

NOTICE OF PREPARATION

DATE: July 8, 2019

FROM: Saratoga Community Development Department
Attn: Debbie Pedro, Community Development Director
13777 Fruitvale Avenue
Saratoga, CA 95070

SUBJECT: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE MOUNTAIN WINERY ANNEXATION PROJECT

The City of Saratoga as Lead Agency pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15052 has required that an Environmental Impact Report (EIR) pursuant to CEQA Guidelines Section 15161 be prepared for the project identified below. The City solicits the views of the public on the scope and content of the EIR.

Comments may be submitted to Debbie Pedro, Community Development Director at 13777 Fruitvale Avenue, Saratoga, CA 95070 or dpedro@saratoga.ca.us. All comments must be received by **August 7, 2019 at 5:00 pm**. In addition, comments can be submitted at a public **scoping meeting**. Details of the public scoping meeting are as follows:

- **Location:** Joan Pisani Community Center, Arts & Craft Room, 19655 Allendale Ave., Saratoga, CA 95070
- **Date:** July 17, 2019
- **Time:** 6:00 PM

An Environmental Checklist is attached to this Notice of Preparation to identify probable environmental effects of the project, which would be evaluated in the EIR. Where impacts are not anticipated, it is noted in the attached environmental checklist. However, the EIR will evaluate all environmental factors and the project's potential to result in significant impacts.

PROJECT LOCATION: The project site is located at 14831 Pierce Road in unincorporated Santa Clara County, north of Highway 9, west of Pierce Road. The project site is located on three contiguous parcels APN 503-46-005, 503-46-006 and 503-46-007. One of the parcels (-006) is located outside of Saratoga's Urban Service Area (USA) and within its Sphere of Influence (SOI) while the other parcel (-007) is located outside of both the USA and the SOI. The (-005) parcel is located with Saratoga's USA and SOI.

PROJECT DESCRIPTION: The City of Saratoga intends to prepare an EIR for the Mountain Winery Annexation Project (Project). The Project would consist of adjustments to the City of Saratoga's USA and SOI boundaries to include APN's 503-46-006 and 503-46-007. The Project also includes related General Plan and zoning ordinance amendments, adoption of a Precise Plan and development agreement, and subsequent annexation of the parcels into the City. In addition, the Project entails annexation into the Cupertino Sanitary District to allow for the potential to connect to the Cupertino Sanitary District system in the future. Several of these actions are subject to review and approval by the Santa Clara Local Agency Formation Commission (LAFCo).

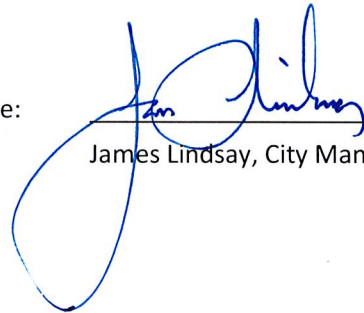
A new General Plan land use designation of Regional Commercial (RC) and a new zoning district of Regional

A new General Plan land use designation of Regional Commercial (RC) and a new zoning district of Regional Commercial (RC) would be applied to APN 503-46-006 and a portion of APN 503-46-007, as shown in Figure 1. The City would prepare a Precise Plan to establish more specific land use regulations and design standards for the new RC land use designation and zoning district. The Precise Plan boundaries would encompass an area of previously disturbed land where the existing Mountain Winery operations occur. An existing General Plan land use designation of Hillside Open Space (OS-H) and an existing zoning district of Residential Open Space (R-OS) would be applied to the remainder of APN 503-46-007, outside the Precise Plan boundaries, as shown in Figure 1.

The new General Plan land use designation (RC) and the new zoning district (RC) and Precise Plan would allow uses permitted under the Mountain Winery's existing County Use Permit (approved in 2000, modified in 2018) to continue, while also allowing for new uses (subject to a maximum permissible density and intensity of use established by the Precise Plan). Uses currently permitted under the County Use Permit include the existing Mountain Winery operations, a future wine tasting building, a future concession building, a future event building, a future storage building, a future ticket office, and a future outdoor terrace garden area. New uses allowed by the Project would include lodging uses (up to 300 rooms), a second water tank, and future connections to the Cupertino Sanitary District infrastructure to support the new uses. The new lodging uses and water tank would be allowed within the Precise Plan boundaries, as shown in Figure 1. The infrastructure for the potential future connection to the Cupertino Sanitary District would be located on a portion of the APN 503-46-005 parcel, as shown in Figure 1. The APN 503-46-005 parcel would retain the existing land use designation of OS-H and zoning district of R-OS. The OS-H land use designation and R-OS zoning district on the portion APN 503-46-007 not in the RC designation are intended to support and enhance a rural character, promote the wise use of natural resources, and avoid natural hazards; environmentally sensitive low density residential use (up to one residential dwelling unit per 160 acres based on the slope at this site) is allowed under this land use designation and zoning district.

Signature:

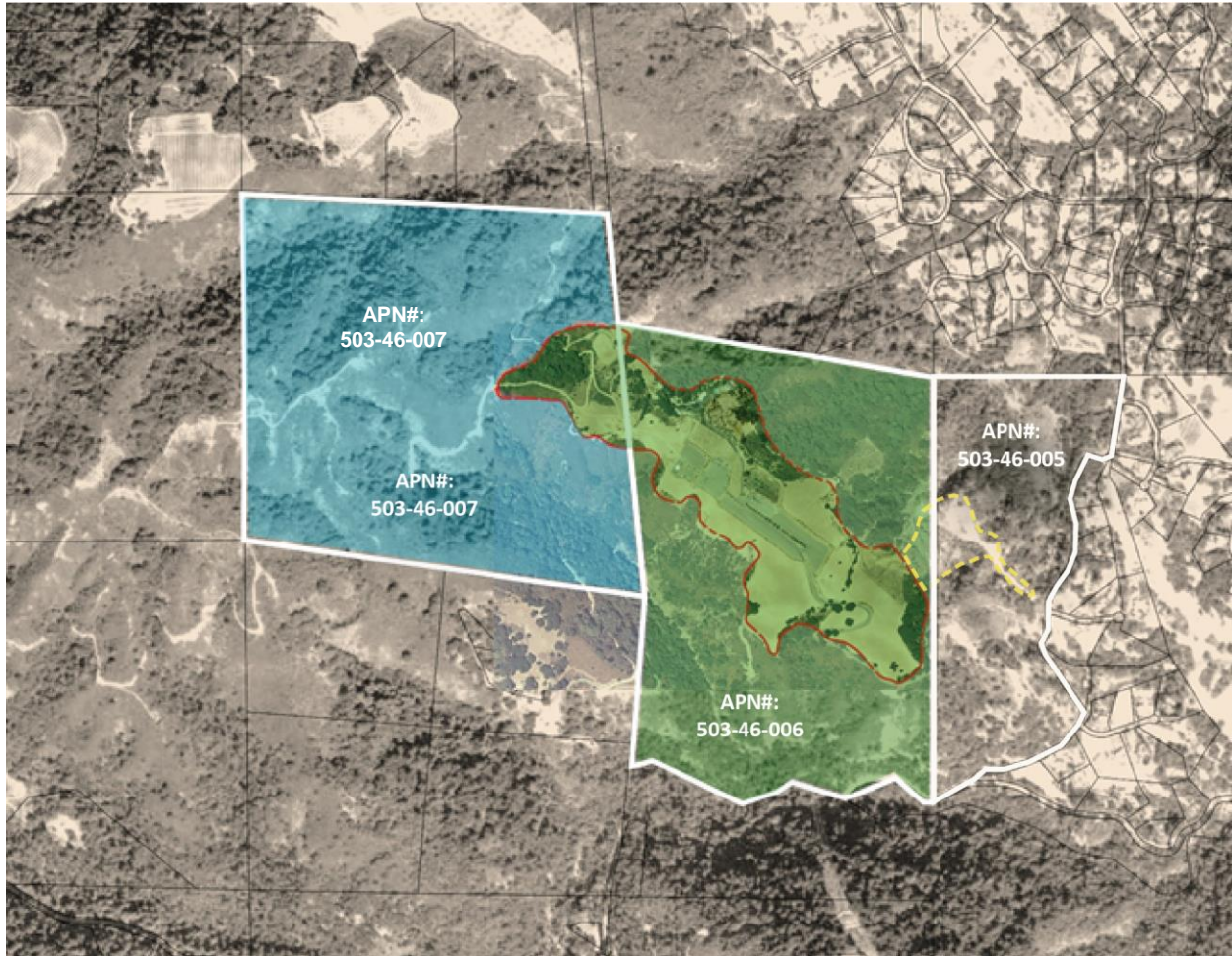
Name:




James Lindsay, City Manager

Figure 1.

Proposed Land Use Designation and Zoning District



	LAND USE	Regional Commercial (RC)
	ZONING	Regional Commercial (RC)

	LAND USE	Hillside Open Space (OS-H)
	ZONING	Residential Open Space (R-OS)

 **Precise Plan Boundary**

 **Sanitary Sewer Connection Boundary**

1.0 ENVIRONMENTAL CHECKLIST FORM

1. Project title:

Mountain Winery Annexation Project

2. Lead agency name and address:

City of Saratoga
Community Development Department
1377 Fruitvale Avenue
Saratoga, CA 95070

3. Contact person, phone number, and email:

Debbie Pedro, Community Development Director
(404) 868-1231
dpedro@saratoga.ca.us

4. Project location:

The project site is located at 14831 Pierce Road in unincorporated Santa Clara County, north of Highway 9, west of Pierce Road. The project site is located on two contiguous parcels APN 503-46-006 and 503-46-007. One of the parcels (-006) is located outside of Saratoga's Urban Service Area (USA) and within its Sphere of Influence (SOI) while the other parcel (-007) is located outside of both the USA and the SOI.

5. Applicant's name and Address:

City of Saratoga
Community Development Department
1377 Fruitvale Avenue
Saratoga, CA 95070

6. General plan designation:

Hillside (HS)

7. Zoning:

Hillside-d1 District (HS-d₁); Hillside-d1-Scenic Roads (HS-d1-sr)

8. Description of project:

The City of Saratoga intends to prepare an EIR for the Mountain Winery Annexation Project (Project). The Mountain Winery is located at 14831 Pierce Road, in unincorporated Santa Clara County (County). The Project would consist of adjustments to the City USA and SOI boundaries to include APN's 503-46-006 and 503-46-007. The Project also includes related General Plan and zoning ordinance amendments, adoption of a Precise Plan and development agreement, and subsequent annexation of the parcels into the City. In addition, the Project entails annexation into the Cupertino Sanitary District to allow for the potential to connect to the Cupertino Sanitary District system in the future. Several of these actions are subject to review and approval by the Santa Clara Local Agency Formation Commission (LAFCo).

A new General Plan land use designation of Regional Commercial (RC) and a new zoning district of Regional Commercial (RC) would be applied to APN 503-46-006 and a portion of APN 503-46-007, as shown in Figure 1. The City would prepare a Precise Plan to establish more specific land use regulations and design standards for the new RC land use designation and zoning district. The Precise Plan boundaries would encompass an area of previously disturbed land where the existing Mountain Winery operations occur. An existing General Plan land use designation of Hillside Open Space (OS-H) and an existing zoning district of Residential Open Space (R-OS) would be applied to the remainder of APN 503-46-007, outside the Precise Plan boundaries, as shown in Figure 1.

The new General Plan land use designation (RC) and the new zoning district (RC) and Precise Plan would allow uses permitted under the existing County Use Permit for the Mountain Winery (approved in 2000, modified in 2018) to continue, while also allowing for new uses (subject to a maximum permissible density and intensity of use established by the Precise Plan). Uses currently permitted under the County Use Permit include the existing Mountain Winery operations, five new buildings—a future wine tasting building, a future concession building, a future event building, a future storage building, and a future ticket office—and a future outdoor terrace garden area. New uses allowed by the Project would include lodging uses (up to 300 rooms), a second water tank, and future connections to the Cupertino Sanitary District infrastructure to support the new uses. The OS-H land use designation and R-OS zoning district are intended to support and enhance a rural character, promote the wise use of natural resources, and avoid natural hazards; environmentally sensitive low density residential use (up to one residential dwelling unit per 160 acres at this site) is allowed under this land use designation and zoning district.

9. Surrounding land uses and setting: Briefly describe the project's surroundings:

Land uses surrounding the site include predominantly undeveloped hillside parcels to the west, north, and south, the Mt. Eden vineyard to the north off Mt. Eden Road, and low density single-family residential neighborhoods to the east, northeast, and southeast.

2.0 ENVIRONMENTAL ANALYSIS

2.1 Aesthetics

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	X			
a) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	X			
b) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	X			
c) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	X			

Discussion: The following analysis is based on review of the related documents listed in the Sources of Documentation for the Initial Study Checklist, County staff review of the project in 2000 and 2018, City Staff review of the project, and recent observations on the project site and in the vicinity.

a) Have a substantial adverse effect on a scenic vista?

Scenic vistas are defined as expansive views of highly-valued landscapes from publicly accessible viewpoints. The primary character of the project site consists of associated buildings, open meadows, and hillsides with native vegetation such as chaparral, oak, and pine. As determined in the 3179-18A-18G-18DR (Mt. Winery) Architecture and Site Approval, Design Review and Grading Approval for Five New Buildings and a Garden Terrace Area Staff Report (October 2018 County Staff Report), the proposed addition of five new buildings and creation of a garden terrace area was determined to be compatible with the natural environment. Thus, views of these features are not expected to be

significantly affected by the proposed projects as determined in the October 2018 County Staff Report. However, future development of a new lodging facility, very low density residential uses, connection to the Cupertino Sanitary District, and a new water tank could potentially expand the physical footprint of the existing facility operations and could have the potential to substantially change the visual character of the project site, potentially resulting in substantial adverse impacts to scenic vistas and resources. Therefore, impacts will be further discussed in the EIR.

b) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?

Access to the project site is provided by a steep winding private roadway that rises from Pierce Road just north of Congress Springs Road and State Route 9 (SR-9). SR-9 is a State Scenic Route that runs from Los Gatos to Saratoga, then turns upward into the Santa Cruz Mountains and winds westward to Skyline Boulevard. Pierce Road is also designated by the City of Saratoga as a Scenic Road. As determined in the October 2018 County Staff Report, due to topography and existing vegetation, the location and design of the previously-approved buildings are such that only a small portion of one of the five buildings will be visible from surrounding vantage points. However, future development of a new lodging facility, very low density residential uses, connection to the Cupertino Sanitary District, and a new water tank could potentially expand the physical footprint of the existing facility operations and could have the potential to impact scenic resources within SR-9 and potentially result in substantial adverse impacts to scenic vistas and resources. Therefore, impacts will be further discussed in the EIR.

c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

See previous comments under (a, b).

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

The project site is located on a steep sloping property, which is minimally visible from surrounding areas due to topography and existing vegetation. As determined in the October 2018 County Staff Report, due to topography and existing vegetation, the location and design of the proposed buildings are such that only a small portion of one of the five proposed buildings will be visible from surrounding vantage points. Future development of a new lodging facility, very low density residential uses, , and a new water tank could create new sources of light or glare which may have the potential to adversely affect day or nighttime views in the area. Therefore, impacts will be further discussed in the EIR.

2.2 Agriculture and Forestry Resources

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:</p>				
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
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

Discussion: The following analysis is based on review of the related documents listed in the Sources of Documentation for the Initial Study Checklist, County staff review of the project in 2000 and 2018, City Staff review of the project, and recent observations on the project site and in the vicinity.

- 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?*

The California Department of Conservation's Santa Clara County Important Farmland 2016 map identifies "Grazing Land" and "Urban and Built-Up Land" on the project site. Project implementation would result in the annexation of the project site in to the City of Saratoga. Because the project site is not located on Important Farmlands, the proposed project would not convert lands designated as Farmland to non-agricultural use. Thus, no impacts are anticipated.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

None of the parcels within the project site are under a Williamson Act contract. In addition, the project site is currently zoned by the County as Hillside-d1 District (HS-d1) and Hillside-d1-Scenic Roads (HS-d1-sr), with a land use designation of Hillside. Therefore, project implementation would not result in conflict with agricultural zoning or a Williamson Act contract. Thus, no impacts are anticipated.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No lands within or immediately adjacent to the project site are zoned forest land or timberland or contain any forested areas. The project site is currently zoned by the County as Hillside-d1 District (HS-d1) and Hillside-d1-Scenic Roads (HS-d1-sr), and the current County land use designation is Hillside. The Project would not involve any changes to the existing environment that, due to their location or nature, could result in impacts resulting in the loss of forest land or conversion of forest land to non-forest use, as there is no forest land on the project site. Thus, no impacts are anticipated.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No lands within or immediately adjacent to the project site are zoned forest land or timberland or contain any forested areas. The proposed project does not involve any changes to the existing environment that, due to its location or nature, could result in impacts resulting in the loss of forest land or conversion of forest land to non-forest use. As determined in the October 2018 County Staff Report, the previously-approved buildings would occur within the previously disturbed development footprint. While future development of a new lodging facility, very low-density residential uses, connection to the Cupertino Sanitary District, and a new water tank could potentially expand the physical footprint of the existing facility operations, the project site is not located in forest land and thus would not result in additional conversion of land or loss of designated forest land to non-forest uses. No impacts are anticipated.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

See previous comments under (a, d).

2.3 Air Quality

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	X			
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	X			
c) Expose sensitive receptors to substantial pollutant concentrations?	X			
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?				X

Discussion: The following analysis is based on City staff review of the project, observations on the project site and in the project vicinity.:

a) Conflict with or obstruct implementation of the applicable air quality plan?

The project site is located within the San Francisco Bay Area Air Basin. Santa Clara County has been designated as non-attainment for the pollutants PM_{2.5} and ozone. Any future construction activities could conflict with or obstruct implementation of the applicable air quality plan. Therefore, impacts will be further discussed in the EIR.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

See previous comments under (a).

c) Expose sensitive receptors to substantial pollutant concentrations?

Future development could create substantial pollutant concentrations during construction activities that could expose sensitive receptors to substantial pollutant concentrations. The nearest sensitive receptors to the project site are residential uses located along Pierce Road, approximately 0.5 mile from the project site. Thus, impacts will be further discussed in the EIR.

d) *Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?)*

Uses allowed by the project, including a new lodging facility, very low-density residential uses, connection to the Cupertino Sanitary District, and a new water tank could potentially expand the physical footprint of the existing facility operations. Such uses would not result in other emissions that cause objectionable odors, that would adversely affect a substantial number of people. Generally, lodging and residential uses are not odor generating, nor are water tanks and pipelines. Thus, no impacts are anticipated.

2.4 Biological Resources

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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 Game or U.S. Fish and Wildlife Service?	X			
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	X			
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological	X			
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	X			

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
impede the use of native wildlife nursery sites?				
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	X			
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

Discussion: The following analysis is based on review of the related documents listed in the Sources of Documentation for the Initial Study Checklist, County staff review of the project in 2000 and 2018, City Staff review of the project, and recent observations on the project site and in the vicinity.

- 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 Game or U.S. Fish and Wildlife Service?*
- b) *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?*

The Mountain Winery has been in active operations since the early 1900s, and thus the project site is considered substantially disturbed and mostly developed. It is anticipated that almost all future development on parcels APN 503-46-006 and APN 503-46-007 would be limited to areas of prior disturbance; therefore, substantial adverse effects directly on any species or through modification of habitats are not anticipated. However, because limited development (e.g. water tank and connection to the Cupertino Sanitary District) could occur on previously undeveloped areas of the project site (primarily the portion of parcel APN 503-46-007 included in the precise plan and the portion of parcel APN 503-46-005 depicted on Figure 1), impacts on any species identified as a candidate, sensitive, or special-status species and potential habitat modifications would be identified further in the EIR.

- c) *Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological?*

The National Wetlands Inventory provided by the United States Fish and Wildlife does not identify any wetlands within the project site. However, several dry drainages exist, which exhibit signs of flow during

the rainy winter season. The project site is bisected by a generally east-west to northwest-southeast trending ridge, which forms a drainage divide. To the south, the property is located within the Saratoga Creek watershed, and to the north, surface runoff drains to the Calabazas Creek watershed. Future development could have an effect on these drainages. Therefore, impacts will be further discussed in the EIR.

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?

The Mountain Winery has been in active operations since the early 1900s, and thus the project site is considered substantially disturbed and mostly developed, therefore substantial adverse effects directly on the movement of any native resident or migratory fish or wildlife species are not anticipated. However, impacts on the movement of native resident or migratory fish or wildlife species would be identified further in the EIR.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Both native and non-native trees are common on the project site. The Mountain Winery has been in active operations since the early 1900s, and thus the project site is considered substantially disturbed and mostly developed, therefore the Project is not anticipated to conflict with any local policies and/or ordinances. However, future development could have the potential to conflict with local policies and/or ordinances. Therefore, impacts will be further discussed in the EIR.

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?

The project site is located outside the boundaries of the Santa Clara Valley Habitat Conservation Plan. No habitat conservation plans or other similar plans have been adopted for the project site.

2.5 Cultural Resources

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to in § 15064.5?	X			
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	X			
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	X			

Discussion: The following analysis is based on review of the related documents listed in the Sources of Documentation for the Initial Study Checklist, County staff review of the project in 2000 and 2018, City Staff review of the project, and recent observations on the project site and in the vicinity.

a) *Cause a substantial adverse change in the significance of a historical resource pursuant to in § 15064.5?*

The Mountain Winery is listed on several historic registers, including the Santa Clara County historic register. Future development of a lodging facility and water tank could have the potential to change the significance of a historical resource pursuant to in §15064.5. Therefore, impacts will be further discussed in the EIR.

b) *Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?*

According to the Northwest Information Center, Sonoma State University, the Mountain Winery is not within, nor does it contain, any known archaeological sites. The project vicinity has a moderate potential of identifying Native American archaeological resources and a high potential of identifying historic-period archaeological resources in the project area. Therefore, impacts will be further discussed in the EIR.

c) *Disturb any human remains, including those interred outside of dedicated cemeteries?*

The Mountain Winery has been in active operations since the early 1900s, and thus the project site is considered substantially disturbed and mostly developed, therefore the Project is not anticipated to disturb any human remains. However, future development could have the potential to disturb human

remains during grading and construction-related activities. Therefore, impacts will be further discussed in the EIR.

2.6 Energy

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	X			
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	X			

Discussion: The following analysis is based on review of the related documents listed in the Sources of Documentation for the Initial Study Checklist, County staff review of the project in 2000 and 2018, City Staff review of the project, and recent observations on the project site and in the vicinity.

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Future development allowed by the Project, including a new lodging facility, very low-density residential uses, connection to the Cupertino Sanitary District, and a new water tank could have the potential to result in wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. Therefore, impacts will be further discussed in the EIR.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Future development allowed by the Project, including a new lodging facility, very low-density residential uses, connection to the Cupertino Sanitary District, and a new water tank could have the potential to conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Therefore, impacts will be further discussed in the EIR.

2.7 Geology and Soils

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated 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			
ii) Strong seismic ground shaking?	X			
iii) Seismic-related ground failure, including liquefaction?	X			
iv) Landslides?	X			
b) Result in substantial soil erosion or the loss of topsoil?	X			
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			
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	X			
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	X			

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	X			

Discussion: The following analysis is based on review of the related documents listed in the Sources of Documentation for the Initial Study Checklist, County staff review of the project in 2000 and 2018, City Staff review of the project, and recent observations on the project site and in the vicinity.

- a) *Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:*
- i. *Rupture of a known earthquake fault, as delineated 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.*
 - ii. *Strong seismic ground shaking?*
 - iii. *Seismic-related ground failure, including liquefaction?*
 - iv. *Landslides?*
 - v. *Result in substantial soil erosion or the loss of topsoil?*

The San Andreas Fault is a right-lateral strike slip fault located approximately one mile from the project site, and the Berrocal Fault, an active thrust fault associated with the Santa Cruz Mountain Uplift, crosses the northeast corner of the project site. Based on historical events, the San Andreas fault is capable of generating an 8.0+ magnitude earthquake, and the Berrocal fault has the potential to generate a 6.7 or greater magnitude (County of Santa Clara, 1999). Future development allowed by the Project, including a new lodging facility, very low-density residential uses, connection to the Cupertino Sanitary District, and a new water tank could directly or indirectly cause potential substantial adverse effects involving strong seismic ground shaking, liquefaction, landslides, and soil erosion. Therefore, impacts will be further discussed in the EIR.

- b) *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?*

The Mountain Winery has been in active operations since the early 1900s, and thus the project site is considered substantially disturbed and mostly developed, therefore the Project is not anticipated to create a direct or indirect risk to life or property. However, future development could have the potential

to be located on expansive, unstable soil, and potentially result in a landslide, lateral spreading, subsidence, or liquefaction. Therefore, impacts will be further discussed in the EIR.

- c) *Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?*

See previous comments under (b).

- d) *Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?*

The Mountain Winery has been in active operations since the early 1900s, and thus the project site is considered substantially disturbed and mostly developed. The project site is currently served by an onsite sewage collection system, septic treatment, and percolation disposal field. Because future development could have the potential to be located on unstable soils, the EIR would further examine soil properties.

- e) *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

According to the Northwest Information Center, Sonoma State University, the project vicinity has a moderate potential of identifying Native American archaeological resources and a high potential of identifying historic-period archaeological resources in the project area. As these can be indicators of potential paleontological resources, impacts will be further discussed in the EIR.

2.8 Greenhouse Gas Emissions

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	X			
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	X			

Discussion: The following analysis is based on review of the related documents listed in the Sources of Documentation for the Initial Study Checklist, County staff review of the project in 2000 and 2018, City Staff review of the project, and recent observations on the project site and in the vicinity.

a) *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

Any future construction activities would generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. The use of internal combustion engines for on-site mobile equipment, power generation for on-site stationary equipment, and for off-site transportation including trucking and rail transportation would generate carbon dioxide emissions. This would be considered a potentially significant impact and would be further addressed in the EIR.

b) *Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

The Project could potentially conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. This would be considered a potentially significant impact and would be further addressed in the EIR. The net project-related GHG emissions will be assessed against BAAQMD thresholds and consistency with applicable GHG reduction plans including applicable City policies, and other applicable regional/statewide GHG emissions reduction strategies such as the CARB Scoping Plan and the Metropolitan Transportation Commission's Plan Bay Area.

2.9 Hazards and Hazardous Materials

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	X			
b) 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			
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	X			
d) 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			
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 result in a safety hazard or excessive noise for people residing or working in the project area?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	X			

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	X			

Discussion: The following analysis is based on review of the related documents listed in the Sources of Documentation for the Initial Study Checklist, County staff review of the project in 2000 and 2018, City Staff review of the project, and recent observations on the project site and in the vicinity.

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

According to the County Use Permit (approved in 2000, modified in 2018), the Mountain Winery does not generate any hazardous materials. The materials used and stored on site that are generally considered household hazardous materials, and include cleaning fluids, solvents, pool supplies (including small quantities of liquid chlorine), paint, and pesticides. These materials currently are stored in accordance with applicable regulations, usually in storage sheds or other structures in the project site. However, potential impacts could result from the accidental release of chemicals associated with construction equipment. Therefore, impacts will be further discussed in the EIR.

b) 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?

Future development could potentially 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. Potential impacts could result from the accidental release of chemicals associated with construction equipment such as spills of fuels or other hazardous liquids. Reasonably foreseeable accident conditions include but are not limited to spills caused by topping off fuel tanks, runoff stemming from the natural (rainfall) or deliberate washing down of fuel area, and leaking storage tanks. Therefore, impacts will be further discussed in the EIR.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

The closest school, Saratoga Elementary School, to the project site is located at 14592 Oak Street, approximately 1.47 miles to the east of the project site. The Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. Thus, no impacts are anticipated.

- d) *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?*

Previous Phase I assessments for the Mountain Winery were conducted by EBI Consulting in October 2011 and February 2012. According to the Department of Toxic Substances Control EnviroStor database and the State Water Board GeoTracker database, the project site is not currently included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, the Mountain Winery was found not to be located on a site which is included on a list of hazardous materials sites and would not create a significant hazard to the public or the environment. As such, no impacts are anticipated.

- 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 result in a safety hazard or excessive noise for people residing or working in the project area?*

The nearest airport to the project site is the Norman Y. Mineta San Jose International Airport, located approximately 10 miles northeast of the project site. Accordingly, the project site is not located within an airport land use plan or within two miles of a public airport or public use airport and no impacts are anticipated.

- f) *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

Fire Protection Services for the Mountain Winery are currently provided by the Saratoga Fire Protection District. The Mountain Winery also maintains an Emergency Action Guide, which is reviewed and approved by the Saratoga Fire Protection District. The Emergency Action Guide provides a list of the performing arts events, office and emergency phone numbers, maps, assignment of duties, general emergency instructions, emergency evacuation procedures, earthquake procedures, actions for riots or public disturbances and bomb threats, and actions to be taken in the event of a power failure. Future development of a new lodging facility could potentially impair with the Emergency Action Guide. Therefore, impacts will be further discussed in the EIR.

- g) *Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?*

The fire hazard at the project site and the surrounding hillsides is generally considered high to extreme in summer months. The project site is situated such that the control of a fire originating in the vicinity could present abnormally difficult fire-fighting actions because of the steep slopes, fire-loading vegetation, dry weather, high wind, or any combination of these conditions. The Saratoga General Plan also designates the Mountain Winery and surrounding lands in the western hillsides as areas subject to extreme fire hazards. Therefore, impacts will be further discussed in the EIR.

2.10 Hydrology and Water Quality

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	X			
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	X			
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. Result in substantial erosion or siltation on- or off-site?	X			
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?	X			
iii. 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			
iv. Impede or redirect flood flows?	X			
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	X			

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	X			

Discussion: The following analysis is based on review of the related documents listed in the Sources of Documentation for the Initial Study Checklist, County staff review of the project in 2000 and 2018, City Staff review of the project, and recent observations on the project site and in the vicinity.

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Future development allowed by the Project, including a new lodging facility, very low-density residential uses, connection to the Cupertino Sanitary District, and a new water tank could potentially violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Construction of new development could require grading and result in soil compaction, removal of vegetation, and the creation of impervious surfaces; all of which could contribute to changes in drainage patterns and a significant increase in the amount of surface water runoff, erosion of soils and discharge of sediments into existing drainages on and off the project site. Therefore, impacts will be further discussed in the EIR.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

See previous comments under (a).

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

- i. Result in substantial erosion or siltation on- or off-site?*
- ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?*
- iii. 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?*
- iv. Impede or redirect flood flows?*

- v. *In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?*
- vi. *Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

The project site is not located within a 100-year flood zone and does not contain any creeks or streams, which would impede or redirect flood flows. As discussed above, future development of a new lodging facility, very low-density residential uses, connection to the Cupertino Sanitary District, and a new water tank could potentially alter the existing drainage pattern of the site or area, including through the addition of impervious surfaces. New lodging uses could require substantial grading, and result in soil compaction, removal of vegetation, and the creation of impervious surfaces; all of which could contribute to changes in drainage patterns and a significant increase in the amount of surface water runoff, erosion of soils and discharge of sediments into existing drainages on and off the project site. Therefore, impacts will be further discussed in the EIR.

2.11 Land Use and Planning

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community?				X
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X	

Discussion: The following analysis is based on review of the related documents listed in the Sources of Documentation for the Initial Study Checklist, County staff review of the project in 2000 and 2018, City Staff review of the project, and recent observations on the project site and in the vicinity.

a) Physically divide an established community?

The project site is located on the border of the current City boundaries, and is situated in a mountainous area. The proposed project does not include the creation of any road, ditch, wall, or other feature which would physically divide an established community. The proposed project would create a new General Plan land use designation (RC) and a new zoning district (RC), which would be consistent with City

character and the surrounding land uses per the Precise Plan. Thus, the Project will not physically divide an established community, and no impact is anticipated.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

As discussed above, the proposed project would create a new General Plan land use designation (RC) and a new zoning district (RC) and a Precise Plan, which would allow uses permitted under the existing County Use Permit (approved in 2000, modified in 2018) to continue, while also allowing for new uses (subject to a maximum permissible density and intensity of use established by the Precise Plan). While no impacts are anticipated, this will be further discussed in the EIR.

2.12 Mineral Resources

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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
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

Discussion: The following analysis is based on review of the related documents listed in the Sources of Documentation for the Initial Study Checklist, County staff review of the project in 2000 and 2018, City Staff review of the project, and recent observations on the project site and in the vicinity.

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?

There are no known mineral resources of regional value located on or near the project site. Therefore, the Project would not 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. Thus, no impacts are anticipated.

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?

The project site is not identified in the Santa Clara County General Plan Minerals Element or City of Saratoga General Plan as containing any locally-important mineral resources. The Project would not 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. Thus, no impact is anticipated.

2.13 Noise

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	X			
b) Generation of excessive groundborne vibration or groundborne noise levels?	X			
c) For a project located within the vicinity of a private airstrip or 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

Discussion: The following analysis is based on review of the related documents listed in the Sources of Documentation for the Initial Study Checklist, County staff review of the project in 2000 and 2018, City Staff review of the project, and recent observations on the project site and in the vicinity.

a) *Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

The project site currently operates as a concert venue. The existing uses would continue on the project site after implementation of the Project, and as such, current noise levels would persist. Future development of new uses allowed by the Project could create new substantial temporary or permanent increases in ambient noise levels in the vicinity of the Project during construction activities or as a result of new uses on the project site that could result in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. Thus, impacts will be further discussed in the EIR.

b) *Generation of excessive groundborne vibration or groundborne noise levels?*

Future development could generate excessive groundborne vibration or groundborne noise levels during construction activities that could result in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. Thus, impacts will be further discussed in the EIR.

c) For a project located within the vicinity of a private airstrip or 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?

The Project is not located within an airport land use plan or within two miles of a public airport or public use airport. The nearest airport is the Norman Y. Mineta San Jose International Airport, located approximately 10 miles northeast of the project site. Thus, no impact is anticipated.

2.14 Population and Housing

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Induce substantial unplanned 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			
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

Discussion: The following analysis is based on review of the related documents listed in the Sources of Documentation for the Initial Study Checklist, County staff review of the project in 2000 and 2018, City Staff review of the project, and recent observations on the project site and in the vicinity.

a) Induce substantial unplanned 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)?

New lodging uses allowed by the project could create new employment opportunities on the project site. Creation of new employment opportunities could potentially induce population growth. While it is not anticipated that any induced population growth would be substantial, impacts will be further analyzed in the EIR.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

The project site is developed with the Mountain Winery and the nearest residential uses are located along Pierce Road, approximately 0.5 mile from the project site. The Project would allow new lodging uses on the project site, but would not entail off-site construction or acquisition of any land. As such, the Project would not displace any businesses or residences and displacement of substantial numbers of people due to the Project is not anticipated. Further, the Project would allow very low-density residential uses, consistent with the current County zoning and land use designation, on areas of the APN 503-46-007 parcel that are outside the boundaries of the Precise Plan. Therefore, impacts are not anticipated.

2.15 Public Services

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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:				
i) Fire protection?			X	
ii) Police protection?			X	
iii) Schools?			X	
iv) Parks?			X	
v) Other public facilities?			X	

Discussion: The following analysis is based on review of the related documents listed in the Sources of Documentation for the Initial Study Checklist, County staff review of the project in 2000 and 2018, City Staff review of the project, and recent observations on the project site and in the vicinity.

a) *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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:*

i. *Fire protection?*

ii. *Police protection?*

The project site is currently served by Saratoga Fire Protection District and Santa Clara County Sherriff's Department. New lodging uses and very low-density residential uses allowed by the Project could potentially increase the number of people visiting the project site and therefore increase the number of

fire, police, and emergency medical calls for service that would need to be responded to by emergency service providers. However, the potential increase in demand on emergency services would likely be marginal, and it is anticipated that the Project would not require new fire or police stations to be constructed in order for Saratoga Fire Protection District and Santa Clara County Sheriff's Department to maintain service levels. Regardless, these impacts will be further evaluated in the EIR.

- iii. Schools?*
- iv. Parks?*
- v. Other public facilities?*

Operation of the new lodging uses allowed by the Project could create new employment opportunities, which could potentially induce population growth. Further, very low-density residential uses allowed on the APN 503-46-007 parcel could have the potential to induce population growth. While substantial population growth is not anticipated, if the Project would induce population growth, it could require the provision of new schools, parks, and other public facilities. It is not anticipated that the Project would induce substantial population growth; however, the EIR will further analyze the potential for induced population growth and the associated potential for new schools, parks, or other public facilities. Thus, these impacts will be further evaluated in the EIR.

2.16 Recreation

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

Discussion: The following analysis is based on review of the related documents listed in the Sources of Documentation for the Initial Study Checklist, County staff review of the project in 2000 and 2018, City Staff review of the project, and recent observations on the project site and in the vicinity.

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?*

The new lodging uses could create new employment opportunities, which could potentially induce population growth. While substantial population growth is not anticipated, if the Project would induce population growth, it could increase the use of, or lead to the substantial physical deterioration of existing neighborhood and regional parks or other recreational facilities. The nearest neighborhood park, Wildwood Park, located at 20764 4th Street in Saratoga, is approximately 1.1 miles east of the project site. The nearest regional park, Stevens Creek County Park, located at 11401 Stevens Canyon Road, is approximately 1.7 miles north of the project site. These two recreational facilities combined offer numerous recreational amenities, including an 86-acre reservoir at Stevens Creek County Park, which would likely be able to accommodate any potential population growth from the Project. Thus, no impacts are anticipated.

b) *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

The Project does not include the provision of any recreational facilities. Further, as discussed above, it is not anticipated that the Project would cause the need for construction or expansion of recreational facilities. Thus, no impacts are anticipated.

2.17 Transportation

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	X			
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	X			
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
d) Result in inadequate emergency access?	X			

Discussion: The following analysis is based on review of the related documents listed in the Sources of Documentation for the Initial Study Checklist, County staff review of the project in 2000 and 2018, City Staff review of the project, and recent observations on the project site and in the vicinity.

a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Uses allowed by the Project, including a new lodging facility, very low-density residential uses, connection to the Cupertino Sanitary District, and a new water tank could potentially expand the physical footprint of the existing facility operations. Construction and operation of such uses allowed by the Project could potentially increase the average daily trips to and from the project site, which could affect the local roadway network. Accordingly, the Project could potentially conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. Potential impacts of project operation traffic on the area roadway system will be evaluated further in the EIR.

b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

These Guidelines provide that for land use projects, impacts related to vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within 0.5 mile of either an existing major transit stop along an existing high-quality transit corridor should be

presumed to cause a less than significant transportation impact. The project site is not located within 0.5 mile of transit, and therefore has the potential for a significant impact. Potential impacts of vehicle miles traveled will be evaluated further in the EIR.

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

New lodging uses and very low-density residential uses allowed by the Project could entail new sidewalks and other vehicular and pedestrian travel ways on the project site to provide internal circulation. New circulation routes could entail roads leading to and from new development. While all new sidewalks and vehicular and pedestrian travel ways would be designed to be safe and compatible with existing on-site circulations, potential impacts will be further evaluated in the EIR.

d) Result in inadequate emergency access?

The existing emergency access road is currently located at the northern end the project site. The existing emergency access road would continue to provide access after implementation of the Project. However, future development could have the potential to create inadequate emergency access during construction activities. Thus, impacts will be further discussed in the EIR.

2.18 Tribal Cultural Resources

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	X			
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	X			

Discussion: The following analysis is based on review of the related documents listed in the Sources of Documentation for the Initial Study Checklist, County staff review of the project in 2000 and 2018, City Staff review of the project, and recent observations on the project site and in the vicinity.

- a) *Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*

- i. *Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or*
- ii. *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?*

The project site consists of developed and vacant land and is surrounded by undeveloped hillside lands. According to the Northwest Information Center, Sonoma State University, the project vicinity has a moderate potential of identifying Native American archaeological resources and a high potential of identifying historic-period archaeological resources in the project area. The City of Saratoga, as lead agency, will be required to conduct Native American Consultation in compliance with Assembly Bill 52 and Senate Bill 18. Results of the consultation will be further discussed in the EIR.

2.19 Utilities and Service Systems

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	X			
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	X			
c) 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			
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	X			
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	X			

Discussion: The following analysis is based on review of the related documents listed in the Sources of Documentation for the Initial Study Checklist, County staff review of the project in 2000 and 2018, City Staff review of the project, and recent observations on the project site and in the vicinity.

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications

facilities, the construction or relocation of which could cause significant environmental effects?

Future development of a new lodging facility, very low-density residential uses, connection to the Cupertino Sanitary District, and a new water tank allowed by the Project could potentially increase the demand of water, electrical power, natural gas, or telecommunications and increase the input of wastewater and storm water into the local treatment system. Therefore, future development allowed by the Project could potentially require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. Therefore, impacts will be further discussed in the EIR.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Future development of a new lodging facility, very low-density residential uses, connection to the Cupertino Sanitary District, and a new water tank allowed by the project would have the potential to increase water demand and could impact the water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years. Therefore, impacts will be further discussed in the EIR.

c) 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?

Currently, the project site is served by a private septic tank system with sufficient capacity to serve the existing uses and any new uses allowed by the project. The Project includes a request for annexation into the Cupertino Sanitary District and allows for the potential future connection to the Cupertino Sanitary District system. Future connection to the Cupertino Sanitary District would increase the wastewater volume input into the Cupertino Sanitary District's treatment system. Therefore, this potential impact will be further discussed in the EIR.

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

The project site is developed with the existing Mountain Winery, which has been operational since the 1900s. Future development of a new lodging facility and very low-density residential uses allowed by the Project could increase solid waste generation rates, as a result of the additional visitors to the project site. Therefore, determining if the Project would generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals will be further discussed in the EIR.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

See response to 2.19 (d).

2.20 Wildfire

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	X			
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	X			
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	X			
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	X			

Discussion: The following analysis is based on review of the related documents listed in the Sources of Documentation for the Initial Study Checklist, County staff review of the project in 2000 and 2018, City Staff review of the project, and recent observations on the project site and in the vicinity.

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

According to CalFire Fire Hazard Severity Zone Map for the County of Santa Clara, the project site is in a Very High Fire Hazard Severity Zone within a State Responsibility Area. Any future construction activities could result in road closures and therefore conflict with or obstruct with an adopted emergency response plan or emergency evacuation plan. Therefore, impacts will be further discussed in the EIR.

- b) *Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*

As discussed in Impact 2.20a, the project site is located within a Very High Fire Hazard Severity Zone within a State Responsibility Area. Any future construction activities and operation of new lodging uses and very low-density residential uses allowed by the project could expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Therefore, impacts will be further discussed in the EIR.

- c) *Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*

As discussed in Impact 2.20a, the project site is located within a Very High Fire Hazard Severity Zone within a State Responsibility Area. Any future construction activities could require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. Therefore, impacts will be further discussed in the EIR.

- d) *Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

As discussed in Impact 2.20a, the project site is located within a Very High Fire Hazard Severity Zone within a State Responsibility Area. The project site is located on a hilltop ridge. As a result of the project site being located within a Very High Fire Hazard Severity Zone within a State Responsibility Area and consisting of hillside topography, construction and operation of new development could expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Therefore, impacts will be further discussed in the EIR.

3.0 REFERENCES

- California Department of Conservation. 2016. Santa Clara County Important Farmland.
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