

County of Santa Clara

Department of Planning and Development
Planning Office

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San Jose, California 95110-1705
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NOTICE OF PREPARATION (NOP) OF AN ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE CONSERVATION CENTER FOR WILDLIFE CARE USE PERMIT

Project Applicants: Peninsula Humane Society
Griffin & Sons Construction Inc.
File Number: **6943-12EIR**
Address: 24103 Congress Springs Road Saratoga
Assessor Parcel Numbers: 503-44-019, 503-44-020, 503-44-021

As the Lead Agency, the County of Santa Clara will prepare an Environmental Impact Report (EIR) for the proposed Conservation Center for Wildlife Care Use Permit. We would like your views regarding the scope and content of the environmental information to be included in the EIR. The EIR may be used by responsible agencies when considering approvals for the project. A brief description of the proposed project, and a summary of the potential environmental effects are attached. A copy of this notice is also available at the County – Saratoga Library and on the County Planning Office website at <http://www.sccplanning.org> under Environmental Documents.

EIR SCOPING MEETING

A public scoping meeting for the EIR will be held on **Thur. November 21, 2013 from 6 to 8 p.m. at Walden West facility – Abby Sobrato Science and Sustainability Center located at 15555 Sanborn Rd. Saratoga, CA 95070.** You are welcome to attend this community meeting to provide County Planning staff input on the scope of the EIR to address any environmental concerns associated with the project.

(See Project Location Map and EIR Scoping Meeting Location Map attached to this notice).

According to the California Environmental Quality Act (CEQA) the deadline for your response is 30 days after receipt of this notice. However, an earlier response, if possible, would be appreciated. Please identify a contact person and send your response to:

County of Santa Clara
Planning Office
Attention: Colleen Oda, Planner III
County Government Center
70 West Hedding St., 7th Floor, East Wing
San Jose CA 95110
Phone: (408) 299-5797
Email: Colleen.Oda@pln.sccgov.org

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 impacts; and (c) to consider alternatives to the project.

The EIR for the proposed project 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 for the Conservation Center for Wildlife Care Use Permit, Architecture and Site Approval, and Grading will include the following:

- A summary of the project
- A project description;
- A description of the existing environmental setting, potential environmental impacts, and mitigation measures;
- Cumulative Impacts,
- Alternatives to the proposed project; and
- CEQA required environmental consequences, including (a) and significant environmental effects which cannot be avoided if the project is implemented; (b) any significant irreversible and irretrievable commitments of resources; (c) the growth inducing impacts of the proposed project; and (d) effects found not to be significant.

Project Location

The site is located on the east side of the Santa Cruz Mountains off Highway 9 at 24103 Congress Springs Road approximately 1 mile west of the City of Saratoga (see attached Project Location Map).

Project Description

The proposed project is for the development of a wildlife care and rehabilitation facility and associated captive propagation facility for endangered/imperiled native species. Infrastructure includes the following structures: outdoor wildlife enclosures with a public wildlife intake building with pond ecology station, wildlife medical facility and education building, imperiled species breeding facility and demolition of two existing cottages to be replaced with two new caretaker cottages for guests and staff members. Other improvements include an access driveway, and parking areas and septic system for the facilities. Proposed hours of operation are 7 a.m. to 7 p.m. 7 days a week with up to 60 staff members and up to 52 public visitors on site at any one time.

Potential Environmental Effects of the Project

The EIR will identify the significant environmental effects anticipated to result from implementation of the proposed project. Specific environmental topics addressed will include, but are not limited to:

A. Aesthetics / Visual Resources

The project site's frontage is located off a County designated road. Congress Springs Road is designated as a County-designated scenic road in the County Zoning Ordinance (-sr zoning district). The EIR will describe the existing visual setting of the project site and visual changes that are anticipated to occur as a result of the proposed project within 100 ft. of the scenic road. Mitigation measures will be identified for potentially significant impacts, as warranted.

B. Land Use

The EIR will describe the land use impacts that would occur as a result of the proposed project. The EIR will explain how the proposed project is consistent or inconsistent with applicable land use plans (i.e. County General Plan, Bay Air Quality Management District Clean Air plan etc). Mitigation measures will be identified for potentially significant impacts, as warranted.

C. Biological Resources

The project site has oak trees and Saratoga Creek with associated riparian woodland habitat. Chaparral, conifer, hardwood forest, and shrubbery habitat also reside on the property. The EIR will present findings of a peer review biological resources report that identifies impacts to Saratoga Creek, and designated 150 ft. setback from the top of bank per County General Plan R-RC 37. The biological report shall also describe special status, threatened, and endangered species and their habitat on the project site. The EIR will describe biological resources impacts that are anticipated to occur as a result of the proposed project. Mitigation measures will be identified for potentially significant impacts, as warranted.

D. Cultural Resources

The EIR will present findings of a cultural resources report, and how the proposed project would impact cultural resources. Mitigation measures will be identified for potentially significant impacts, as warranted.

E. Traffic, Transportation & Circulation

Access to the project site is off State Route 9 – Congress Springs Road. The EIR will present findings of a transportation impact analysis that describes existing traffic conditions in the immediate vicinity of the project site and describes traffic conditions anticipated to occur as a result of the proposed project. The EIR will evaluate circulation and access safety of the project driveway. Mitigation measures will be identified for potentially significant impacts, as warranted.

F. Air Quality

The EIR will present findings of the air quality and greenhouse gas emissions reports, and discuss air quality and greenhouse gas emission impacts that would occur as a result of the proposed project (operational & construction related) and consistency with applicable air quality standards. Mitigation measures will be identified for potentially significant impacts, as warranted.

G. Geology & Soils

The EIR will present findings of the geology reports, and discuss geology & soil related impacts that would occur as a result of the proposed project. The EIR will describe geology and soil conditions of the site and its relative suitability for development. Mitigation measures will be identified for potentially significant impacts, as warranted.

H. Hydrology & Water Quality

Saratoga Creek is on the subject property. The EIR will discuss hydrology & water quality impacts that would occur as a result of the proposed project. The EIR will discuss the proposed project's anticipated impacts to Saratoga Creek and groundwater. Mitigation measures will be identified for potentially significant impacts, as warranted.

I. Noise

The EIR will present findings of the noise report, and discuss noise impacts that would occur as a result of the proposed project (operational and construction related). Mitigation measures will be identified for potentially significant impacts, as warranted.

J. Public Services

The EIR will discuss public service impacts that would occur as a result of the proposed project. The EIR will discuss the proposed project's impacts on fire protection, police protection, schools, parks, and other public services. Mitigation measures will be identified for potentially significant impacts, as warranted.

K. Resources & Recreation

The EIR will discuss mineral resources and recreational facilities impacts that would occur as a result of the proposed project. Mitigation measures will be identified for potentially significant impacts, as warranted.

L. Alternatives

The EIR will describe a range of reasonable alternatives to the proposed project or to the location of the proposed project. Two alternatives, in addition to the no project alternative shall be evaluated accordingly.

M. Growth Inducing Impacts

The EIR will discuss methods by which the proposed project will directly or indirectly induce economic, population, or housing growth.

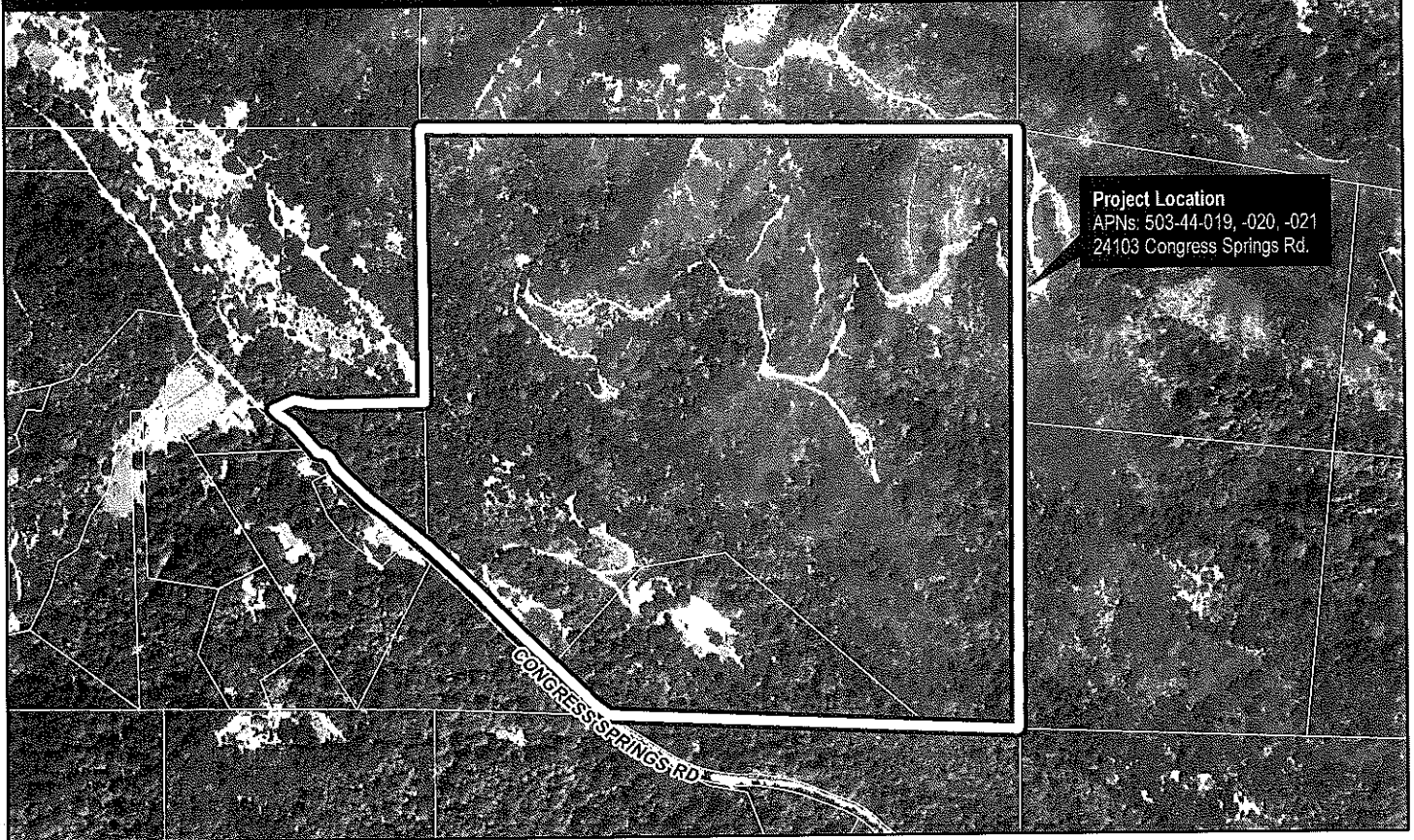
N. Cumulative Impacts

The EIR will include a Cumulative Impacts section which will address the potentially significant cumulative impacts of the proposed project when considered with past, present, and probably future projects producing related or cumulative impacts, or projections contained in applicable land use documents of regional or area-wide conditions contributing to the cumulative impact.

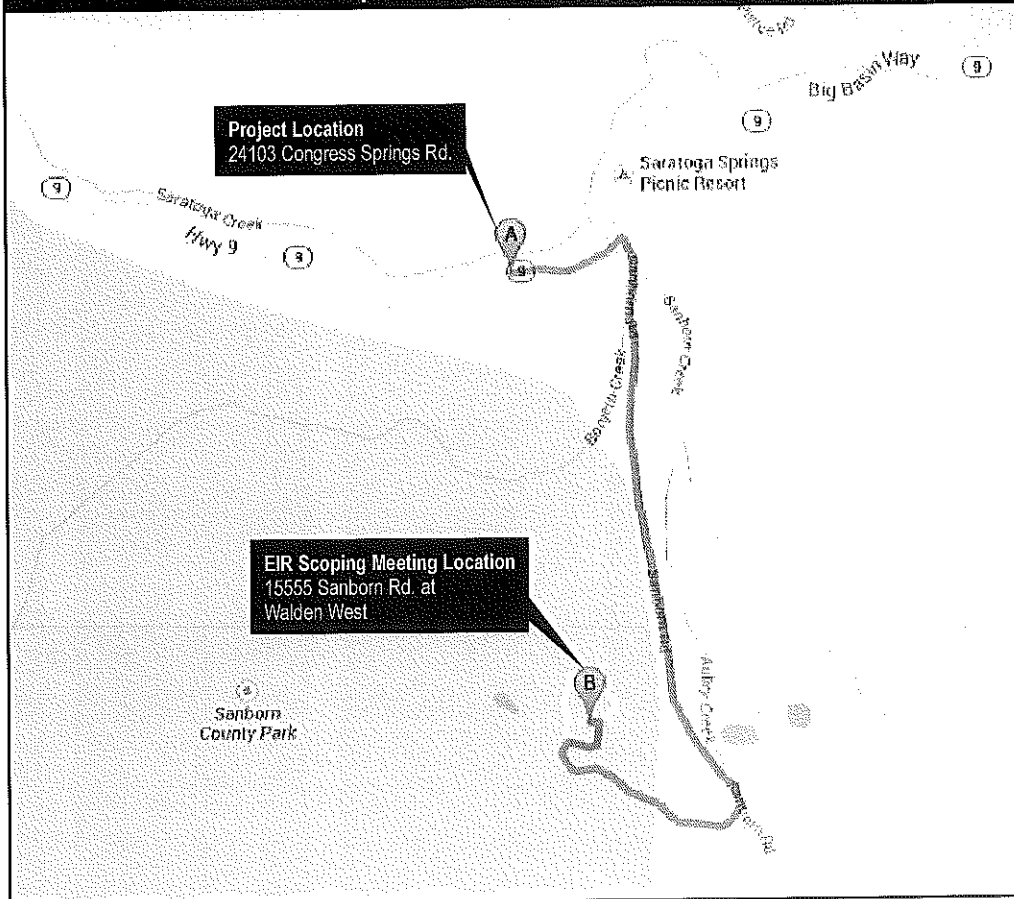
Project Location and Directions to EIR Scoping Meeting

File No. 6943-12EIR

Project Location



Route From Project Location to EIR Scoping Meeting Location



Turn-by-Turn Directions

1. Head east on **California State Route 9** toward **Sanborn Rd** for **0.2 mi**
2. Take the first right onto **Sanborn Rd**
3. Travel **1.0 mi** and turn right at the first turn
4. Proceed for **0.4 mi**, arriving at **Walden West - Science and Sustainability Center**

Smartphone Directions

