

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2019070155

Project Title: Mountain Winery Annexation Project

Lead Agency: City of Saratoga Contact Person: Debbie Pedro
 Mailing Address: 13777 Fruitvale Avenue Phone: (408) 868-1231
 City: Saratoga Zip: 95070 County: Santa Clara

Project Location: County: Santa Clara City/Nearest Community: Saratoga

Cross Streets: Pierce Road Zip Code: 95070

Longitude/Latitude (degrees, minutes and seconds): 37 ° 15 ' 35 " N / 122 ° 03 ' 52 " W Total Acres: _____

Assessor's Parcel No.: 503-46-005, 503-46-006 and 503-46-007 Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: 9 Waterways: Saratoga Creek

Airports: n/a Railways: n/a Schools: Saratoga Elementary School

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: USA & SOI adjustment

Governor's Office of Planning & Research
OCT 30 2019
 STATE CLEARINGHOUSE

Development Type:

Residential: Units _____ Acres _____ Transportation: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. _____ Acres ~14 Employees 75 Power: Type _____ MW _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Waste Treatment: Type _____ MGD _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: _____ Other: _____
 Water Facilities: Type _____ MGD _____

Project Issues Discussed in Document:

<input checked="" type="checkbox"/> Aesthetic/Visual	<input checked="" type="checkbox"/> Fiscal	<input checked="" type="checkbox"/> Recreation/Parks	<input checked="" type="checkbox"/> Vegetation
<input checked="" type="checkbox"/> Agricultural Land	<input checked="" type="checkbox"/> Flood Plain/Flooding	<input type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Forest Land/Fire Hazard	<input checked="" type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Archeological/Historical	<input checked="" type="checkbox"/> Geologic/Seismic	<input checked="" type="checkbox"/> Sewer Capacity	<input checked="" type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input checked="" type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Land Use
<input type="checkbox"/> Drainage/Absorption	<input checked="" type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input type="checkbox"/> Other: _____

Present Land Use/Zoning/General Plan Designation:

503-46-005: Residential Hillside Conservation, Hillside Residential (City); 503-46-006: Hillside, Hillside-d1/Hillside-d1-Scenic Roads (County); 503-46-007: Hillside, Hillside-d1 (County)

Project Description: (please use a separate page if necessary)

Please see attached Project Description.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Project Description

The Mountain Winery Annexation Project (Project) entails the annexation of the existing Mountain Winery facility into the City of Saratoga. The Project site is located at 14831 Pierce Road on three contiguous parcels: APN 503-46-005, 503-46-006, and 503-46-007. Parcel 503-46-005 is located inside the City of Saratoga (City) city limits, and inside the City's Urban Service Area (USA) and City's Sphere of Influence (SOI) boundaries. Parcels 503-46-006 and 503-46-007 are located within unincorporated Santa Clara County (County). Parcel 503-46-006 is located outside of the City USA and a majority of the 503-46-006 parcel is within the City SOI. The 503-46-007 parcel is located outside of both the City USA and the City SOI. The three parcels total approximately 430 acres.

As part of the Project, a General Plan amendment would be required to establish a new land use designation that would apply to the 503-46-006 parcel and to make various conforming amendments. The new land use designation for the 503-46-006 parcel would be Regional Commercial (RC). This land use designation would allow a broad range of visitor serving commercial uses with a regional orientation. The RC designation would allow indoor and outdoor recreation, dining, entertainment, meetings and special events, retreats, lodging, wineries, spas, agriculture, and other similar commercial activities and compatible uses subject to standards specified in the Mountain Winery Precise Plan. The Precise Plan sets forth specific development standards and design review findings related to current and future development within the approximately 73-acre Precise Plan area, located on 503-46-006. The Project would also entail City adoption of the Mountain Winery Precise Plan and a development agreement.

The new General Plan land use designation (RC) 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). New uses allowed under the RC designation include lodging (up to 300 rooms and ancillary uses) and an additional on-site water storage tank. Any development on lands designated as RC within the Project site would be limited to the Precise Plan area. The 503-46-007 parcel would be designated as Hillside Open Space (OS-H), an existing City General Plan land use designation. The 503-46-005 parcel would retain the existing City General Plan land use designation of Residential Hillside Conservation. The Project would also require an amendment to the City's Zoning Ordinance to establish a new zoning district of Regional Commercial (RC) and to pre-zone the 503-46-006 parcel as RC, consistent with the General Plan amendment described above. The 503-46-007 parcel would be pre-zoned as the City's existing Residential Open Space (R-OS) zoning district. The 503-46-005 parcel would retain the existing City zoning district of Hillside Residential (HR), which allows for utility lines to be constructed.

The City would apply to the Local Agency Formation Commission of Santa Clara County (LAFCo) to initiate the expansion of the City USA to include parcels 503-46-006 and 503-46-007, in anticipation of annexation of the Project site into the City of Saratoga. The City would also apply to LAFCo to initiate the expansion of the City SOI to include parcel 503-46-007 and the remainder of parcel 503-46-006 that is not currently within the City SOI. Following LAFCo approval of the USA and SOI amendments, the City would annex the Project site within the municipal boundaries of the City of Saratoga. Prior to development of lodging uses on the site, the Cupertino Sanitary District is expected to apply to LAFCo to annex parcels 503-46-005 and 503-46-006 to allow for potential future sanitary sewer service to be provided to the Mountain Winery.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
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| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # 4 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 2 |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # 3 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | <input checked="" type="checkbox"/> Other: <u>Santa Clara LAFCo</u> |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date 10/30/2019

Ending Date 12/16/2019

Lead Agency (Complete if applicable):

Consulting Firm: Kimley-Horn

Applicant: City of Saratoga

Address: 100 W San Fernando St #250,

Address: 13777 Fruitvale Avenue

City/State/Zip: San Jose, CA 95113, USA

City/State/Zip: Saratoga, CA 95070

Contact: Danae Hall

Phone: (408) 868-1231

Phone: 408-785-3523

Signature of Lead Agency Representative: _____

Dellin Pedraza

Date: 10/30/19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.