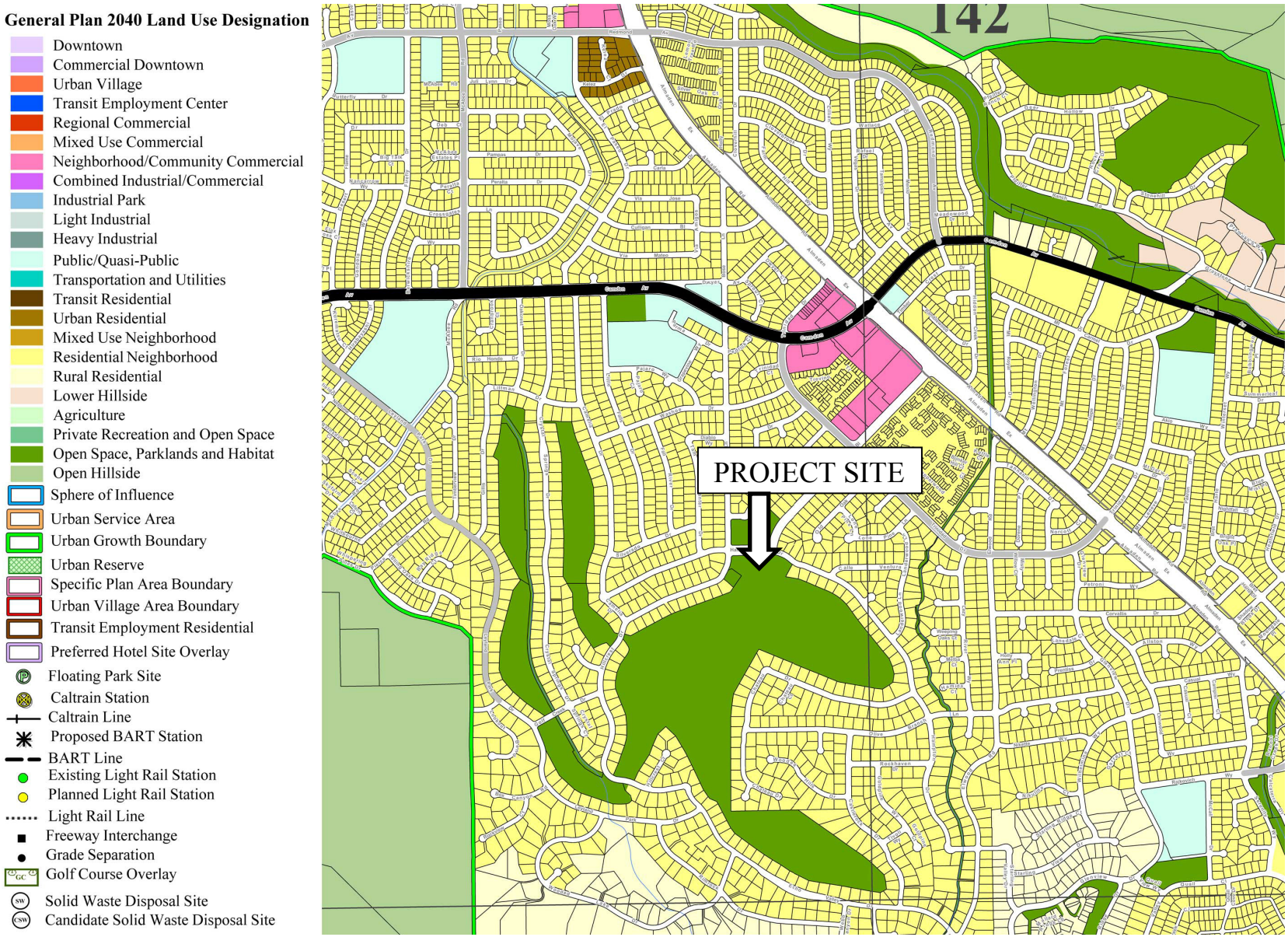

Figure 12 - General Plan Map

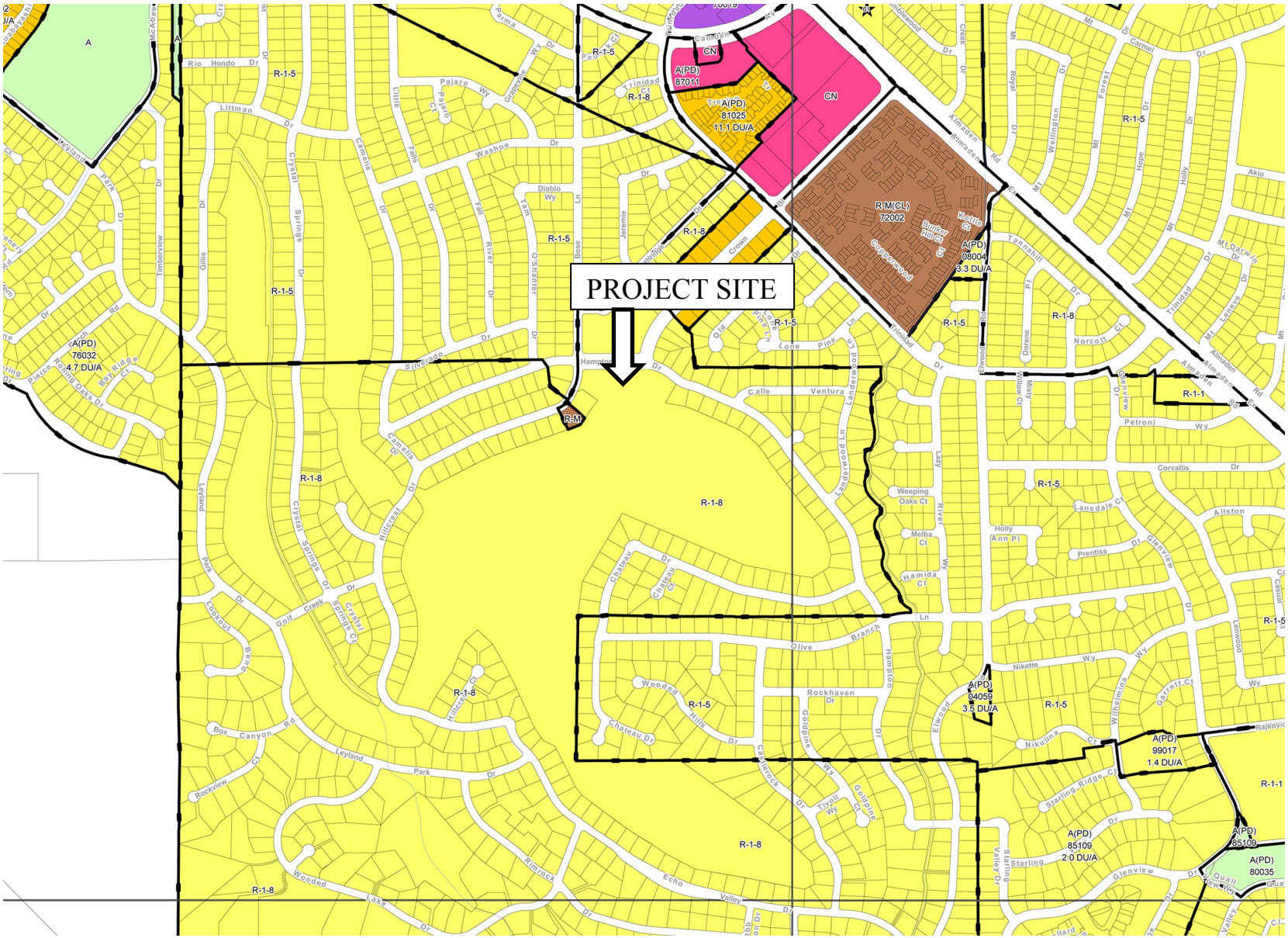

Figure 13 - Zoning Map

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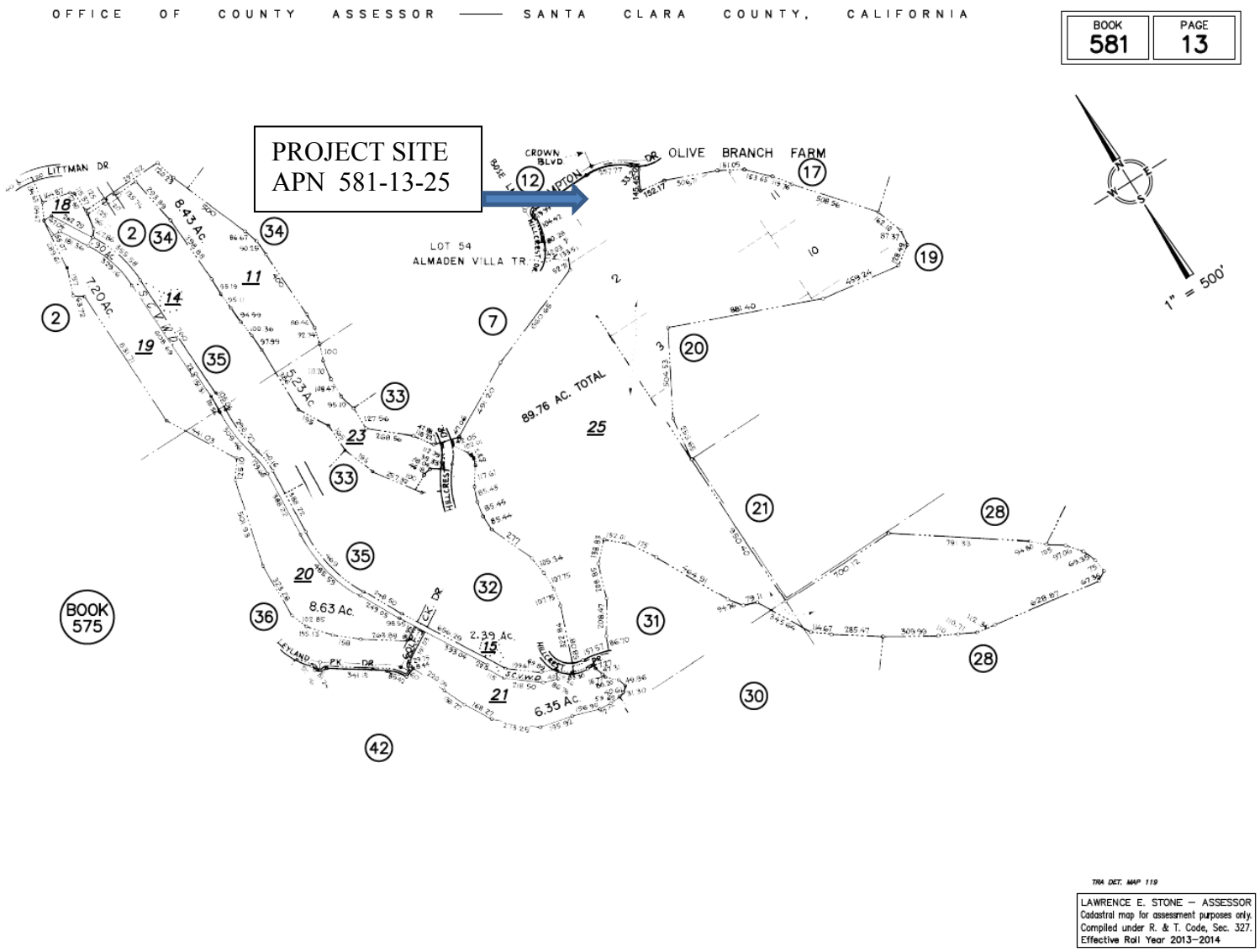

Figure 14 - Assessor's Map

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I. AESTHETICS - Would the project:

Issues	*Potentially Significant Impact*	*Less Than Significant With Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*	*Information Sources*
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	X	1,2
b) Substantially damage scenic resources, including, but not limited to, trees, rock out-croppings, and historic buildings within a state scenic highway?	☐	☐	☐	X	1,2
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	X	1,2
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	☐	☐	X	☐	1,2
e) Increase the amount of shade in public and private open space on adjacent sites?	☐	☐	☐	X	1,2

INTRODUCTION: Various policies in the City's General Plan have been adopted for the purpose of avoiding or mitigating visual and aesthetic impacts resulting from planned development within the City. The proposed Project would be subject to the visual and aesthetic policies listed in Chapter 4, Goals and Policies, of the City's General Plan, including the following:

Policy CD-1.1: Require the highest standards of architectural and site design, and apply strong design controls for all development projects, both public and private, for the enhancement and development of community character and for the proper transition between areas with different types of land uses.

Policy CD-1.8: Create an attractive street presence with pedestrian-scaled building and landscaping elements that provide an engaging, safe, and diverse walking environment. Encourage compact, urban design, including use of smaller building footprints, to promote pedestrian activity throughout the City.

Policy CD-1.13: Use design review to encourage creative, high-quality, innovative, and distinctive architecture that helps to create unique, vibrant places that are both desirable urban places to live, work, and play and that lead to competitive advantages over other regions.

In addition to the policies of the San José General Plan, the proposed Project would be required to comply with the following City policies and guidelines:

- San José Outdoor Lighting Policy (City Council Policy 4-3, as revised 6/20/00)
- San José Residential Design Guidelines

FINDINGS:

The proposed project would slightly alter the existing visual character of the site and its surroundings through various means, including the renovation of the Clubhouse building and demolition and reconstruction of the locker room building. However, the proposed project would not significantly degrade the existing visual character of the site. Additionally, as part of the Conditional Use Permit review, the project would be required to undergo architectural and site design review by Planning Staff to ensure compatibility with the surrounding neighborhood.

The proposed project would not have any adverse effect on a scenic vista or damage scenic resources within a state scenic highway because it is located in an urbanized area of San Jose, and no scenic vista or highways are located within the vicinity of the project. The renovation on the existing buildings will have not result in significantly larger or taller buildings that could block views or significantly increase shadows on adjacent properties.

Exterior building and parking lot lighting associated with the project would likely create a minor increase in the amount of nighttime lighting from the existing onsite land use; however, this change would not adversely affect views in the area. The project would be required to conform to the City's Commercial Design Guidelines and the the City's Outdoor Lighting Policy standards to design lighting to have a less than significant impact on aesthetics.

CONCLUSION: The nature of the project and its surroundings, as well as conformance with the above City development guidelines will ensure that aesthetic impacts would be reduced to a less than significant level at the time of future development of the site.

MITIGATION MEASURES: None required.

II. AGRICULTURE RESOURCES - Would the project:

Issues	*Potentially Significant Impact*	*Less Than Significant With Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*	*Information Sources*
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	X	1,3,4
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	X	1,3,4
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	X	1,3,4

FINDINGS:

The project site is not located in an area identified as prime farmland, nor is the site being used for or zoned for agricultural use. Therefore, the proposed project will not result in a significant impact on the City's or Region's agricultural resources.

MITIGATION MEASURES: None required.

III. AIR QUALITY - Would the project:

Issues	*Potentially Significant Impact*	*Less Than Significant With Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*	*Information Sources*
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	X	☐	1,14,25
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	X	☐	1,14
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is classified as non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	☐	☐	X	☐	1,14,25
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	X	☐	1,14,25
e) Create objectionable odors affecting a substantial number of people?	☐	☐	X	☐	1,14,25

INTRODUCTION: The City of San José is within the San Francisco Bay Area Air Quality Management District (BAAQMD). The District is the agency primarily responsible for assuring that the federal and state ambient air quality standards are maintained in the San Francisco Bay Area. Air quality standards are set by the federal government (the 1970 Clean Air Act and its subsequent amendments) and the state (California Clean Air Act of 1988 and its subsequent amendments). Regional air quality management districts such as the BAAQMD must prepare air quality plans specifying how state standards would be met. The BAAQMD's most recently adopted Clean Air Plan (CAP) is the *Bay Area '97 Clean Air Plan*.

In connection with the implementation of the CAP, various policies in the General Plan have been adopted for the purpose of avoiding or mitigating air quality impacts from development projects. All future development allowed by the proposed land use designations would be subject to the air quality policies listed in the General Plan, including the following:

Policy MS-10.1: Assess projected air emissions from new development in conformance with the Bay Area Air Quality Management District (BAAQMD) CEQA Guidelines and relative to state and federal standards. Identify and implement feasible air emission reduction measures.

Policy MS-13.1: Include dust, particulate matter, and construction equipment exhaust control measures as conditions of approval for subdivision maps, site development and planned development permits, grading permits, and demolition permits. At minimum, conditions shall conform to construction mitigation measures recommended in the current BAAQMD CEQA Guidelines for the relevant project size and type.

Policy MS-13.2: Construction and/or demolition projects that have the potential to disturb asbestos (from soil or building material) shall comply with all the requirements of the California Air Resources Board's air toxics control measures (ATCMs) for Construction, Grading, Quarrying, and Surface Mining Operations.

In addition to the policies of the City's General Plan, the proposed Project would be subject to the City's Grading Ordinance, which mandates that all earth moving activities shall include requirements to control fugitive dust, including regular watering of the ground surface, cleaning nearby streets, damp sweeping, and planting any areas left vacant for extensive periods of time.

An Air Quality and Greenhouse Gas (GHG) Emissions Technical Memorandum for the Almaden Golf and Country Club Renovations was prepared to analyze potential criteria air pollutant and GHG emissions impacts from construction and operation of the Project (The Planning Center | DC&E, 2014). The air quality and GHG emissions analysis includes an evaluation of the impacts of the Project compared to the significance criteria adopted by the Bay Area Air Quality Management District (BAAQMD). The Air Quality and Greenhouse Gas Emissions Technical Memorandum is included as Appendix A to this document. In addition, a Construction Health Risk Assessment (HRA) was prepared to evaluate toxic air contaminants (TACs) and fine inhalable particulate matter ($PM_{2.5}$) generated during Project-related construction activities. The Construction HRA is also included as a sub-appendix under Appendix A.

FINDINGS:

As discussed in the Air Quality and Greenhouse Gas Emissions Technical Memorandum, the proposed project is below the applicable screening level size as listed in BAAQMD's CEQA Air Quality Guidelines. These thresholds are established to identify projects that have the potential to generate a substantial amount of criteria air pollutants. Because the proposed Project would not exceed the screening criteria, the proposed Project would not be considered by BAAQMD to be a substantial emitter of criteria air pollutants during operation or construction. Therefore, the Project would not conflict with or obstruct implementation of the 2010 Bay Area CAP and impacts would be considered less than significant.

In order to meet BAAQMD's screening criteria, all basic construction best management practices (BMPs) listed below would be included in the project design and implemented during construction.

BAAQMD's Basic Construction BMPs

- Water all active construction areas at least twice daily, or as often as needed to control dust emissions. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever possible.
- Apply water twice daily or as often as necessary, to control dust, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites.
- Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer).
- Sweep daily (with water sweepers using reclaimed water if possible), or as often as needed, all paved access roads, parking areas and staging areas at the construction site to control dust.
- Sweep public streets daily (with water sweepers using reclaimed water if possible) in the vicinity of the Project site, or as often as needed, to keep streets free of visible soil material.
- Hydroseed or apply non-toxic soil stabilizers to inactive construction areas.
- Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).
- Limit vehicle traffic speeds on unpaved roads to 15 mph.
- Replant vegetation in disturbed areas as quickly as possible.
- Install sandbags or other erosion control measures to prevent silt runoff from public roadways.

Adherence to BAAQMD's BMPs for reducing construction emissions of PM_{10} and $PM_{2.5}$ would ensure that ground-disturbing activities would not generate a significant amount of fugitive dust.

The San Francisco Bay Area Air Basin (SFBAAB) is currently designated as a nonattainment area for California and National O_3, California and National $PM_{2.5}$, and California PM_{10} Ambient Air Quality Standards. Any project that does not exceed or can be mitigated to less than the BAAQMD significance levels, used as the threshold for determining major projects, does not add significantly to a cumulative impact. As explained previously, construction and operation of the Project would not result in regional emissions in excess of these threshold values. Consequently, the Project would not result in a cumulatively considerable contribution to O_3, $PM_{2.5}$, and PM_{10} concentrations in the SFBAAB. As a result, Project emissions would have a less-than-significant impact on cumulative emissions.

The Project may expose sensitive receptors to elevated pollutant concentrations if it causes or contributes significantly to elevated pollutant concentration levels. Localized concentrations refer to the amount of pollutant in a volume of air (ppm or $\mu g/m^3$) and can be correlated to potential health effects to sensitive populations. The closest sensitive receptors to the Project site are single-family residences abutting the site to the west (within 80 feet from Project boundary).

Construction Risk and Hazards

The proposed Project would elevate concentrations of toxic air contaminants (TACs) and diesel-$PM_{2.5}$ in the vicinity of sensitive land uses during construction activities. BAAQMD has developed screening thresholds for assessing potential health risks from construction activities. Receptors would have to be located more than 95 meters (312 feet) away to fall below the BAAQMD's screening thresholds. Consequently, a full Construction Health Risk Assessment (HRA) of diesel particulate matter (DPM) and $PM_{2.5}$ was conducted. Construction sources evaluated in the HRA include off-road construction equipment. Using air dispersion models, sensitive receptor concentrations were estimated and excess lifetime cancer risks and acute and chronic non-cancer hazard indexes were calculated. These risks were then compared to the significance thresholds identified in the BAAQMD CEQA Guidelines. The results are summarized in Table 1.

Table 1
Residential Risk Summary

Receptor	Value	BAAQMD Significance Threshold	Exceeds Significance Threshold?
Adult Resident – Cancer Risk	3.7E-07	10E-06	No
Child Resident – Cancer Risk	2.0E-06	10E-06	No
Chronic Hazard (child scenario)	0.017	1.0	No
$PM_{2.5}$ Concentration ($\mu g/m^3$)	0.041	0.30	No

Source: Construction Health Risk Assessment for Almaden Golf and Country Club Renovations (The Planning Center | DC&E, 2014).

Results of the health risk assessment indicate that the incremental cancer risk for sensitive receptors proximate to the site during the construction period, based on the maximum receptor concentration for a 70-year, 24-hour outdoor exposure duration for the adult scenario is 3.7 x 10-7 (0.37 per million), which is less than the significance threshold of 10 per million, and for the child scenario is 2.0 x 10-6 (2.0 per million), which also is less than the significance threshold of 10 per million. For noncarcinogenic effects, the hazard index identified for each toxicological endpoint totaled less than one. Therefore, chronic noncarcinogenic hazards are within acceptable limits. In addition, $PM_{2.5}$ annual concentrations are below the BAAQMD significance thresholds. Therefore, community risk and hazards from construction activities would be less than significant.

During construction activities, construction equipment exhaust would temporarily generate odors. Any construction-related odor emissions would be temporary, intermittent in nature, and would dissipate rapidly from the source with an increase in distance. Odors would not likely be objectionable or constitute a public nuisance. Impacts associated with construction-generated odors would be less than significant and no mitigation measures are necessary.

CONCLUSION: Conformance with the above General Plan Policies and BAAQMD's BMPs for reducing construction emissions of fugitive dust will ensure that air quality impacts would be reduced to a less than significant level at the time of future development of the site.

MITIGATION MEASURES: None required.

IV. BIOLOGICAL RESOURCES - Would the project:

Issues	*Potentially Significant Impact*	*Less Than Significant With Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*	*Information Sources*
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	X	☐	☐	1,10
b) Have a substantial adverse effect on any aquatic, wetland, or riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	X	1,6,10
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act including, but not limited to, marsh, vernal pool, coastal, etc., through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	X	1,6
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	X	☐	1,10
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	X	☐	1,11,26
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	X	1,2

INTRODUCTION: Biological resources include plants and animals and the habitats that support them. Individual plant and animal species that are listed as rare, threatened or endangered under the state and/or federal Endangered Species Act, and the natural communities or habitats that support them, are of particular concern. Sensitive natural communities (e.g., wetlands, riparian woodlands, and oak woodland) that are critical to wildlife or ecosystem function are also important biological resources.

The avoidance and mitigation of significant impacts to biological resources under CEQA is consistent with and complementary to various federal, state, and local laws and regulations that are designed to protect these resources. Many of these regulations mandate that project sponsors obtain permits that include measures to avoid and/or mitigate impacts, prior to the commencement of development activities. Table 2 summarizes laws and regulations applicable to the proposed project.

Table 2 Regulation of Biological Resources		
Law/Regulation	Objective(s)	Responsible Agencies
Federal Endangered Species Act California Endangered Species Act	Protect endangered species and their habitat and, ultimately restore their numbers to where they are no longer threatened or endangered.	USFWS, NOAA Fisheries CDFW
Federal Migratory Bird Treaty Act	Protect migratory birds, including their nests & eggs.	USFWS
California Fish & Wildlife Code Section 3503.5	Protect birds of prey, including their nests & eggs.	CDFW
NOAA = National Oceanic & Atmospheric Administration USFWS = U.S. Fish & Wildlife Service CDFW = California Department of Fish & Wildlife		

In addition to the laws and regulations listed above, various policies in the City's General Plan have been adopted for the purpose of avoiding or mitigating biological impacts resulting from planned development within the City. All future development allowed by the proposed land use designations would be subject to the biological policies listed in the City's General Plan, including the following:

Policy MS-21.4: Encourage the maintenance of mature trees, especially natives, on public and private property as an integral part of the community forest. Prior to allowing the removal of any mature tree, pursue all reasonable measures to preserve it.

Policy MS-21.5: As part of the development review process, preserve protected trees (as defined by the Municipal Code), and other significant trees. Avoid any adverse effect on the health and longevity of protected or other significant trees through appropriate design measures and construction practices. Special priority should be given to the preservation of native oaks and native sycamores. When tree preservation is not feasible, include appropriate tree replacement, both in number and spread of canopy.

Policy ER-4.1: Preserve and restore, to the greatest extent feasible, habitat areas that support special-status species. Avoid development in such habitats unless no feasible alternatives exist and mitigation is provided of equivalent value.

Policy ER-5.1: Avoid implementing activities that result in the loss of active native birds' nests, including both direct loss and indirect loss through abandonment, of native birds. Avoidance of activities that could result in impacts to nests during the breeding season or maintenance of buffers between such activities and active nests would avoid such impacts.

FINDINGS:

The Project site is within San Jose's urbanized area, currently features the existing Almaden clubhouse, and does not contain any sensitive habitat or riparian areas. Review of aerial imagery and field reconnaissance show that uses surrounding the site are all urbanized and include the single-family residences, as well as the golf course associated with the Almaden Country Club. Neither of these uses are strongly associated with or typically provide high-quality habitat for sensitive species.

The proposed Project includes renovation, demolition, and reconstruction of existing buildings. As such, it is unlikely that a significant environmental impact would result from buildout of the proposed Project with respect to biological resources. Construction-related activities would take place on the Project site, which has been developed since the 1960s. Additionally, there are no biological resources on the Project site identified in the Envision 2040 General Plan.

The proposed Project would disturb only a small portion of the containing parcel, would only disturb or include excavation areas that were disturbed during original construction of the clubhouse and golf course, and would result in only small increases to impervious surface area. The entirety of the parcel is 89.76 acres, of which 1.71 would be potentially disturbed by the proposed Project. Post construction impervious surfaces in the vicinity of the clubhouse would be increased by 4,240 square feet. Since the entire parcel and project site are currently either artificially landscaped, or developed as club facilities or golf course, no areas of ground-level natural vegetation or habitat would be disturbed by the proposed Project. These circumstances and areas of disturbance have also been noted in the Coverage Screening Form for the Santa Clara Valley Habitat Conservation Plan (HCP). Based on the proposed Project's location, character, and area of disturbance, it was found not to be a covered project under the Santa Clara Valley HCP, and no further action is needed. The completed Coverage Screening Form is included as Appendix C to this document.

No rare, threatened, endangered or special status species of flora or fauna are known to inhabit the site. A review of information available from the California Natural Diversity Database (CNDDB) found that no recorded instances of special-status species have been documented onsite or within 0.5 miles of the project site. Additionally, the instances of special status species closest to the site are for plant species; given the disturbed nature of the project site and the limited geographical extent of project activities, it is extremely unlikely that the project would affect remote plant populations. The nearest record of animal special status species is for California Tiger salamander at a distance of approximately 1.1 miles from the site. Given these distances, project impacts to the special status species in the project vicinity are highly unlikely. A review of wetlands and riparian data from the U.S. Fish and Wildlife Service National Wetlands Inventory found no permanent or seasonal wetlands on or within one-quarter mile of the project site, with the nearest water features being a pond on the Almaden golf course and a small, highly urbanized creek. Figure 9 and Figure 10, respectively, show the locations of special status species and wetlands in the vicinity of the project site.

Since no special status species or sensitive habitats have been recorded within .25 miles of the project site, the onsite exploratory trench dug for the geological fault rupture hazard report did not traverse or disturb any know instances of special status species or areas of sensitive habitat.

Tree Removal:

Construction of the proposed project would likely result in the removal of 19 trees from the site, which would include one ordinance sized tree. The exact number of trees to be removed will be determined at the development permit stage. Removal of these trees would not be considered a significant impact. However, the project will be required to conform to the City's tree preservation ordinance, and will provide replacement trees in conformance with City policy. To replace trees that are being removed and to comply with the City of San Jose's requirements under Ordinance No. 13.32 Tree Removal Controls, the Club will install replacement trees; additionally any landscaping that is disturbed during construction will be restored by the Club's golf course maintenance staff, as required. The City of San Jose's Tree Replacement Ratios are illustrated below in Table 3. A memorandum containing additional information about onsite trees, size measurements, and potential tree removal and replacement is included as Appendix B to this document.

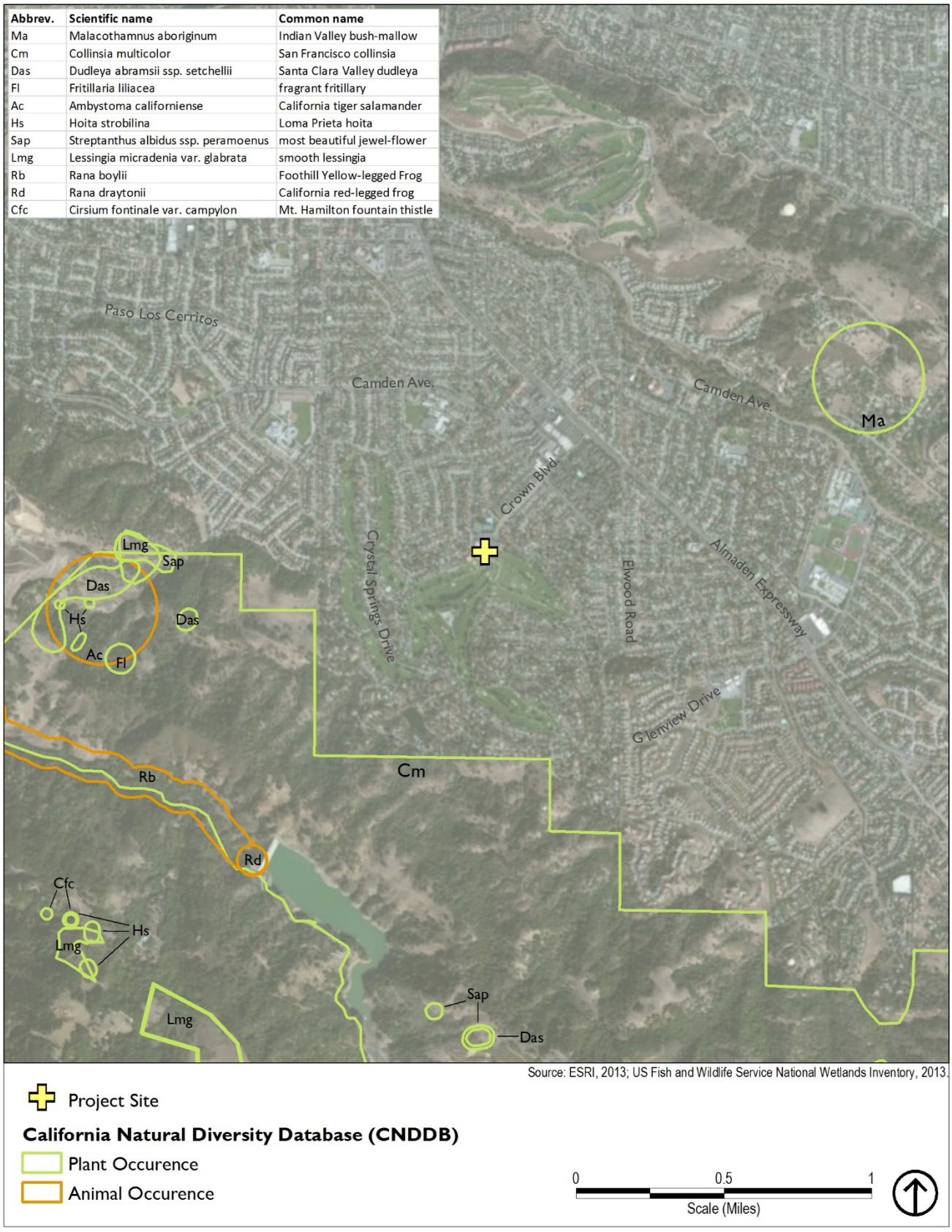

Figure 15 – Special Status Species

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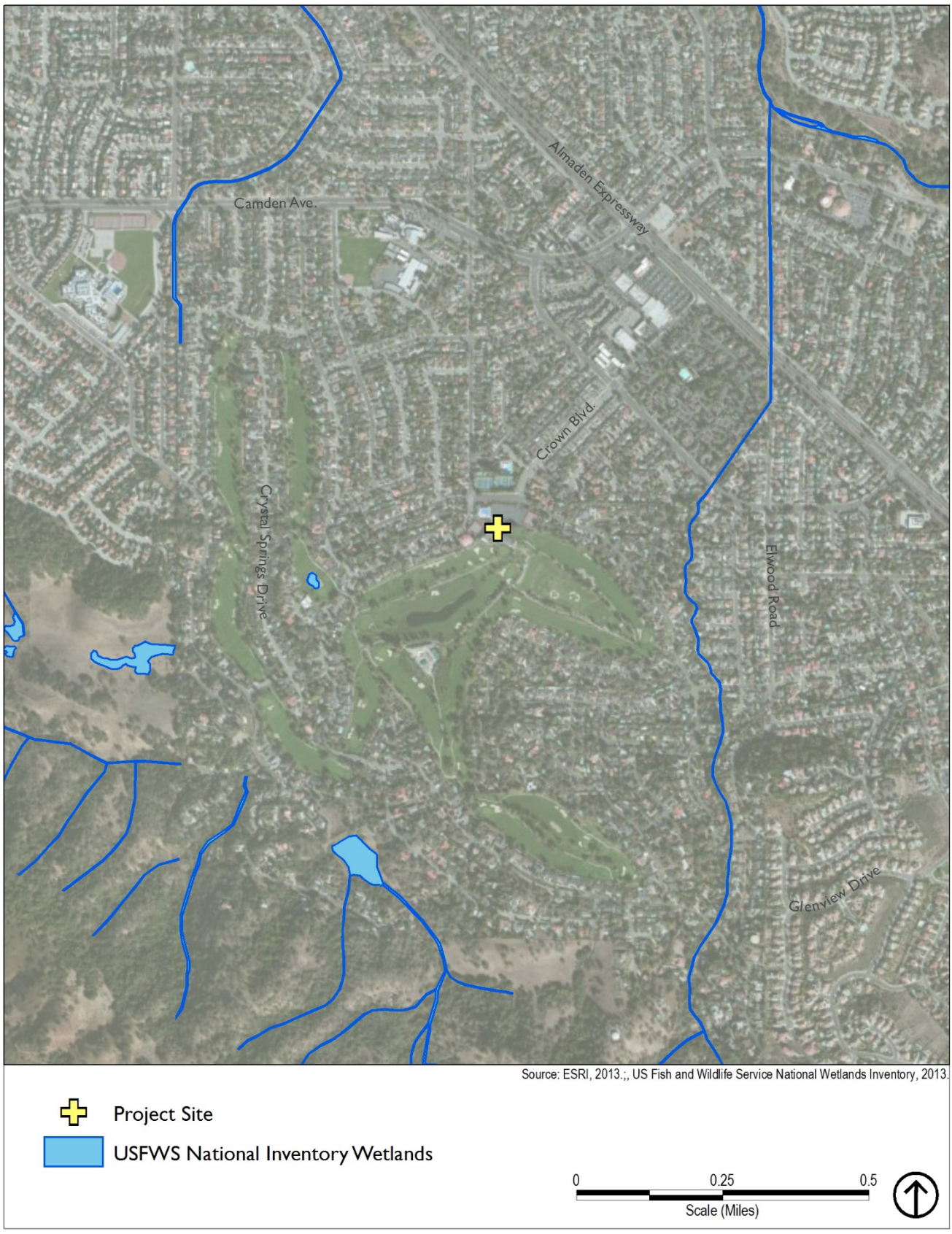

Figure 16 – U.S. Fish and Wildlife Service Wetlands

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Table 3 City of San Jose Standard Tree Replacement Ratios				
Diameter of Tree to be Removed	**Type of Tree to be Removed**			**Minimum Size of Each Replacement Tree**
	Native	**Non-Native**	**Orchard**	
18 inches or greater	5:1	4:1	3:1	24-inch box
12 – 18 inches	3:1	2:1	none	24-inch box
less than 12 inches	1:1	1:1	none	15-gallon container
x:x = tree replacement to tree loss ratio Note: Trees greater that 18" diameter shall not be removed unless a Tree Removal Permit, or equivalent, has been approved for the removal of such trees.				

The project site may provide habitat for wildlife species associated with urban areas. Trees in urban areas provide food and cover for wildlife adapted to this environment, including birds such as house finch, mourning dove, house sparrow, and Brewer's blackbird. In addition, mature trees on the project site may provide nesting habitat for raptors (birds of prey). Raptors and their nests are protected under the Migratory Bird Treaty Act of 1918 and California Department of Fish and Wildlife (CDFW) Code Sections 3503 and 3503.5. Despite the disturbed nature of the site, there remains the potential for mature trees on the site to provide suitable locations for raptor nesting; however, no raptors or nests were observed on the site. Nevertheless, since raptors could potentially nest in the onsite trees, removal of these trees would still result in an impact prior to mitigation. With the mitigation provided below, this impact would be reduced to the level of less than significant. No other rare, threatened, or endangered animal species were observed on the project site, nor are any expected to occur since the area is generally developed.

Impact BIO-1: Raptors. Construction of the project will result in the removal of mature trees that could contain habitat for nesting raptors.

CONCLUSION: Conformance with the above Standard Permit Conditions and implementation of mitigation measure BIO-1, below, will ensure that biological impacts would be reduced to a less than significant level at the time of future development of the site.

MITIGATION MEASURES:

Mitigation Measure BIO-1: Raptors: If possible, construction should be scheduled between October and December (inclusive) to avoid the raptor nesting season. If this is not possible, pre-construction surveys for nesting raptors shall be conducted by a qualified ornithologist to identify active raptor nests that may be disturbed during project implementation. Between January and April (inclusive) pre-construction surveys shall be conducted no more than 14 days prior to the initiation of construction activities or tree relocation or removal. Between May and August (inclusive), pre-construction surveys no more than thirty (30) days prior to the initiation of these activities. The surveying ornithologist shall inspect all trees in and immediately adjacent to the construction area for raptor nests. If an active raptor nest is found in or close enough to the construction area to be disturbed by these activities, the ornithologist, shall, in consultation with the State of California, Department of Fish & Wildlife (CDFW), designate a construction-free buffer zone (typically 250 feet) around the nest. The applicant shall submit a report indicating the results of the survey and any designated buffer zones to the satisfaction of the Planning Department prior to the issuance of any grading or building permit. (EC15-2013)

V. CULTURAL RESOURCES – Would the project:

Issues	*Potentially Significant Impact*	*Less Than Significant With Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*	*Information Sources*
a) Cause a substantial adverse change in the significance of an historical resource as defined in CEQA Guidelines §15064.5?	☐	☐	☐	X	1,7
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?	☐	☐	X	☐	1,8
c) Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?	☐	☐	☐	X	1,8
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	X	1,8

INTRODUCTION: Various policies in the City's General Plan have been adopted for the purpose of avoiding or mitigating impacts to archaeological and cultural resources from planned development within the City. All future development allowed by the proposed land use designations would be subject to cultural and historic resources policies listed in the City's General Plan, including the following:

Policy ER-10.1: For proposed development sites that have been identified as archaeologically or paleontologically sensitive, require investigation during the planning process in order to determine whether potentially significant archeological or paleontological information may be affected by the project and then require, if needed, that appropriate mitigation measures be incorporated into the project design.

Policy ER-10.2: Recognizing that Native American human remains may be encountered at unexpected locations, impose a requirement on all development permits and tentative subdivision maps that upon their discovery during construction, development activity will cease until professional archaeological examination confirms whether the burial is human. If the remains are determined to be Native American, applicable state laws shall be enforced.

Policy ER-10.3: Ensure that City, State, and Federal historic preservation laws, regulations, and codes are enforced, including laws related to archaeological and paleontological resources, to ensure the adequate protection of historic and pre-historic resources.

Policy LU-14.5: Continue and strengthen enforcement programs, such as those addressing vacant buildings, to promote the maintenance and survival of all classes of the city's historic and cultural resources.

FINDINGS:

The proposed Project would disturb only a small portion of the containing parcel and would only include excavation areas that were disturbed during original construction of the clubhouse and golf course. On the 1.71 acres that would have soils potentially disturbed by the project, excavation depth would vary across the project site, but would in no case exceed approximately four feet. The vast majority of disturbed areas would be excavated approximately three feet or less, with the area of four-foot excavation limited to the area near the reconfigured circular driveway to provide access to the front entrance of the clubhouse.

The project site is located within an archaeologically sensitive area; however, the site has previously been disturbed and it is not known to contain any known historic or other cultural resources; therefore, the proposed Use Permit is not anticipated to result in impacts on cultural resources. In the highly unlikely event that cultural artifacts or human remains are uncovered in the course of project construction, work would immediately cease in the vicinity of the finds, and appropriate cultural and/or medical authorities would be contact for investigation and consultation, consistent with local policy and State law. The following conditions would serve to prevent impacts to cultural or archaeological resources:

There shall be monitoring of site excavation activities to the extent determined by a qualified professional archaeologist to be necessary to insure accurate evaluation of potential impacts to prehistoric resources.

1) If no resources are discovered, the archaeologist shall submit a report to the Director of Planning verifying that the required monitoring occurred and that no further mitigation is necessary.
2) If evidence of any archaeological, cultural, and/or historical deposits are found, hand excavation and/or mechanical excavation will proceed to evaluate the deposits for determination of significance as defined by CEQA guidelines. The archaeologist shall submit reports, to the satisfaction of the Director of Planning, describing the testing program and subsequent results. These reports shall identify any program mitigation that the Developer shall complete in order to mitigate archaeological impacts (including resource recovery and/or avoidance testing and analysis, removal, reburial, and curation of archaeological resources.)
3) In the event that human remains and/or cultural materials are found, all project related construction shall cease within a 50-foot radius in order to proceed with the testing and mitigation measures required. 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:

    i. 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 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 shall 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 land owner shall re-inter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance.

    ii. A final report shall be submitted to the Director of Planning prior to release of a Certificate of Occupancy. This report shall contain a description of the mitigation programs and its results including a description of the monitoring and testing program, a list of the resources found, a summary of the resources analysis methodology and conclusions, and a description of the disposition/curation of the resources. The report shall verify completion of the mitigation program to the satisfaction of the Director of Planning.

CONCLUSION: Since the project site is not located in an archaeologically sensitive area and is not known to contain any cultural resources, and since project work would cease upon the unexpected discovery of such items, there would be no impact to cultural resources.

MITIGATION MEASURES: None required.

VI. GEOLOGY AND SOILS - Would the project:

Issues	*Potentially Significant Impact*	*Less Than Significant With Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*	*Information Sources*
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:					
1) Rupture of a known earthquake fault, as described on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	☐	☐	X	☐	1,5,24,27,28
2) Strong seismic ground shaking?	☐	☐	X	☐	1,5,24,27,28
3) Seismic-related ground failure, including liquefaction?	☐	☐	☐	X	1,5,24,27,28
4) Landslides?	☐	☐	☐	X	1,5,24,27,28
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	X	1,5,24,27,28
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	X	1,5,24,27,28
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	X	☐	1,5,24,27,28
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	X	1,5,24,27,28

INTRODUCTION: Various policies in the City's General Plan have been adopted for the purpose of avoiding or mitigating geology and soil impacts resulting from planned development within the City. All future development allowed by the proposed land use designations would be subject to the geology and soil policies listed in the City's General Plan, including the following:

Policy EC-3.1: Design all new or remodeled habitable structures in accordance with the most recent California Building Code and California Fire Code as amended locally and adopted by the City of San José, including provisions regarding lateral forces.

Policy EC-3.2: Within seismic hazard zones identified under the Alquist-Priolo Fault Zoning Act, California Seismic Hazards Mapping Act and/or by the City of San José, complete geotechnical and geological investigations and approve development proposals only when the severity of seismic hazards have been evaluated and appropriate mitigation measures are provided as reviewed and approved by the City of San José Geologist. State guidelines for evaluating and mitigating seismic hazards and the City-adopted California Building Code will be followed.

Policy EC-4.1: Design and build all new or remodeled habitable structures in accordance with the most recent California Building Code and municipal code requirements as amended and adopted by the City of San José, including provisions for expansive soil, and grading and storm water controls.

Policy EC-4.2: Approve development in areas subject to soils and geologic hazards, including unengineered fill and weak soils and landslide-prone areas, only when the severity of hazards have been evaluated and if shown to be required, appropriate mitigation measures are provided. New development proposed within areas of geologic

hazards shall not be endangered by, nor contribute to, the hazardous conditions on the site or on adjoining properties. The City of San José Geologist will review and approve geotechnical and geological investigation reports for projects within these areas as part of the project approval process.

Policy EC-4.4: Require all new development to conform to the City of San José's Geologic Hazard Ordinance.

Policy EC-4.5: Ensure that any development activity that requires grading does not impact adjacent properties, local creeks and storm drainage systems by designing and building the site to drain properly and minimize erosion. An Erosion Control Plan is required for all private development projects that have a soil disturbance of one acre or more, are adjacent to a creek/river, and/or are located in hillside areas. Erosion Control Plans are also required for any grading occurring between October 15 and April 15.

Policy EC-4.7: Consistent with the San José Geologic Hazard Ordinance, prepare geotechnical and geological investigation reports for projects in areas of known concern to address the implications of irrigated landscaping to slope stability and to determine if hazards can be adequately mitigated.

FINDINGS:

The project site is not located within a State Earthquake Fault Zone, and the closest active fault is the San Andreas Fault, which is located approximately 6.8 miles to the southwest. Although they are not generally considered to be major Bay Area faults, the Monte Vista, Shannon, and Berrocal Faults, which are informally known as the Range Front Thrust Faults, are considered to be potentially active by Santa Clara County. A concealed trace of a Range Front Thrust Faults is indicated as being located approximately along the south side of the existing and future Clubhouse buildings. The geotechnical investigation did not identify the precise position of this fault. Despite the presence of this minor fault, the project site is not within a State Earthquake Fault Zone, but could be subject to strong ground shaking during an earthquake on a nearby fault. The project would be required to conform to the City's General Plan Policies and State building comes regarding seismic safety, and conformance with these policies and standards would result in a less-than-significant impact.

The project site is composed of three different soil types: clay loam, gravelly silty clay loam, and silty clay loam gravel, depending on the depth. The Holocene soil, which is the top most layer of the soils investigated, shows no evidence of tectonism or deformation. Additional detail on this subject may be found in the Fault Rupture Hazard Investigation, included as Appendix D.

Although the ground surface has been extensively modified by the Golf and Country Clubhouse use, there was no indication of active faulting or damage related to previous seismic activities. Specifically, the geological Fault Rupture Hazard report, undertaken by the Club and performed by Silicon Valley Soil Engineering, found no evidence of a fault.

The Geological Evaluation and Geotechnical Investigation (Appendix E) found that the project site is generally suitable for the proposed project, given the provided recommendations are followed. The report also found no indications of landslides and states that tests of onsite soils demonstrated minimal potential for expansion and low risk of instability. The report did, however, make a variety of recommendations to ensure that grading, excavation, and construction appropriately account for drainage, as well as other soil conditions. The report also recommended that earthwork and grading be inspected by a representative from Silicon Valley soil engineering.

The standard construction approaches and techniques recommended by Silicon Valley Soil Engineering are not mitigations for the reduction or avoidance of impacts or specific hazards under CEQA, and these recommendations will be incorporated during permitting stage of development. The complete specific recommendations are enumerated in the geologic evaluation and geotechnical investigation, which is included as Appendix E to this document.

CONCLUSION: Given geologic and soil conditions in the vicinity of the site, conformance with the above General Plan Policies, as well as other building standards, permit conditions, and geotechnical recommendations will ensure that geology and soils impacts would be reduced to a less than significant level at the time of future development of the site.

MITIGATION MEASURES: None required.

VII. GREENHOUSE GAS EMISSIONS

Setting

Various gases in the earth's atmosphere, classified as atmospheric greenhouse gases (GHGs), play a critical role in determining the earth's surface temperature. Solar radiation enters the atmosphere from space and a portion of the radiation is absorbed by the earth's surface. The earth emits this radiation back toward space, but the properties of the radiation change from high-frequency solar radiation to lower-frequency infrared radiation. Greenhouse gases, which are transparent to solar radiation, are effective in absorbing infrared radiation. As a result, this radiation that otherwise would have escaped back into space is retained, resulting in a warming of the atmosphere. This phenomenon is known as the greenhouse effect. Among the prominent GHGs contributing to the greenhouse effect, or climate change, are carbon dioxide (CO_2), methane (CH_4), ozone (O_3), water vapor, nitrous oxide (N_2O), and chlorofluorocarbons (CFCs). Human-caused emissions of these GHGs in excess of natural ambient concentrations are responsible for enhancing the greenhouse effect. In California, the transportation sector is the largest emitter of GHGs, followed by electricity generation.

Would the project:

Issues	*Potentially Significant Impact*	*Less Than Significant With Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*	*Information Sources*
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	X	☐	1,25
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	X	☐	1,25

INTRODUCTION: Scientists have concluded that human activities are contributing to global climate change by adding large amounts of heat-trapping gases, known as greenhouse gases (GHG), to the atmosphere. The primary source of these GHG is fossil fuel use. The Intergovernmental Panel on Climate Change (IPCC) has identified four major GHG—water vapor, carbon dioxide (CO_2), methane (CH_4), and ozone (O_3)—that are the likely cause of an increase in global average temperatures observed within the 20th and 21st centuries.

BAAQMD has a tiered approach for assessing GHG emission impacts of a project. If a project is within the jurisdiction of an agency that has a "qualified" GHG reduction strategy, the project can assess consistency of its GHG emissions impacts with the reduction strategy outlined. The City of San Jose has prepared a GHG Reduction Strategy. Therefore, the project is evaluated for consistency with the GHG reduction measures in this planning document.

The Envision San Jose 2040 General Plan is the City's Greenhouse Gas Reduction Plan; however, this plan is not currently deemed to be a qualified Climate Action Plan by BAAQMD. In the absence of an applicable qualified GHG reduction strategy, BAAQMD has adopted screening criteria and significance criteria for development projects that would be applicable for the proposed Project. If a project exceeds the Guidelines' GHG screening-

level sizes, the project would be required to conduct a full GHG analysis using the following BAAQMD's significance criteria:

- 1,100 MT of CO_2e per year; or
- 4.6 MT of CO2e per service population (SP).

An Air Quality and Greenhouse Gas (GHG) Emissions Technical Memorandum for the Almaden Golf and Country Club Renovations was prepared to analyze potential criteria air pollutant and GHG emissions impacts from construction and operation of the Project (The Planning Center | DC&E, 2014). The air quality and GHG emissions analysis includes an evaluation of the impacts of the Project compared to the significance criteria adopted by the Bay Area Air Quality Management District (BAAQMD). The Air Quality and Greenhouse Gas Emissions Technical Memorandum is included as Appendix A.

FINDINGS:

A project does not generate enough GHG emissions on its own to influence global climate change; therefore, this impact analysis measures the Project's contribution to the cumulative environmental impact. GHG emissions would be generated from construction activities and operation of the proposed Project. Because construction emissions are short term and would cease upon completion, GHG from construction activities would nominally contribute to GHG emissions impacts. For this reason, BAAQMD does not identify a significance threshold for project-related construction emissions. Consequently, GHG emissions generated by Project-related construction activities are considered less than significant.

Operation of the proposed Project would contribute to global climate change indirectly as a result of an increase in energy use associated with the expanded clubhouse facilities. BAAQMD CEQA Guidelines identify the screening criteria for operations-related GHG emissions for a "Racquet Club" of 46,000 square feet. Since the Project involves 32,954 square feet of addition/renovations to an existing clubhouse, it is below the screening criteria set for GHG emissions impacts. Projects that are below the screening threshold generate a *de minimis* amount of GHG emissions. GHG emissions impacts are less-than-significant and no mitigation measures are necessary.

New structures would meet the 2013 Building and Energy Efficiency Standards, which become effective January 1, 2014. The 2013 Standards are 25 percent more energy efficient than the 2008 standards for residential buildings while the 2008 standards were 15 percent more energy efficient than the 2005 Standards. The new buildings would also be constructed in conformance with CALGreen, which requires high-efficiency water fixtures for indoor plumbing and water-efficient irrigation systems. The proposed Project would not conflict with statewide programs adopted for the purpose of reducing GHG emissions. Impacts would therefore be less than significant.

The City of San José prepared a GHG Reduction Strategy (GHGRS) to reduce community-wide and government GHG emissions. The measures identified in the City's GHGRS represent the City's actions to achieve the GHG reduction targets of AB 32 and the long-term goals of Executive Order S-03-05.

The proposed Project will be designed and built to comply with the current edition of the California Building Code including seismic and accessibility requirements, as well as Title 24 energy criteria and applicable sustainability regulations. The Project would also be required to comply with the City's Green Building Ordinance. Furthermore, energy efficient lighting and kitchen appliances will be installed at the proposed Project site. Therefore, the Proposed Project is consistent with the City of San José's GHGRS measures to meet the goals set in the Envision San José 2040 General Plan Update. Impacts would therefore be less than significant.

CONCLUSION: Conformance with the City of San Jose's GHG Reduction Strategy will ensure that GHG impacts would be reduced to a less than significant level at the time of future development of the site.

MITIGATION MEASURES: None required.

VIII. HAZARDS AND HAZARDOUS MATERIALS - Would the project:

Issues	*Potentially Significant Impact*	*Less Than Significant With Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*	*Information Sources*
c) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	X	☐	1,29
d) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	X	☐	1,29
e) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	X	1,29
f) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	X	1,12,29
g) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	X	1,2
h) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	X	1
i) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	X	1,2
j) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	X	1

INTRODUCTION: Hazardous materials encompass a wide range of substances, some of which are naturally-occurring and some of which are man-made. Examples include pesticides, herbicides, petroleum products, metals (e.g., lead, mercury, arsenic), asbestos, and chemical compounds used in manufacturing. Determining if such substances are present on or near project sites is important because, by local, state, and federal regulations, exposure to hazardous materials above regulatory thresholds can result in adverse health effects on humans, as well as harm to plant and wildlife ecology.

Due to the fact that these substances have properties that are toxic to humans and/or the ecosystem, there are multiple regulatory programs in place that are designed to minimize the chance for unintended releases and/or exposures to occur.

In addition to the applicable regulations of pertinent agencies, various policies in the City's General Plan have been adopted for the purpose of avoiding or mitigating hazards and hazardous materials impacts resulting from planned development within the City. The proposed Project be subject to the hazards and hazardous materials policies of the City's General Plan, including the following:

Policy MS-13.2: Construction and/or demolition projects that have the potential to disturb asbestos (from soil or building material) shall comply with all the requirements of the California Air Resources Board's air toxics control measures (ATCMs) for Construction, Grading, Quarrying, and Surface Mining Operations.

Policy EC-6.1: Require all users and producers of hazardous materials and wastes to clearly identify and inventory the hazardous materials that they store, use or transport in conformance with local, state and federal laws, regulations and guidelines.

Policy EC-6.2: Require proper storage and use of hazardous materials and wastes to prevent leakage, potential explosions, fires, or the escape of harmful gases, and to prevent individually innocuous materials from combining to form hazardous substances, especially at the time of disposal by businesses and residences. Require proper disposal of hazardous materials and wastes at licensed facilities.

Policy EC-6.3: Provide information to the public on the proper disposal of products by households and small businesses with practical pollution prevention options for the use, recycling, and disposal of products containing hazardous substances under City and County of Santa Clara programs for Household Hazardous Waste Disposal.

Policy EC-6.4: Require all proposals for new or expanded facilities that handle hazardous materials that could impact sensitive uses off-site to include adequate mitigation to reduce identified hazardous materials impacts to less than significant levels.

Policy EC-6.5: The City shall designate transportation routes to and from hazardous waste facilities as part of the permitting process in order to minimize adverse impacts on surrounding land uses and to minimize travel distances along residential and other non-industrial frontages
.

Policy EC-6.6: Address through environmental review for all proposals for new residential, park and recreation, school, day care, hospital, church or other uses that would place a sensitive population in close proximity to sites on which hazardous materials are or are likely to be located, the likelihood of an accidental release, the risks posed to human health and for sensitive populations, and mitigation measures, if needed, to protect human health.

Policy EC-6.7: Do not approve land uses and development that use hazardous materials that could impact existing residences, schools, day care facilities, community or recreation centers, senior residences, or other sensitive receptors if accidentally released without the incorporation of adequate mitigation or separation buffers between uses.

Action EC-6.8: The City will use information on file with the County of Santa Clara Department of Environmental Health under the California Accidental Release Prevention (CalARP) Program as part of accepted Risk Management Plans to determine whether new residential, recreational, school, day care, church, hospital, seniors or medical facility developments could be exposed to substantial hazards from accidental release of airborne toxic materials from CalARP facilities.

Action EC-6.9: Adopt City guidelines for assessing possible land use compatibility and safety impacts associated with the location of sensitive uses near businesses or institutional facilities that use or store substantial quantities of hazardous materials by June 2011. The City will only approve new development with sensitive populations near sites containing hazardous materials such as toxic gases when feasible mitigation is included in the projects.

Action EC-6.10: Promote source reduction and recycling as alternatives to hazardous materials land disposal whenever feasible.

Action EC-6.11: Promote the provision of used oil recycling and/or hazardous waste recycling facilities and drop-off locations for residents.

Action EC-6.12: Regulate new development on or in proximity to high pressure natural gas pipelines to promote public safety and reduce risks from land use incompatibility.

Goal EC-7: Environmental Contamination - Protect the community and environment from exposure to hazardous soil, soil vapor, groundwater, and indoor air contamination and hazardous building materials in existing and proposed structures and developments and on public properties, such as parks and trails.

Policy EC-7.1: For development and redevelopment projects, require evaluation of the proposed site's historical and present uses to determine if any potential environmental conditions exist that could adversely impact the community or environment.

Policy EC-7.2: Identify existing soil, soil vapor, groundwater and indoor air contamination and mitigation for identified human health and environmental hazards to future users and provide as part of the environmental review process for all development and redevelopment projects. Mitigation measures for soil, soil vapor and groundwater contamination shall be designed to avoid adverse human health or environmental risk, in conformance with regional, state and federal laws, regulations, guidelines and standards.

Policy EC-7.4: On redevelopment sites, determine the presence of hazardous building materials during the environmental review process or prior to project approval. Mitigation and remediation of hazardous building materials, such as lead-paint and asbestos-containing materials, shall be implemented in accordance with state and federal laws and regulations.

Policy EC-7.5: On development and redevelopment sites, require all sources of imported fill to have adequate documentation that it is clean and free of contamination and/ or acceptable for the proposed land use considering appropriate environmental screening levels for contaminants. Disposal of groundwater from excavations on construction sites shall comply with local, regional, and state requirements.

Policy EC-7.6: The City will encourage use of green building practices to reduce exposure to volatile or other hazardous materials in new construction materials.

Policy EC-7.7: Determine for any development or redevelopment site that is within 1,000 feet of a known, suspected, or likely geographic ultramafic rock unit (as identified in maps developed by the Department of Conservation – Division of Mines and Geology) or any other known or suspected locations of serpentine or naturally occurring asbestos, if naturally occurring asbestos exists and, if so, comply with the Bay Area Air Quality Management District's Asbestos Air Toxic Control Measure requirements.

Action EC-7.8: Where an environmental review process identifies the presence of hazardous materials on a proposed development site, the City will ensure that feasible mitigation measures that will satisfactorily reduce impacts to human health and safety and to the environment are required of or incorporated into the projects. This applies to hazardous materials found in the soil, groundwater, soil vapor, or in existing structures.

Action EC-7.9: Ensure coordination with the County of Santa Clara Department of Environmental Health, Regional Water Quality Control Board, Department of Toxic Substances Control or other applicable regulatory agencies, as appropriate, on projects with contaminated soil and/or groundwater or where historical or active regulatory oversight exists.

Action EC-7.10: Require review and approval of grading, erosion control and dust control plans prior to issuance of a grading permit by the Director of Public Works on sites with known soil contamination. Construction operations shall be conducted to limit the creation and dispersion of dust and sediment runoff.

Action EC-7.11: Require sampling for residual agricultural chemicals, based on the history of land use, on sites to be used for any new development or redevelopment to account for worker and community safety during construction. Mitigation to meet appropriate end use such as residential or commercial/industrial shall be provided.

FINDINGS:

The project site does not contain hazardous materials, aside from asbestos building materials, nor is it listed on the State of California toxic sites listing. The closest school from the project site is located at least ½-mile away (Simonds Elementary School), and there are no public or private use airports and airstrips that would have impact from the proposed project. Due to the nature of the project, construction would not impair implementation of, or

physically interfere with, an adopted emergency response plan or emergency evacuation plan. The project site is within an area designated by Cal Fire as a Local Responsibility Area, and in the Non Very High Fire Hazard Severity Zone.[1]

In regard to asbestos, and in accordance with State law and standard project conditions, an asbestos survey has been already been completed prior to the demolition and renovation of any structures on the site. As stated in the Asbestos Assessment, included as Appendix F, Asbestos containing materials (ACM) were identified in wallboard and joint compound, wall texturing, resilient sheet flooring, duct seam sealant and thermal system insulation within the assessed structures. The ACM was found to be intact and in good condition.

Development of the proposed project will require the demolition of the existing locker room building and portions of the clubhouse on the site, both of these structures have been shown to contain asbestos building materials. In conformance with State and local laws, the applicant commissioned an asbestos survey for the Club and pool house buildings, and this survey was completed by AllWest Engineering. It was found that asbestos was present in the drywall texture of these structures. The complete asbestos assessment is included as Appendix F. Per federal, State, and local regulations and survey recommendations, a certified Haz-Mat contractor will remediate the asbestos prior to any demolition or new construction. Demolition done in conformance with these federal, State and local laws and regulations would avoid significant exposure of construction workers and/or the public to asbestos and lead-based paint.

The Asbestos Assessment contained the following recommendation, which will be incorporated as a project condition:

> Prior to renovation/demolition, ACM materials must be removed. The removal requires compliance with applicable Cal/OSHA and Bay Air Quality Management District (BAAMQD) regulations. Contractors conducting removal must complete, pay for and file notifications. Asbestos abatement contractors must be registered through Cal/OSHA. Removal of the wallboard and joint compound, wall texturing and thermal system insulation is considered Class I work by OSHA while resilient flooring and duct seam sealant is typically considered Class II. Waste generated from Class I work is considered friable asbestos-containing waste while Class II removal is usually non-hazardous, asbestos containing waste.

The removal of Asbestos Containing Materials (ACM) will be carried out by a licensed contractor. As appropriate, ACM will be wetted before removal, and removal of ACM will adhere to the following standard procedures, among others, to ensure safety:

A. Remove wet asbestos materials in small sections. As it is removed, pack material in sealable polyethylene waste bags or drums and place in labeled containers for transport.
B. Place caution labels on waste bags or drums in accordance with OSHA regulations.
C. Clean external surfaces of waste bags or drums by wet wiping.
D. The contractor will submit the name, address and telephone number of the landfill and transporter to building owner's representative (environmental consultant) prior to disposal.
E. The contractor will arrange for all waste to be transported from the site and disposed of properly in accordance with Federal and California regulations.

The site of the proposed Project is not regarded as likely to contain hazardous materials from previous uses. Available historical information indicates that prior to development in the mid-twentieth century, the site was used as horse pasture and was not used for growing of cultivated crops. Therefore, it is unlikely that the site would contain industrial or agricultural compounds, such as pesticides, that could pose a hazard to users of the site.

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[1] Cal Fire, Fire and Resource Assessment Program (FRAP), "Very High Fire Hazard Severity Zones in Local Responsibility Area (LRA) as Recommended by Cal Fire, Santa Clara County," Recommended October 2008, http://frap.fire.ca.gov/webdata/maps/santa_clara/fhszl_map.43.pdf, accessed on January 16, 2014.

Additionally, as this project is not residential, any potential for ongoing long-term exposure would be further reduced.

CONCLUSION: Conformance with Standard Permit Conditions and the recommendations above, will ensure that hazards and hazardous material impacts would be reduced to a less than significant level at the time of future development of the site.

MITIGATION MEASURES: None required.

IX. HYDROLOGY AND WATER QUALITY - Would the project:

Issues	*Potentially Significant Impact*	*Less Than Significant With Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*	*Information Sources*
a) Violate any water quality standards or waste discharge requirements?	☐	☐	X	☐	1,15
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	X	1
c) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on-or off-site?	☐	☐	X	☐	1
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on-or off-site?	☐	☐	X	☐	1
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	X	☐	1,17
f) Otherwise substantially degrade water quality?	☐	☐	☐	X	1
g) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	X	1,9
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	☐	☐	☐	X	1,9
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	X	1
j) Be subject to inundation by seiche, tsunami, or mudflow?	☐	☐	☐	X	1

INTRODUCTION:

Various policies in the City's General Plan have been adopted for the purpose of avoiding or mitigating hydrology impacts resulting from planned development within the City. The proposed Project be subject to the hydrology policies of the City's General Plan, including the following:

Policy ER-8.1: Manage stormwater runoff in compliance with the City's Post-Construction Urban Runoff (6-29) and Hydromodification Management (8-14) Policies.

Policy ER-8.3: Ensure that private development in San José includes adequate measures to treat stormwater runoff.

Policy ER-8.4: Assess the potential for surface water and groundwater contamination and require appropriate preventative measures when new development is proposed in areas where storm runoff will be directed into creeks upstream from groundwater recharge facilities.

Policy ER-8.5: Ensure that all development projects in San José maximize opportunities to filter, infiltrate, store and reuse or evaporate stormwater runoff onsite.

Policy ER-9.2: In consultation with the SCVWD restrict or carefully regulate public and private development in upland areas to prevent uncontrolled runoff that could impact the health and stability of streams.

Policy EC-4.1: Design and build all new or remodeled habitable structures in accordance with the most recent California Building Code and municipal code requirements as amended and adopted by the City of San José, including provisions for expansive soil, and grading and storm water controls.

Policy EC-5.7: Allow new urban development only when mitigation measures are incorporated into the project design to ensure that new urban runoff does not increase flood risks elsewhere.

Action EC-5.16: Implement the Post-Construction Urban Runoff Management requirements of the City's Municipal NPDES Permit to reduce urban runoff from project sites.

Policy IN-3.9: Require developers to prepare drainage plans that define needed drainage improvements for proposed developments per City standards.

FINDINGS:
Flooding/Drainage:
Based on the effective FEMA Flood Insurance Rate Maps for the City of San Jose, the project site is not located within a 100-year floodplain and would therefore have no impact on 100-year flows. Flood zone X is an area of moderate or minimal flood hazard. The project would not expose people to flood hazards associated with the 100-year flood. The site is not subject to seiche or tsunami.

Water Quality-Construction Period:
Any construction or demolition activity that results in land disturbance equal to or greater than one acre must comply with the Construction General Permit (CGP), administered by the State Water Resources Control Board (SWRCB). The CGP requires the installation and maintenance of Best Management Practices (BMPs) to protect water quality until the site is stabilized.

The project is expected to require Construction General Permit coverage based on area of land disturbed. Prior to the commencement of construction or demolition, the project must file a Notice of Intent (NOI) with the SWRCB and develop, implement and maintain a Storm Water Pollution Prevention Plan (SWPPP) to control the discharge of stormwater pollutants associated with construction activities.

All development projects, whether subject to the CGP or not, shall comply with the City of San Jose's Grading Ordinance, which requires the use of erosion and sediment controls to protect water quality while the site is under construction. Prior to the issuance of a permit for grading activity occurring during the rainy season (October 15 to April 15), the project will submit to the Director of Public Works an Erosion Control Plan detailing BMPs that will prevent the discharge of stormwater pollutants.

Water Quality-Post Construction:
The City of San José is required to operate under a Municipal Stormwater NPDES Permit to discharge stormwater from the City's storm drain system to surface waters. On October 14, 2009, the San Francisco Bay Regional Water

Quality Control Board adopted the San Francisco Bay Region Municipal Regional Stormwater NPDES Permit (MRP) for 76 Bay Area municipalities, including the City of San José.

The Municipal Regional Permit (NPDES Permit No. CAS612008) mandates the City of San José use its planning and development review authority to require that stormwater management measures such as Site Design, Pollutant Source Control, and Treatment measures are included in new and redevelopment projects to minimize and properly treat stormwater runoff.

Provision C.3 of the MRP regulates the following types of development projects:

- projects that create or replace 10,000 square feet or more of impervious surface;
- Special Land Use Categories[2] that create or replace 5,000 square feet or more of impervious surface

The MRP requires regulated projects to include Low Impact Development (LID) practices, such as pollutant source control measures and stormwater treatment features aimed to maintain or restore the site's natural hydrologic functions. The MRP also requires that stormwater treatment measures are properly installed, operated and maintained.

The project will create or replace approximately 49,140 square feet of impervious surface. Based upon its size and land use, the project will be required to comply with the LID stormwater management requirements of Provision C.3 of the Municipal Regional Permit.

The Municipal Regional Permit also requires regulated projects to include measures to control hydromodification impacts where the project would otherwise cause increased erosion, silt pollutant generation, or other adverse impacts to local rivers and creeks. Development projects that create and/or replace 1 acre or more of impervious surface and are located in a subwatershed or catchment that is less than 65% impervious, must manage increases in runoff flow and volume so that post-project runoff shall not exceed estimated pre-project rates and durations.

Based on its size and land use, the project will be required to comply with the hydromodification requirements of Provision C.3 of the Municipal Regional Permit.

The City has developed policies that implement Provision C.3, consistent with the Municipal Regional Permit. The City's Post-Construction Urban Runoff Management Policy (6-29) establishes specific requirements to minimize and treat stormwater runoff from new and redevelopment projects. The City's Post-Construction Hydromodification Management Policy (8-14) establishes an implementation framework for incorporating measures to control hydromodification impacts from development projects.

Implementation of the following standard conditions, consistent with NPDES Permit and City Policy requirements, will reduce potential construction and post-construction impacts to surface water quality to less than significant levels:

Construction Measures

- Prior to the commencement of any clearing, grading or excavation, the project shall comply with the State Water Resources Control Board's National Pollutant Discharge Elimination System (NPDES) Construction General Permit, as follows:
    1. The applicant shall file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB).
    2. The applicant shall develop, implement and maintain a Storm Water Pollution Prevention Plan (SWPPP) to control the discharge of stormwater pollutants including sediments associated with construction activities.

[2] Special Land Use Categories are defined as uncovered parking areas (stand-alone or part of another use), restaurants, auto service facilities, and retail gasoline outlets.

The SWPPP shall identify current construction-period Best Management Practices, as described in the CASQA Construction Handbook (August 2011).

- The project applicant shall comply with the City of San Jose Grading Ordinance, including implementing erosion and dust control during site preparation and with the City of San Jose Zoning Ordinance requirements for keeping adjacent streets free of dirt and mud during construction.
- Typical measures that will be implemented to prevent stormwater pollution and minimize potential sedimentation during construction include but are not limited to:
  1. Utilize on-site sediment control BMPs to retain sediment on the project site;
  2. Utilize stabilized construction entrances and/or wash racks;
  3. Implement damp street sweeping;
  4. Provide temporary cover of disturbed surfaces to help control erosion during construction;
  5. Provide permanent cover to stabilize the disturbed surfaces after construction has been completed.

Post-Construction

- The project shall comply with applicable provisions of the following City Policies: City Council Policy 6-29 Post-Construction Urban Runoff Management and City Council Policy 8-14 Post-Construction Hydromodification Management.
- Details of specific Site Design, Pollutant Source Control, and Stormwater Treatment Control Measures demonstrating compliance with Provision C.3 of the Municipal Regional Stormwater Permit (NPDES Permit Number CAS612008), shall be included in the project design, to the satisfaction of the Director of Planning, Building and Code Enforcement.

CONCLUSION: Conformance with the above Standard Permit Conditions will ensure that hydrology and water quality impacts would be reduced to a less than significant level at the time of future development of the site.

MITIGATION MEASURES: None required.

X. LAND USE AND PLANNING - Would the project:

Issues	*Potentially Significant Impact*	*Less Than Significant With Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*	*Information Sources*
a) Physically divide an established community?	☐	☐	☐	X	1,2
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	X	1,2
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	X	1,2

INTRODUCTION: Many of the policies in the Envision San Jose 2040 General Plan have been adopted for the purpose of avoiding or mitigating land use impacts resulting from planned development within the City. The proposed Project would be subject to the land use policies of the Envision San Jose 2040 General Plan, including the following:

Policy LU-1.1: Encourage Walking. Create safe, attractive, and accessible pedestrian connections between developments and to adjacent public streets to minimize vehicular miles traveled.

Policy LU-1.2: Create safe, attractive, and accessible pedestrian connections between developments and to adjacent public streets to minimize vehicular miles traveled.

In addition to the policies of the Envision San Jose 2040 General Plan, the proposed Project would be required to comply with the San José Residential Design Guidelines, as well as Commercial Design Guidelines, which include parameters for setbacks, building design, landscaping, screening, and lighting, all of which are factors in ensuring land use compatibility.

FINDINGS:
The proposed project will not physically divide an established community, and the project is consistent with the site's General Plan Land Use designation of Open Space, Parklands and Habitat. The project also conforms with the Zoning Ordinance. The proposed project is located within the R-1-8 Zoning District, which allows the proposed use as a conditional use. The proposed project would be consistent with the Zoning Ordinance upon approval of a Conditional Use Permit. The site is not within an area covered by a habitat conservation or a natural community conservation plan. The proposed project complies with setbacks and other parameters required by the City of San José Commercial Design Guidelines in order to avoid possible impacts to surrounding land uses.

CONCLUSION: Conformance with the above General Plan Policies and Residential/Commercial Design Guidelines, will ensure that land use and planning impacts would be reduced to a less than significant level at the time of future development of the site.

MITIGATION MEASURES: None required.

XI. MINERAL RESOURCES - Would the project:

Issues	*Potentially Significant Impact*	*Less Than Significant With Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*	*Information Sources*
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	X	1,2,23
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	X	1,2,23

FINDINGS:
Extractive resources known to exist in and near the Santa Clara Valley include cement, sand, gravel, crushed rock, clay, and limestone. Pursuant to the mandate of the Surface Mining and Reclamation Act of 1975 (SMARA), the State Mining and Geology Board has designated: the Communications Hill Area (Sector EE), bounded generally by the Southern Pacific Railroad, Curtner Avenue, State Route 87, and Hillsdale Avenue, as containing mineral deposits which are of regional significance as a source of construction aggregate materials.

The project site is outside of the Communications Hill area, and will therefore not result in a significant impact from the loss of availability of a known regional or local mineral resources.

CONCLUSION: The project site is not located in the vicinity of any identified local or regional mineral resources and there would therefore be no impact.

MITIGATION MEASURES: None required.

XII. NOISE - Would the project result in:

Issues	*Potentially Significant Impact*	*Less Than Significant With Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*	*Information Sources*
a) Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	X	☐	1,2,13,18
b) Exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels?	☐	☐	X	☐	1
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	X	☐	1
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	X	☐	1
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	X	1
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	X	1

INTRODUCTION: Because excessive noise levels can adversely affect human activities (such as conversation and sleeping) and human health, federal, state, and local governmental agencies have set forth criteria or planning goals to minimize or avoid these effects. The City of San José's General Plan contains goals and policies, which pertain to desired noise levels for various land uses located within the City.

The General Plan cites long-term and short-term exterior L_{dn} goals for residential uses of 55 dBA and 60 dBA, respectively. Outdoor uses on sites where the L_{dn} is above 60 dBA should be limited to acoustically protected areas. The General Plan also distinguishes between noise from transportation sources and noise from non-transportation (i.e., stationary) sources. The short-term exterior noise goal is 60 dBA Ldn for transportation sources. For stationary sources, the exterior noise goal is 55 dBA Ldn at the property line between sensitive land use (e.g., residences, schools, libraries, hospitals, etc.) and non-sensitive land use (e.g., industrial, commercial, etc.)

The above noise goals notwithstanding, the General Plan specifically recognizes that these goals may not be achieved within the timeframe of the General Plan in certain areas of the City that are affected by noise from aircraft, railroads, and roadway traffic. It should be noted, however, that the maximum exterior noise level necessary to avoid significant adverse health effects is 76 dB L_{dn}.

Various policies in the City's General Plan have been adopted for the purpose of avoiding or mitigating noise impacts resulting from planned development within the City. All future development allowed by the proposed land use designations would be subject to the noise policies of the City's General Plan, including the following:

Policy EC-1.1: Locate new development in areas where noise levels are appropriate for the proposed uses. Consider federal, state and City noise standards and guidelines as a part of new development review. Applicable standards and guidelines for land uses in San José include:

Interior Noise Levels

- The City's standard for interior noise levels in residences, hotels, motels, residential care facilities, and hospitals is 45 dBA DNL. Include appropriate site and building design, building construction and noise attenuation techniques in new development to meet this standard. For sites with exterior noise levels of 60 dBA DNL or more, an acoustical analysis following protocols in the City-adopted California Building

Code is required to demonstrate that development projects can meet this standard. The acoustical analysis shall base required noise attenuation techniques on expected *Envision General Plan* traffic volumes to ensure land use compatibility and General Plan consistency over the life of this plan.

Exterior Noise Levels

- The City's acceptable exterior noise level objective is 60 dBA DNL or less for residential and most institutional land uses (Table EC-1). The acceptable exterior noise level objective is established for the City, except in the environs of the San José International Airport and the Downtown, as described below:
  - For single family residential uses, use a standard of 60 dBA DNL for exterior noise in private usable outdoor activity areas, such as backyards.

Policy EC-1.7: Require construction operations within San José to use best available noise suppression devices and techniques and limit construction hours near residential uses per the City's Municipal Code. The City considers significant construction noise impacts to occur if a project located within 500 feet of residential uses or 200 feet of commercial or office uses would:

- Involve substantial noise generating activities (such as building demolition, grading, excavation, pile driving, use of impact equipment, or building framing) continuing for more than 12 months.
- For such large or complex projects, a construction noise logistics plan that specifies hours of construction, noise and vibration minimization measures, posting or notification of construction schedules, and designation of a noise disturbance coordinator who would respond to neighborhood complaints will be required to be in place prior to the start of construction and implemented during construction to reduce noise impacts on neighboring residents and other uses.

Noise Policies:

8. When located adjacent to existing or planned noise sensitive residential and public/quasi-public land uses, non-residential land uses should mitigate noise generation to meet the 55 DNL guideline at the property line.
9. Noise studies should be required for land use proposals where known or suspected peak event noise sources occur which may impact adjacent existing or planned land uses.

In addition to the above General Plan policies, future development allowed by the proposed land use designations would be subject to the following codes, guidelines, and ordinances:

- *San José Municipal Code §20.100.450*: Limits construction hours within 500 feet of residences to 7 AM - 7 PM weekdays, with no construction on weekends or holidays
- *Title 24 of the State Building Code*: Multi-family buildings must be designed to achieve an interior Ldn of 45 dBA or less in all habitable residential areas.
- *City of San José Zoning Ordinance*: The City Zoning Ordinance applies specific noise standards to Residential Zoning Districts, which limits the sound pressure levels generated by any use or combination of uses at any property line to a maximum noise level of 55 dBA.

FINDINGS:

The Envision San Jose 2040 General Plan states that the City's acceptable exterior noise level is 65 dBA long term, and 60 dBA short term. The acceptable interior noise level is 45 dBA for residences, hotels, and residential care facilities.

The proposed project would include the renovation of the existing club house building and the demolition and reconstruction of the locker room building at the Almaden Country Club. Although a club house does not fit neatly

into any particular land use category for the purpose of assessing noise compatibility, it is most similar to recreational and commercial uses, neither of which are regarded as especially sensitive to noise. Moreover, given that the Project site is surrounded by single-family residential land uses and is not located in close proximity to a major highway, railway, or airport, the area surrounding the project site would be unlikely to experience ambient noise levels that would present a conflict for this land use, or even other mother sensitive land uses. The nearest interstate or state highway, California Route 85, is located approximately three miles away from the Project site, and the nearest major roadway, the Almaden Expressway, is over one-half mile away. Given these distances, these roadways would not be expected to generate excessive noise in the project vicinity.

Once it is reopened, operations of the renovated Almaden Country Club are not anticipated to result in excessive noise or vibration in violation of the provisions of the City Jose General Plan or the municipal code, or other applicable standards. Small-scale commercial and recreational uses are not typically associated with the generation of excessive noise or of any amount of vibration. Operational noise from the clubhouse could be generated by deliveries of food or other supplies, as well as by mechanical equipment, such as HVAC. However, operational noise from the proposed Project would likely be considerably less than that of a similarly sized purely commercial use, since full use of the club house would generally be limited to peak times and special events. Standard practices for the installation and maintenance of such equipment would also serve to limit the potential for noise generation.

Primary uses of the Almaden Country Club will continue to be golf and family dining, use of exercise equipment, swimming, and occasional special events. The clubhouse occasionally hosts weddings, bar mitzvahs, member business events, birthday parties, golf events during the day, member private events and member social events. Almaden Country Club does not anticipate that events at the clubhouse or pool area would increase in frequency or duration as a result of the proposed Project. Membership at the club will not experience an increase as a result of the proposed Project, with the Almaden Country Club intending to maintain the pre-renovation membership of approximately 400, as well as current staffing levels.

Consistent with current club policy, any amplified music would occur within the clubhouse only and would generally end by 10 p.m. There is no amplified music outside of the clubhouse; however, there is amplified announcing at the pool for swim meets two to three times over a two month period during the summer from 8:00 a.m. to 2:00 p.m. Any swimming instruction at the pool is between 8:00 a.m. to 11:30 a.m. Monday through Friday without amplification.

Given these planned activities, operations of the proposed Project are also not anticipated to result in substantial permanent increases to ambient noise levels in the Project vicinity. The smallest increase to ambient noise levels that is typically considered significant is 3 dBA. The types and intensity of clubhouse use are not anticipated to change appreciably as a result of the renovation; therefore it is unlikely that the proposed project would cause a substantial increase to ambient noise levels as a result of operations. Use of the completed facilities would also generate noise a result of associated visitor traffic; however, levels of traffic are expected to remain low and would generally be comparable to those currently generated by the use of the existing facilities. Since changes in traffic levels are not anticipated to remotely approach the approximate doubling of traffic that would be the minimum necessary to result in an ambient noise increases of 3 dBA, changes in traffic levels are not expected to contribute to substantial permanent increases to ambient noise levels.

The proposed project would involve demolition, site preparation, and construction activities lasting for a duration of approximately six months between April and September of 2014. Although the construction would take place within 500 feet of existing residences, per General Plan Policy EC-1.7, the construction would not be considered to produce a significant noise impact. Table 4 shows a list of equipment that is anticipated for use during construction with typical noise levels at distances of 50, 100, and 200 feet.

Table 4
Construction Equipment Noise Emission Levels

	Typical Noise Level (dBA) at:		
Construction Equipment	**50 feet**	**100 feet**	**200 feet**
Air Compressor	81	75	69
Backhoe	80	74	68
Concrete Mixer	85	79	73
Concrete Pump	71	65	59
Concrete Vibrator	76	70	64
Crane, Mobile	83	77	71
Dozer	85	79	73
Generator	81	75	69
Jack Hammer	88	82	76
Loader	85	79	73
Paver	89	83	77
Roller	74	68	62
Shovel	82	76	70
Truck	88	82	76

Source: Federal Transit Administration, Transit Noise and Vibration Impact Assessment, 2006.

Although noise from the construction of the proposed Project would not could constitute a significant impact, per General Plan policy EC-1.7, noise from construction equipment could at times cause brief disturbance to immediate neighbors during the temporary construction period. Project construction would comply with all provisions of the San Jose General Plan and municipal code in regard to construction and resulting noise. Specifically, Project construction activities will be limited to between the hours of 7:00 a.m. and 7:00 p.m. on weekdays, with no construction permitted on weekends. Since construction for the project would occur over the course of less than a year, impacts from construction noise would not be considered significant under the General Plan standard, and the Project would not be required to adopt special practices, such as the designation of a noise disturbance coordinator, or posted notification of construction schedules.

Construction operations generally include a wide range of activities that can generate groundborne vibration. In general, blasting and large-scale demolition of structures generate the highest vibrations. Vibratory compactors or rollers, pile drivers, and pavement breakers can generate perceptible amounts of vibration at up to 200 feet. However, these high-vibration equipment are not anticipated to be used during Project construction. Table 5 shows the typical levels of vibration generated by the most vibration-intense construction equipment and compares these levels to the Federal Transit Administration (FTA) thresholds for human annoyance and structural damage. Since Project construction activities would not involve pile driving or vibratory compaction, construction-related vibration impacts are generally anticipated to be less than significant. At various times, individual pieces of construction equipment may temporarily cause perceptible levels of vibration at sensitive receptors; however, such occurrences would be short-lived and would be well below the FTA threshold for structural damage.

Table 5
Groundborne Vibration Levels for Construction Equipment

Equipment	Approximate Velocity Level at 25 Feet (VdB)	Approximate RMS[a] Velocity at 25 Feet (in/sec)
Pile Driver (impact) Upper Range	112	1.518
Pile Driver (impact) Lower Range	104	0.644
Pile Driver (sonic) Upper Range	105	0.734
Pile Driver (sonic) Lower Range	93	0.170
Large Bulldozer	87	0.089
Caisson Drilling	87	0.089
Jackhammer	79	0.035
Small Bulldozer	58	0.003
Loaded Trucks	86	0.076
FTA Criteria – Human Annoyance (Daytime)	78 to 90[b]	—
FTA Criteria – Structural Damage	—	0.2 to 0.5[c]

[a] RMS velocity calculated from vibration level (VdB) using the reference of 1 microinch/second.
[b] Depending on affected land use. For residential 78VdB, for offices 84 VdB, workshops 90 VdB.
[c] Depending on affected building structure, for timber and masonry buildings 0.2 in/sec, for reinforced-concrete, steel or timber 0.5 in/sec.
Source: Federal Transit Administration, Transit Noise and Vibration Impact Assessment, 2006.

The project site is not within an airport land use plan or within 2 miles of a public use airport. The nearest public use airport is Reid-Hillview Airport of Santa Clara County, approximately 8 miles to the northeast. Given this distance from the project site to the nearest airport, future residents at the site would not be exposed to excessive noise from aircraft using a public use airport and the impact would be less than significant.

There are no private use airstrips or airports within 2 miles of the project site. In fact, there are no private use airports or airstrips within 10 miles of the project site. The County Medical Center operates a private heliport approximately 8 miles to the northwest of the project site; however, helicopter takeoffs and landings from this site would be sporadic and would not occur in close enough proximity to the project site to result in substantial perception of noise. Therefore, future residents at the site would not be exposed to excessive noise from aircraft using a private airport or heliport in the vicinity and the impact would be less than significant.

CONCLUSION: Conformance with the above General Plan policies and municipal code provisions, as well as existing conditions within and around the project site will ensure that noise impacts would be reduced to a less than significant level at the time of future development of the site.

MITIGATION MEASURES: None required.

XIII. POPULATION AND HOUSING - Would the project:

Issues	*Potentially Significant Impact*	*Less Than Significant With Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*	*Information Sources*
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	X	1,2
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	X	1
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	X	1

FINDINGS:

The proposed project would not induce substantial population growth or displacement of existing residents because it is a replacement project for a non-residential facility.

MITIGATION MEASURES: None required.

XIV. PUBLIC SERVICES

Issues	*Potentially Significant Impact*	*Less Than Significant With Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*	*Information Sources*
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
Fire Protection?	☐	☐	☐	X	1,2
Police Protection?	☐	☐	☐	X	1,2
Schools?	☐	☐	☐	X	1,2
Parks?	☐	☐	☐	X	1,2
Other Public Facilities?	☐	☐	☐	X	1,2

FINDINGS:

The project site is located in an urbanized area of San Jose, and is well served by existing Fire, Police, School, Park and other Public Facilities. The site is served by two fire stations within 5 minutes response time. The proposed project is not residential and would not increase the number of residents on the site or residents in the area, so no additional personnel or equipment from Fire, Police, School, Park, and other Public Facilities are necessary to serve the proposed project, and there would be no impacts to schools or parks.

MITIGATION MEASURES: None required.

XV. RECREATION

Issues	*Potentially Significant Impact*	*Less Than Significant With Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*	*Information Sources*
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	X	1,2
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	☐	☐	☐	X	1,2

FINDINGS:
The proposed project is in an urbanized area of San Jose that is well served by public parks. All future development allowed by the Conditional Use Permit will not affect existing recreational opportunities in the project area or City at large.

The proposed project will not increase the number of residents on the site or in the vicinity, and therefore is not expected to impact the use of existing parks or recreation centers such that deterioration would occur or be accelerated. The proposed project includes a private recreational facilities, golf and country club, but the renovation of the facility would not have an adverse physical effect on the environment.

MITIGATION MEASURES: None required.

XVI. TRANSPORTATION / TRAFFIC - Would the project:

Issues	*Potentially Significant Impact*	*Less Than Significant With Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*	*Information Sources*
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio of roads, or congestion at intersections)?	☐	☐	☐	X	1,2,19
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☐	X	1,2,19
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	X	1,19
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible land uses (e.g., farm equipment)?	☐	☐	☐	X	1,19
e) Result in inadequate emergency access?	☐	☐	☐	X	1,20
f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	X	1,2,18

INTRODUCTION: The following discussion is based in part upon previous transportation studies completed in the project area for existing development on the adjacent school campus. The studies are on file at the City of San José Department of Planning, Building, and Code Enforcement.

Various policies in the City's General Plan have been adopted for the purpose of avoiding or mitigating transportation and traffic impacts resulting from planned development within the City. All future development allowed by the proposed land use designations would be subject to the transportation policies of the City's General Plan, including the following:

Policy CD-3.3: Within new development, create and maintain a pedestrian-friendly environment by connecting the internal components with safe, convenient, accessible, and pleasant pedestrian facilities and by requiring pedestrian connections between building entrances, other site features, and adjacent public streets.

Policy TR-5.3: The minimum overall roadway performance during peak travel periods should be level of service "D" except for designated areas. How this policy is applied and exceptions to this policy are listed in the following bullets:

- Vehicular Traffic Mitigation Measures. Review development proposals for their impacts on the level of service and require appropriate mitigation measures if development of the project has the potential to reduce the level of service to "E" or worse. These mitigation measures typically involve street improvements. Mitigation measures for vehicular traffic should not compromise or minimize community livability by removing mature street trees, significantly reducing front or side yards, or creating other adverse neighborhood impacts.
- Area Development Policy. An "area development policy" may be adopted by the City Council to establish special traffic level of service standards for a specific geographic area which identifies development impacts and mitigation measures. These policies may take other names or forms to accomplish the same purpose. Area development policies may be first considered only during the General Plan Annual Review and Amendment Process; however, the hearing on an area development policy may be continued after the Annual Review has been completed and the area development policy may thereafter be adopted or amended at a public meeting at any time during the year.
- Small Projects. Small projects may be defined and exempted from traffic analysis per the City's transportation policies.
- Special Strategy Areas. In recognition of the unique characteristics and particular goals of Special Strategy Areas, intersections identified as Protected Intersections within these areas, may be exempt from traffic mitigation requirements. Special Strategy Areas are identified in the City's adopted General Plan and include Urban Villages, Transit Station Areas, and Specific Plan Areas.

Policy TR-9.1: Enhance, expand and maintain facilities for walking and bicycling, particularly to connect with and ensure access to transit and to provide a safe and complete alternative transportation network that facilitates non-automobile trips.

Additionally, the proposed Project would be subject to the provisions of the San Jose Level of Service Policy adopted as Resolution No. 72765.1 in June 2005,

FINDINGS:

The City's Department of Public Works has analyzed the proposed project and determined that it would be in conformance with the City's Transportation Level of Service Policy (Council Policy 5-3) and would not create a significant traffic impact. Renovation and additions to the existing clubhouse will provide increased amenities for the Club's current members and will not result in an increase in staff or Club membership. As a result, the project will not generate a significant amount of new trips and will be in conformance with the City of San Jose Transportation Level of Service Policy (Council Policy 5-3), and therefore will not result in a significant traffic impact.

The Country Club is not seeking to increase the frequency of events or change the size or type of events that are held at the clubhouse. Additionally, the Country Club is seeking to maintain membership equivalent to that which it had prior to the initiation of renovation planning, and would not seek to increase membership beyond the approximately 400 members it previously has had. Furthermore, no changes in staffing levels are anticipated as a result of the proposed project. Given that the Country Club's renovation will not result in any increase to the number of Country Club members, to the size or number of events, or to the size of the Country Club's staff, the proposed Project is therefore not anticipated to result in increases to club-related traffic.

MITIGATION MEASURES: None required.

XVII. UTILITIES AND SERVICE SYSTEMS - Would the project:

Issues	*Potentially Significant Impact*	*Less Than Significant With Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*	*Information Sources*
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	X	1,15
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	X	1,2,21
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	X	1,17
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	X	1,22
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	X	1,21
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	X	1,21
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	X	1,21

INTRODUCTION: Various policies in the City's General Plan have been adopted for the purpose of avoiding or mitigating utility-related impacts resulting from planned development within the City. The proposed Project would be subject to the utilities and services policies of the City's General Plan, including the following:

Policy MS-3.2: Promote use of green building technology or techniques that can help reduce the depletion of the City's potable water supply, as building codes permit. For example, promote the use of captured rainwater,

graywater, or recycled water as the preferred source for non-potable water needs such as irrigation and building cooling, consistent with Building Codes or other regulations.

Policy MS-3.3: Promote the use of drought tolerant plants and landscaping materials for non-residential and residential uses.

Action EC-5.16: Implement the Post-Construction Urban Runoff Management requirements of the City's Municipal NPDES Permit to reduce urban runoff from project sites.

In addition to the above-listed policies of the San José General Plan, new development in San José is required to comply with programs that mandate the use of water-conserving features and appliances and the City's Integrated Waste Management Program, which minimizes solid waste.

FINDINGS:

The proposed project would not require construction of new facilities for wastewater treatment, storm drainage, water, or waste disposal because the subject site is located within the City of San Jose Urban Service Area where such facilities exist, and these facilities have the capacity to serve the proposed project.

MITIGATION MEASURES: None required.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

a) Does the project have the potential to (1) degrade the quality of the environment, (2) substantially reduce the habitat of a fish or wildlife species, (3) cause a fish or wildlife population to drop below self-sustaining levels, (4) threaten to eliminate a plant or animal community, (5) reduce the number or restrict the range of a rare or endangered plant or animal, or (6) eliminate important examples of the major periods of California history or prehistory?	☐	X	☐	☐	1,10
b) Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.	☐	☐	☐	X	1,16
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	X	1

FINDINGS:

As discussed in the previous sections, the proposed project does not have the potential to generate significant environmental effects in any of the subject areas discussed, with the exception of Biology, where there would be an impact to potential raptor habitat prior to mitigation. With conformance with federal, State, and local policies, and with implementation of the specified Biological mitigation measure, the impacts of the proposed project would be avoided or reduced to a less than significant level.

CONCLUSION: Conformance with the above Standard Permit Conditions and General Plan Policies, and implementation of the Biological mitigation measure (reiterated below) will ensure that impacts would be reduced to a less than significant level at the time of future development of the site.

MITIGATION MEASURES:

Mitigation Measure BIO-1: Raptors: If possible, construction should be scheduled between October and December (inclusive) to avoid the raptor nesting season. If this is not possible, pre-construction surveys for nesting raptors shall be conducted by a qualified ornithologist to identify active raptor nests that may be disturbed during project implementation. Between January and April (inclusive) pre-construction surveys shall be conducted no more than 14 days prior to the initiation of construction activities or tree relocation or removal. Between May and August (inclusive), pre-construction surveys no more than thirty (30) days prior to the initiation of these activities. The surveying ornithologist shall inspect all trees in and immediately adjacent to the construction area for raptor nests. If an active raptor nest is found in or close enough to the construction area to be disturbed by these activities, the ornithologist, shall, in consultation with the State of California, Department of Fish & Wildlife (CDFW), designate a construction-free buffer zone (typically 250 feet) around the nest. The applicant shall submit a report indicating the results of the survey and any designated buffer zones to the satisfaction of the Planning Department prior to the issuance of any grading or building permit. (EC15-2013)

CHECKLIST REFERENCES

1. Environmental Clearance Application – File No.
2. San Jose Envision 2040 General Plan
3. USDA, Soil Conservation Service, Soil Survey of SC County, August 1968
4. USDA, Soil Conservation Service, Important Farmlands of SC County map, June 1979
5. State of California's Geo-Hazard maps / Alquist Priolo Fault maps
6. Riparian Corridor Policy Study 1994
7. San Jose Historic Resources Inventory
8. City of San Jose Archeological Sensitivity Maps
9. FEMA Flood Insurance Rate Map, Santa Clara County, 1986
10. California Department of Fish & Wildlife, California Natural Diversity Database, 2001
11. City of San Jose Heritage Tree Survey Report
12. California Environmental Protection Agency Hazardous Waste and Substances Sites List, 1998
13. City of San Jose Noise Exposure Map for the Envision 2040 General Plan
14. BAAQMD CEQA Guidelines, Bay Area Air Quality Management District. April 1996, revised 1999.
15. San Francisco Bay Regional Water Quality Control Board 1995 Basin Plan
16. Final Environmental Impact Report, City of San Jose, Envision 2040 General Plan
17. Santa Clara Valley Water District
18. City of San Jose Title 20 Zoning Ordinance
19. San Jose Department of Public Works
20. San Jose Fire Department
21. San Jose Environmental Services Department
22. San Jose Water Company, Great Oaks Water Company
23. California Division of Mines and Geology
24. Cooper Clark, San Jose Geotechnical Information Maps, July 1974
25. Air Quality and GHG Analysis by The Planning Center | DC&E, dated January, 2014.
26. Arborist Report by The Planning Center | DC&E, dated January, 2014.
27. Geotechnical Investigation by Silicon Valley Soil Engineering, dated January, 2014.
28. Geologic Evaluation and Geotechnical Investigation by Silicon Valley Soil Engineering, dated July 2013.
29. Asbestos Assessment by AllWest Environmental, Inc., dated January 2012.