



Strategy #3: Reclaim Sites for Appropriate Subsequent Uses

Because the deposits are a finite resource, quarrying operations should only be considered a temporary land use, and adequate reclamation planning must be incorporated from the beginning of operations. In one sense, reclamation is one more aspect of mitigating environmental impacts after extraction operations are discontinued. Reclamation also functions to repair the site for appropriate subsequent uses. One example is Vasona Park and the groundwater recharge facilities located there. This highly used park was constructed from a sand and gravel extraction site. Open space uses such as parks are not the only possible subsequent land uses, but such uses must ensure the safety of the general public.



Policies and Implementation

C-RC 48

Reclamation for safe and beneficial future use of mineral resource extraction sites should be ensured through adequate planning, discretionary land use controls, and monitoring of reclamation plan implementation

[Note: for more detailed policies and implementation recommendations concerning mineral resource issues applicable specifically to rural areas, refer to the Rural Unincorporated Area Issues & Policies Part of the General Plan].

Heritage Resources

Background

TYPES AND SIGNIFICANCE OF HERITAGE RESOURCES

■ **Types of Heritage Resources**

Heritage resources are those particular types of resources, both natural and man-made, which due to their vulnerability or irreplaceable nature deserve special protection if they are to be preserved for current and future generations. The types of resources addressed as heritage resources include:

- historical sites, structures, and areas;
- archeological and paleontological sites and artifacts; and
- historical and specimen trees.

[Note: Rare and endangered species of plants and animals are addressed under the subject of "Habitat and Biodiversity."]

■ **Significance of Heritage Resources**

Heritage resources are important for a variety of reasons, including potential scientific value, cultural and historical value, and "place" value, in addition to their irreplaceability. Knowledge of the natural world, understanding of cultural origins, continuity with the past, and the sense of place that defines us and distinguishes Santa Clara County from all other places are all enhanced through heritage resource preservation. For example, preservation of archeological sites provides valuable insights into the lives of people and their cultures of which there is no other evidence.

In the face of increasing homogenization, urbanization, and anonymity of American culture and places, resources unique to each region and locality become even more significant. More



than curiosities, landmarks by which to navigate, or tourist attractions, heritage resources should be considered the birthright of successive generations of residents. If preserved and integrated with the new, our historic buildings, groves of trees, and other resources immeasurably enrich the experience of urban and rural landscapes. Rehabilitation and restoration for new uses or for commemoration, especially within older, central urban communities can also help revitalize economies and reverse urban decline in ways urban “renewal” programs of the recent past often failed to do.

CHALLENGES TO CULTURAL HERITAGE RESOURCE PRESERVATION

The challenges to preserving cultural heritage resources are numerous, including:

- destruction from natural hazards, such as seismic activity and natural decay;
- loss through redevelopment of urban areas;
- inadequate financial support for preserving and maintaining resources; and
- lack of knowledge, appreciation, or respect.

Strategies to overcome these and other challenges must try to address not only the various mechanisms available to preserve resources, but also public attitudes and awareness of their value.



Strategies, Policies and Implementation

The general approach to cultural heritage resource protection outlined by the General Plan consists of three basic strategies:

- Strategy #1: Inventory and Evaluate Heritage Resources
- Strategy #2: Prevent or Minimize Adverse Impacts on Heritage Resources
- Strategy #3: Restore, Enhance and Commemorate Resources



Policies and Implementation

C-RC 49

Cultural heritage resources within Santa Clara County should be preserved, restored wherever possible, and commemorated as appropriate for their scientific, cultural, historic and place values.

C-RC 50

Countywide, the general approach to heritage resource protection should include the following strategies:

1. Inventory and evaluate heritage resources.
2. Prevent or minimize adverse impacts on heritage resources.
3. Restore, enhance, and commemorate resources as appropriate.



Strategy #1: Inventory and Evaluate Heritage Resources

Each of the cities of Santa Clara County and County government maintains its own inventory of heritage resources in some form. Inventories of heritage resources serve several purposes:

- to document the existence of identified resources and their location;
- to help evaluate the significance, quality, and protective status of the resources;



- to form the basis for recommendations that resources of various kinds be included in state inventories or the National Register of Historic Places;
- to insure that local decision-makers take heritage resource conservation into account; and
- to publicize and increase awareness of the value of heritage resources.

Inventories may be initiated by formal action, such as the case when surveys are commissioned for an area or jurisdiction. As conditions change, inventories must be updated and maintained. Incidental observations by members of the public as well as by various governmental agencies involved with such work may add to the knowledge base. However, involvement of local historians and architectural historians should be integral to the work of conducting and maintaining adequate resource inventories.

→ **Policies and Implementation**

C-RC 51

Inventories of heritage resources should be maintained as the basis for local decision-making regarding such resources.

Implementation Recommendations

C-RC(i)24

Update inventories and evaluations of heritage resources. Survey resources as necessary to augment existing inventories.

**Strategy #2:
Prevent or Minimize Adverse
Impacts on Heritage Resources**

Irreplaceable resources may be lost or damaged due to accidental or natural forces, as may be the case when earthquake activity damages a structure, but losses should not be due to carelessness, ignorance, or inadequate safeguards. Historic and specimen trees deserve the same kind of special consideration given to historic

sites, structures and districts. Preventing losses to heritage resources, given their irreplaceable nature, should take precedence wherever possible over attempts to compensate or minimize the impact.

However, when loss or damage to such resources is unavoidable, impacts should be mitigated to the maximum extent possible. For example, if an historic home cannot be saved from a proposed development project, there may be a possibility that it could be moved. In another example, a grove of heritage trees may be proposed for removal due to a road widening project. Route selection and placement alternatives may be able to preserve some if not all of the resource.

Historic districts are often employed to conserve heritage resources, because they offer certain safeguards against inadvertent actions which could harm or destroy heritage resources. They further provide protection to an area of interest in which there may be several types of resources of differing value, all of which, however, deserve some degree of regard and protection. Specific ordinances, regulations, or review procedures may also be employed, depending on the resource.

→ **Policies and Implementation**

C-RC 52

Prevention of unnecessary losses to heritage resources should be ensured as much as possible through adequate ordinances, regulations, and standard review procedures. Mitigation efforts, such as relocation of the resource, should be employed where feasible when projects will have significant adverse impact upon heritage resources.

C-RC 53

Cities should balance plans for urban redevelopment with the objectives of heritage resource preservation in such cases where potential conflicting interest may arise. Care should be taken to integrate heritage resources with new development wherever possible.



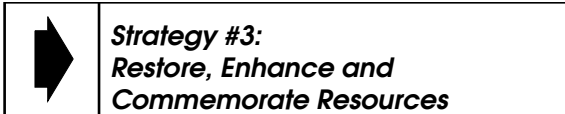
Implementation Recommendations

C-RC(i)25

Review administrative procedures and enforcement for effectiveness.

C-RC(i)26

Explore designation of historic districts to preserve character of areas rich in heritage resources.



Depending on the resource, treatment of heritage resources may vary. The general goal should be first to preserve, restore and commemorate heritage resources of greatest value, through a variety of means, and secondly to preserve as much of the heritage value of a resource as is possible, if complete restoration is not feasible or practical.

A common example would involve restoration of the facade and other major exterior elements of a historical building, but to modernize the structure's interior as required for other uses. This approach preserves the historical character of the structure without limiting the user or owner of a property to the singular goal of complete restoration. Even moving a resource should be preferable, if possible, to demolition, in the case of historic structures.

The resources necessary to perform restoration and commemoration work may be obtained from various sources, including incentive tax credits for restoration, local preservation funds, and with the recent passage of federal legislation, from funds set aside for such purposes in the Intermodal Surface Transportation Efficiency Act, or ISTEA. Finally, public awareness and appreciation of heritage resources should be considered an important aspect of community-wide preservation efforts. The public need not merely be resigned to the loss of heritage resources over time if there is improved awareness of the available safeguards and incentives.



Policies and Implementation

C-RC 54

Heritage resources should be restored, enhanced, and commemorated as appropriate to the value and significance of the resource.

C-RC 55

Public awareness and appreciation of existing heritage resources and their significance should be enhanced through community organizations, neighborhood associations, the educational system, and governmental programs.

C-RC 56

Heritage resource acquisition, preservation, restoration, and interpretation projects eligible for funding with County Parks Charter Funds are identified in the "Santa Clara County Heritage Resources Inventory" adopted by the Board of Supervisors.

Implementation Recommendations

C-RC(i)27

Publicize financial resources from ISTEA and federal income tax credits for restoration of designated resources.

C-RC(i)28

Publish inventories of heritage resources.

C-RC(i)29

Organize community organizations and constituencies for heritage resource preservation.

Note: for more detailed policies and implementation recommendations regarding heritage resource issues applicable specifically to rural unincorporated areas, refer to the Rural Unincorporated Area Issues & Policies portion of the General Plan].



**Strategy #3:
Reclaim Sites for Appropriate
Subsequent Land Uses.**

Because the deposits are a finite resource, quarrying operations should only be considered a temporary land use, and adequate reclamation planning must be incorporated from the beginning of operations. In one sense, reclamation is one more aspect of mitigating environmental impacts after extraction operations are discontinued. Reclamation also functions to prepare the site for appropriate subsequent uses.

The county requires all quarry applicants to prepare a reclamation plan. The plan must contain specific information about the site, the mineral commodity being mined, the mining method, and the specifics of the proposed reclamation program. Depending on the location of the quarry, many types of subsequent uses may be appropriate, as long as they are permissible under the County zoning ordinance. Conformance with the reclamation plan is monitored by the County’s Architectural and Site Approval Committee throughout the life of the quarry.

Policies and Implementation

R-RC 80

Plans for rehabilitation, reuse, and erosion control of mineral extraction areas shall be made a condition of any use permit.

Heritage Resources

Background

TYPES OF HERITAGE RESOURCES

Heritage resources are those particular types of resources, both natural and man-made, which due to their vulnerability or irreplaceable nature deserve special protection if they are to be preserved for current and future generations. The types of resources addressed as heritage resources include:

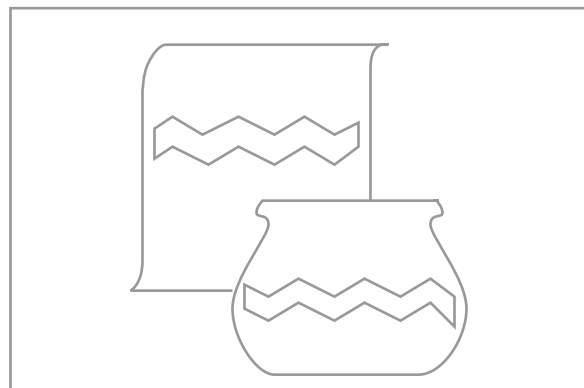
- historical sites, structures, and areas;
- archeological and paleontological sites and artifacts; and
- historical and specimen trees.

[Note: Rare and endangered species of plants and animals are addressed under the subject of “Habitat and Biodiversity.”]

SIGNIFICANCE OF HERITAGE RESOURCES

Heritage resources are important for a variety of reasons, including potential scientific value, cultural and historical value, in addition to their irreplaceability. Heritage resource preservation can enhance our:

- knowledge of history and the natural world,
- understanding of our cultural origins and sense of continuity with the past, and
- “sense of place,” distinguishing Santa Clara County from all other places.





For example, preservation of archeological sites provides valuable insights into the lives of people and their cultures for which there is no other evidence. Preservation of historic rural settings provides tangible evidence of the conditions under which people have lived through the state’s varied history.

CHALLENGES TO HERITAGE RESOURCE PRESERVATION

The challenges to preserving heritage resources are numerous, including:

- destruction from natural hazards, such as seismic activity and natural decay;
- demolition to prepare for new development;
- inadequate financial support for preserving and maintaining resources; or
- lack of knowledge, appreciation, or respect.

Strategies to overcome these and other challenges must try to address not only the various mechanisms available to preserve resources, but also public attitudes and awareness of their value.

Strategies, Policies and Implementation

The general approach to heritage resource protection outlined by the General Plan consists of three basic strategies:

- Strategy #1. Inventory and Evaluate Heritage Resources
- Strategy #2. Prevent, or Minimize, Adverse Impacts on Heritage Resources
- Strategy #3. Restore, Enhance, and Commemorate Resources as Appropriate

→ Policies and Implementation

R-RC 81

Heritage resources within the rural unincorporated areas of Santa Clara County shall be preserved, restored wherever possible, and commemorated as appropriate for their scientific, cultural, historic and place values.

R-RC 82

The following strategies should provide overall direction to efforts to preserve heritage resources:

1. Inventory and evaluate heritage resources.
2. Prevent, or minimize, adverse impacts on heritage resources.
3. Restore, enhance, and commemorate resources as appropriate.

Historic Heritage Commission and Review Process

The County’s Historic Heritage Commission is an eleven member body appointed by the Board of Supervisors. It was established in 1972 by County ordinance to promote and encourage appreciation, recognition and preservation of heritage resources. The Commission is advisory to the Board and all County agencies:

- in all matters pertaining to historic sites, buildings, events, documents and artifacts related to County history;
- on nominations for State Points of Historical Interest, California Landmarks, and the National Register of Historical Places; and
- on any and all matters referred to it by the Board of Supervisors.

The Commission also reviews plans and applications for properties located in the following districts:

- a. Historic Conservation District, which includes New Almaden H1 Zoning District;
- b. Portuguese Orchard H2 District;
- c. 1939 World’s Fair Japanese Buildings (Sakai Property) H3 District; and
- d. any additional Historic Districts approved by the Board of Supervisors.



**Strategy #1:
Inventory and Evaluate Heritage Resources**

Inventories of heritage resources serve several purposes:

- to document the existence of identified resources and their location;
- to help evaluate the significance, quality, and protective status of the resources;
- to form the basis for recommendations that resources of various kinds be included in local or national inventories;
- to insure that local decision-makers adequately consider heritage resource conservation; and
- to publicize and increase awareness of the value of heritage resources.

→ Policies and Implementation

R-RC 83

The County’s Heritage Resources data base shall be maintained and used to review private development projects and guide the design of public projects.

R-RC 84

Heritage resource acquisition, preservation, restoration, and interpretation projects eligible for funding with County Parks Charter Funds are identified in the "Santa Clara County Heritage Resources Inventory" adopted by the Board of Supervisors.

Implementation Recommendations

R-RC(i) 32

Update the listings of heritage trees in the Heritage Resources Inventory.

**Strategy #2:
Prevent or Minimize Adverse Impacts on Heritage Resources**

Irreplaceable resources may be lost or damaged due to accidental or natural forces, such as earthquake damage, but losses due to carelessness, ignorance, or inadequate safeguards should be actively discouraged. Historic and specimen trees deserve the same kind of special consideration given to historic sites, structures and districts. Preventing losses to heritage resources, given their irreplaceable nature, should take precedence wherever possible over attempts to compensate or minimize the impact.

However, when loss or damage to such resources is unavoidable, impacts should be mitigated to the maximum extent possible. For example, if a historic home cannot be saved from a proposed development project, there may be a possibility that it could be moved. In another example, a grove of heritage trees may be proposed for removal due to a road widening or other development project. (Heritage trees are often designated in the inventory as those which were plantings by early settlers, such as those planted along the original roads between missions for shade trees. Other heritage trees might include very mature, old growth native species, such as redwoods or oaks). Route selection and placement alternatives may be able to preserve some if not all of the resource. If an area as a whole is a candidate for preservation, historic districts may be employed to conserve heritage resources.

→ Policies and Implementation

R-RC 85

No heritage resource shall knowingly be allowed to be destroyed or lost through a discretionary action (zoning, subdivision site approval, grading permit, building permit, etc.) of the County of Santa Clara unless:

- a. the site or resource has been reviewed by experts and the County Historic Heritage Commission and has been found to be of insignificant value; or



Resource Conservation

Rural Unincorporated Area Issues and Policies

- b. there is an overriding public benefit from the project and compensating mitigation to offset the loss is made part of the project.

R-RC 86

Projects in areas found to have heritage resources shall be conditioned and designed to avoid loss or degradation of the resources. Where conflict with the resource is unavoidable, mitigation measures that offset the impact may be imposed.

R-RC 87

Land divisions in areas with heritage resources shall be encouraged to cluster building sites in locations which will minimize the impacts to heritage resources.

R-RC 88

For projects receiving environmental assessment, expert opinions and field reconnaissance may be required if needed at the applicant's expense to determine the presence, extent, and condition of suspected heritage resources and the likely impact of the project upon the resources.

R-RC 89

Demolition permits proposed for designated heritage resources shall be referred to the Historic Heritage Commission for review and recommendation to the Board of Supervisors.

R-RC 90

Heritage and old growth trees, particularly redwoods, should not be cut, except in instances where public safety is jeopardized.

R-RC 91

The application of historic district zoning to areas containing historic structures shall be encouraged.

R-RC 92

The participation of concerned citizens and professionals dealing with heritage resources in the identification of sites and the review and conditioning of projects by its boards and commissions shall be encouraged by the County.



**Strategy #3:
Restore, Enhance, and
Commemorate Resources**

Depending on the resource, treatment of heritage resources may vary. The general goal should be first to preserve, restore and commemorate heritage resources of greatest value, through a variety of means, and secondly to preserve as much of the heritage value of a resource as is possible, if complete restoration is not feasible or practical. A common example would involve restoration of the facade and other major exterior elements of a historical building, but to modernize the structure's interior to allow adaptive reuse. This approach preserves the historical character of the structure without limiting the user or owner of a property to the singular goal of complete restoration. Even moving a resource should be preferable, if possible, to demolition, in the case of historic structures.

The resources necessary to perform rehabilitation and commemoration work may be obtained from various sources. These include incentive tax credits for rehabilitation, local preservation funds, the use of the State Historic Building Code potential property tax reductions through provisions of state law, and with the recent passage of federal legislation, from funds set aside for such purposes in the Intermodal Surface Transportation Efficiency Act, or ISTEA. Finally, public awareness and appreciation of heritage resources should be considered an important

