

**NOTICE OF PREPARATION OF AN  
ENVIRONMENTAL IMPACT REPORT FOR THE  
BOULDER RIDGE GOLF CLUB FITNESS AND SWIM CENTER PROJECT**

**Project Owner / Applicant:** Boulder Ridge Golf Club / Rocke Garcia  
**Project Title:** Boulder Ridge Golf Club Fitness and Swim Center  
Project  
**Project Number:** County Planning File # 2195-13P-13A-13G  
**Assessor's Parcel Number:** 696-01-025

As the Lead Agency, the County of Santa Clara (County) will prepare an Environmental Impact Report (EIR) for the proposed Boulder Ridge Golf Club Fitness and Swim Center Project. The location of the proposed project would be at The Golf Club at Boulder Ridge (Boulder Ridge Golf Club), 1000 Old Quarry Road in San Jose. Figures 1 and 2 below show the project location and vicinity.

The proposed project is modification of an existing Use Permit to allow construction of the fitness and swim center approximately 400 feet north of the existing clubhouse in the northeast corner of the golf club site. The fitness and swim center would involve construction of a 3-story fitness building, a 25-yard swimming pool, a smaller children's instructional pool, parking spaces to accommodate users of the new facilities, and associated landscaping.

The proposed building is approximately 19, 000 square feet in size and would include areas for locker rooms, fitness equipment, group instructional fitness classes, a juice bar, and a daycare center for children. The pool facility would be used for lap swimming and a competitive age group swimming program. The age group swim program would include daily work-outs and up to six annual swim meets.

The proposed project would also include a County-initiated Zoning Ordinance Amendment to clarify the use of fitness and swim center in a golf club as an ancillary use. Additional language to clarify the ancillary use of a fitness center in a golf club would be further defined in the Zoning Ordinance and any accompanying guidelines.

The County would like your views regarding the scope and content of the environmental information to be included in the EIR that is relevant to your area of interest, or to your agency's statutory responsibilities in connection with the proposed project. The project description, location and probable environmental effects that will be analyzed in the EIR for the project are attached.

A Public Scoping Session to solicit comments for the Notice of Preparation will be held at the Almaden Community Center, 6445 Camden Avenue, San Jose on **Tuesday, May 21 from 6:00 p.m. to 7:30 p.m.** In accordance with the California Environmental Quality Act (CEQA), comments on the Notice of Preparation are due within 30 days of receipt of this notice. However, an earlier response, if possible, would be appreciated. Please address your comments to:

County of Santa Clara  
Office of Planning and Development  
Attn: David Rader  
70 West Hedding St., San Jose, CA 95110  
Phone (408) 299-5779  
Email: david.rader@pln.sccgov.org

Prepared by: \_\_\_\_\_  
David Rader, Planner III                      Signature                      Date

Approved by: \_\_\_\_\_  
Rob Eastwood,                      Signature                      Date  
Principal Planner

## INTRODUCTION

The purpose of an Environmental Impact Report (EIR) is to inform decision makers and the general public of the environmental effects of a proposed project that an agency may implement or approve. The EIR process is intended to provide information sufficient to (a) evaluate a proposed project and its potential for significant impacts on the environment, (b) to examine methods of reducing adverse (significant) impacts, and (c) to consider alternatives to the project.

The EIR for the proposed Boulder Ridge Golf Club Fitness Center will be prepared and processed in accordance with the California Environmental Quality Act (CEQA) of 1970, as amended. In accordance with the requirements of CEQA, the EIR will include:

- A summary of the EIR
- A project description
- A description of the existing environmental setting, possible environmental impacts, and mitigation measures
- Alternatives to the project as proposed
- Environmental consequences, including: (a) any significant environmental effects which cannot be avoided if the project is implemented; (b) the growth-inducing impacts of the proposed project, (c) effects found not to be significant, and (d) cumulative impacts.

## PROJECT LOCATION

The project site, Boulder Ridge Golf Club, is located in the South San Jose area, in an unincorporated part of Santa Clara County, close to Almaden Expressway to the west, Coleman Road, and Santa Teresa Blvd to the north. The golf club operates under a Use Permit under the use classification of *Golf Courses & Country Clubs*. Current facilities on the project site are an 18-hole golf course; a golf driving range; a clubhouse with dining and grill rooms, kitchen, bar, pro golf shop, administrative offices; a pavilion banquet building; and a golf cart maintenance building. The proposed fitness and swim center would be located approximately 400 feet north of the existing clubhouse in the northeast corner of the 200-acre site.

## PROJECT DESCRIPTION

The proposed project includes a modification of the existing use permit to allow construction of a 3-story building, a 25-yard swimming pool, a smaller children's instructional pool, additional parking spaces to accommodate users of the facilities, and associated landscaping. The proposed building is approximately 19,000 square feet. The fitness center would include a lobby, a daycare center, a juice bar and fitness equipment area on the entry level. On the pool level (below the entry level), there would be locker rooms for men, women, boys, and girls as well as an additional fitness equipment area. On the upper level (above the entry level), there would be four (4) group lesson classrooms provided for both golf-related and other group fitness instructions.

The pool facility would include a 25-yard swimming pool and a smaller children's instructional pool. The main pool would be used for lap swimming by users of the fitness center. In addition, the proposed facility would be used to offer a competitive age group swim program. As part of the program, the facility would host up to six dual meets that would take place between June and August on Saturdays.

The proposed project includes a County-initiated Zoning Ordinance Amendment to include the use of fitness and swim facilities may be ancillary uses within the Golf Course and Country Club use classification (recreational). Any accompanying guidelines related to golf course uses would also be modified.

## POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT

The EIR will identify the significant environmental effects anticipated to result from implementation of the proposed project. An Initial Study will be used to focus the EIR analysis on the limited number of environmental issue areas anticipated from this project:

- **Aesthetics** – The EIR will describe the existing visual character of the project site and the anticipated change in visual character resulting from development of the proposed fitness and swim center. Environmental effects of proposed lighting and possible glare on the surrounding area will also be evaluated. Mitigation measures will be identified to reduce or avoid significant aesthetic impacts, as appropriate.
- **Noise** – The EIR will describe the existing noise condition in the project area and evaluate the potential for project-generated noise, including from construction and

operation of the proposed fitness and swim center. Mitigation measures will be identified to reduce or avoid significant noise impacts, as appropriate.

- **Traffic** – The EIR will describe the existing roadway network and transit, bicycle, and pedestrian facilities in the project area as well as access to the proposed fitness and swim center. The EIR will identify any traffic impacts (including those to intersection levels of service, and transit, bicycle, and pedestrian facilities) resulting from the development and operation of the proposed fitness and swim center. Parking requirements will also be addressed. Mitigation measures will be identified to reduce or avoid significant traffic impacts, as appropriate.
- **Cumulative Impacts** – The EIR will include a discussion of potentially significant cumulative impacts of the proposed project when considered with other past, present, and reasonably foreseeable future projects in the area. This section will cover all relevant subject areas discussed in the EIR (e.g., traffic).
- **Alternatives** – The EIR will identify and evaluate project alternatives that might reasonably be assumed to reduce significant project impacts. Analysis of a “No Project” alternative is required by law. Other alternatives that may be discussed include a reduced scale scenario and an alternative location on the project site.

Figure 1 – Project Location Map

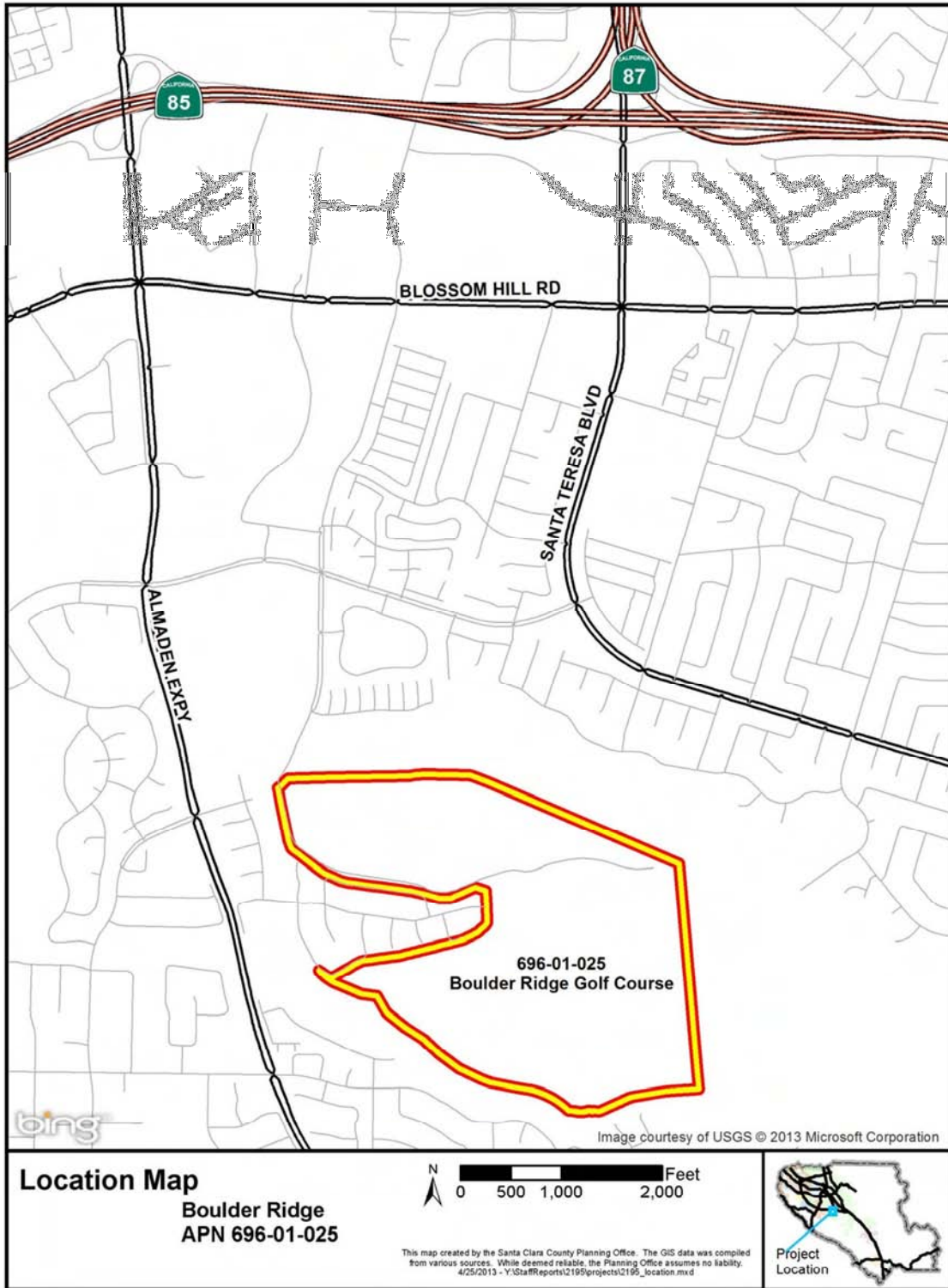
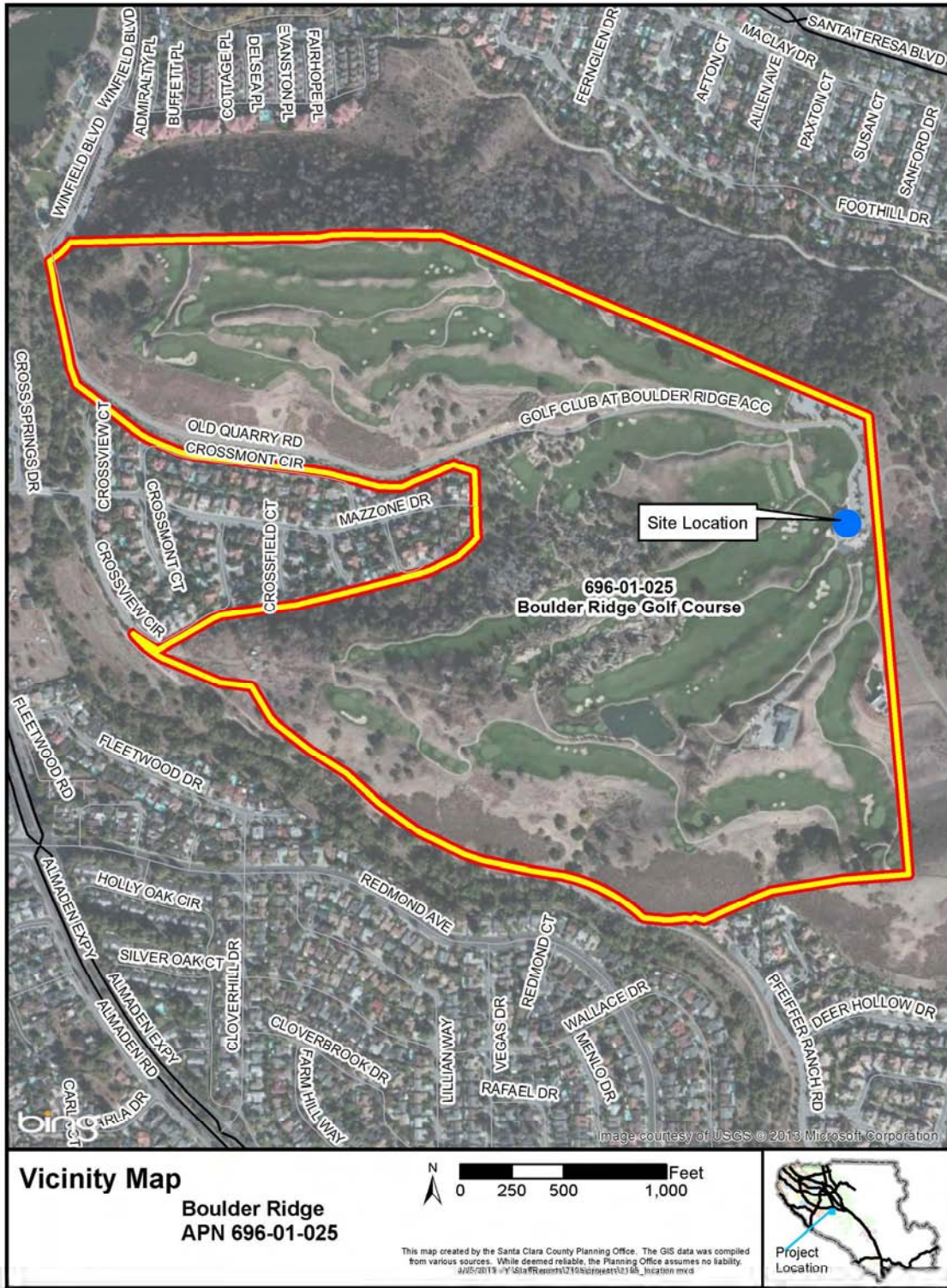
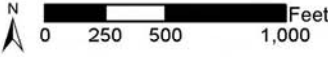


Figure 2 – Project Vicinity Map



**Vicinity Map**

**Boulder Ridge  
APN 696-01-025**



This map created by the Santa Clara County Planning Office. The GIS data was compiled from various sources. While deemed reliable, the Planning Office assumes no liability.  
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Project Location