

**Final Initial Study/Mitigated Negative Declaration
Cottle and Lester Historic Ranch Site Plan Project
Santa Clara County, California**

State Clearinghouse Number 2022010382

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Date: March 2, 2022

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SECTION 1: INTRODUCTION

Although not required by the California Environmental Quality Act (CEQA), the County of Santa Clara has prepared the following responses to significant environmental comments received on the Cottle and Lester Historic Ranch Site Plan Project Draft Initial Study/Mitigated Negative Declaration (Draft IS/MND). The Responses to Comments and Errata, which are included in this document, together with the Draft IS/MND, Draft IS/MND appendices, and the Mitigation Monitoring and Reporting Program (MMRP), comprise the Final IS/MND for use by the County of Santa Clara in its review and consideration of the Cottle and Lester Historic Ranch Site Plan Project (proposed project). All public comments regarding the Draft IS/MND are included for consideration by the County.

This document is organized into three sections:

- **Section 1—Introduction.**
- **Section 2—Responses to Written Comments:** Provides a list of the agencies, organizations, and individuals who commented on the Draft IS/MND. Copies of all of the letters received regarding the Draft IS/MND and responses thereto are included in this section.

The Final IS/MND includes the following contents:

- Draft IS/MND (provided under separate cover)
- Draft IS/MND appendices (provided under separate cover)
- Responses to Written Comments and Errata (Sections 2 and 3 of this document)
- Mitigation Monitoring and Reporting Program (provided under separate cover)

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SECTION 2: RESPONSES TO WRITTEN COMMENTS

2.1 - List of Authors

A list of public agencies, organizations, and individuals that provided comments on the Draft Initial Study/Mitigated Negative Declaration (Draft IS/MND) is presented below. Each comment has been assigned a code. Individual comments within each communication have been numbered so comments can be cross-referenced with responses. Following this list, the text of the communication is reprinted and followed by the corresponding response.

Author	Author Code
Individuals	
Carolyn Straub.....	Straub-1

2.2 - Responses to Comments

2.2.1 - Introduction

Although a lead agency is not required to provide written responses to comments on proposed Negative Declarations (NDs) or Mitigated Negative Declarations (MNDs) under the California Environmental Quality Act (CEQA), the County of Santa Clara has evaluated the comments received on the Cottle and Lester Historic Ranch Site Plan Project (State Clearinghouse No. 2022010382) (proposed project) Draft IS/MND and has elected to provide responses to the following significant environmental comments. None of the comments received results in the need to recirculate the Draft IS/MND or to prepare an Environmental Impact Report (EIR).

2.2.2 - Comment Letters and Responses

The comment letters reproduced in the following pages follow the same organization as used in the List of Authors.

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From: Carolyn Straub <carolyn.rosyfinch.straub@gmail.com>
Sent: Monday, January 24, 2022 11:32 AM
To: Brosseau, Kimberly <Kimberly.Brosseau@PRK.SCCGOV.ORG>
Cc: director@scvas.org
Subject: [EXTERNAL] Comment - Notice of Intent to Adopt a Mitigated Negative Declaration for the Cottle and Lester Historic Ranch Site Plan Project

Thank you for emailing an opportunity to comment on the above at Martial Cottle Park in San Jose.

I am not a qualified evaluator on the safety of birds and bats. However, in general regard to:

MM BIO-2 The protection of active bird nests, and

MM BIO-3 The protection of active bat roosts

(See attached below)

Should there be any problem, I hope that you'd consider consulting with or even involving the Santa Clara Valley Audubon Society (SCVAS), as well as Bat Conservation International (BCI). Bats can be prone to disturbance by outside noises, and may or may not return. Bats may also be prone to White-Nose Syndrome spread by, in some cases, human interference. Bats are also prone to misinformation about rabies and COVID-19.

The SCVAS (birds) and BCI (bats) websites are www.scvas.org and www.batcon.org

**Bat Conservation
International**

500 N Capital of TX Hwy.
Bldg. 1, Suite 175
Austin, TX
78746, USA
512.327.9721
1.800.538.BATS

Santa Clara Valley Audubon Society (SCVAS)

McClellan Ranch Preserve
22221 McClellan Road
Cupertino, CA 95014

Phone: (408) 252-3747
Fax: (408) 252-2850

Thank you for any interest.

Best,

Carolyn Straub

439 Chateau La Salle Dr.

San Jose, CA 95111

SCVAS and BCI member

Individuals

Carolyn Straub (Straub-1)

Response to Straub-1

The commenter provides an introductory statement that she is not a qualified evaluator of the safety of birds and bats. The commenter provides comments on Mitigation Measure (MM) BIO-2 and MM BIO-3 which are in regard to the protection of active bird nests and the protection of active bat roosts, respectively. The commenter states that the applicant should consider consulting or involving the Santa Clara Valley Audubon Society (SCVAS) as well as Bat Conservation International (BCI). The commenter finishes by providing websites and physical addresses to both SCVAS and BCI.

The County will select a qualified Biologist to conduct the surveys required by MM BIO-2 and MM BIO-3. The commenter's suggestions are noted, and no further response is required.

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SECTION 3: ERRATA

The following are revisions to the Draft Initial Study/Mitigated Negative Declaration (Draft IS/MND) for the Cottle and Lester Historic Ranch Site Plan Project (Proposed Project).

These revisions are minor modifications and clarifications to the document, and do not change the significance of any of the environmental issue conclusions within the Draft IS/MND. The revisions are listed by page number. All additions to the text are underlined (underlined) and all deletions from the text are stricken (~~stricken~~).

3.1 - Changes in Response to Specific Comments

Section P. Recreation

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Minor typos are corrected to remove reference to extraneous mitigation measures. The changes do not affect the analysis or conclusions of the Draft IS/MND.

2. Implementation of the Proposed Project would include the use of existing historic structures, new buildings, interpretive destinations, picnic and event areas, landscaping, improvements to the Perimeter Trail and Cattle Run Trail, road and parking improvements, and a site host area that would provide temporary housing for volunteers. The Proposed Project would increase visitation to the larger Park area. The Proposed Project would provide for the continued use of the parcel as a working farm which would complement the existing Park. The Proposed Project is located in an existing park and the proposed improvements would not have an adverse physical effect on the environment. Impacts on the environment from implementation are discussed throughout this document, and all impacts would be reduced to less than significant with the implementation of MM BIO-1 through **MM BIO-3** ~~MM BIO-14~~, MM CR-1, MM CR-2, MM CR-3, and MM HAZ-1; BAAQMD Basic Construction BMPs, SWPPP BMPs, and noise reduction measures, Master Plan Guidelines, and other regulatory requirements. **Less than significant impact with mitigation incorporated.**

Mitigation

Implement MM BIO-1 through **MM BIO-3** ~~MM BIO-14~~, MM CR-1, MM CR-2, MM CR-3, and MM HAZ-1.

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