



SARATOGA

California

City of Saratoga Notice of Preparation of an Environmental Impact Report

Project Title: House Family Vineyards
Owner: Old Oak Vineyards, dba House Family Vineyards
Project Location: Old Oak Way, Saratoga CA
Assessor's Parcel Numbers: 503-15-079 and APN 503-15-080

As the Lead Agency, the City of Saratoga (City) intends to prepare an Environmental Impact Report (EIR) for the proposed project referenced above. As required by the California Environmental Quality Act (CEQA), the City has prepared this Notice of Preparation (NOP) to inform recipients that the City is beginning the preparation of the EIR and to solicit comments concerning the scope and content of the environmental review.

The following pages of this NOP include a brief description of the proposed project, the project location, and a summary of the potential environmental effects to be analyzed in the EIR. The City welcomes your input regarding the scope and content of the environmental information to be included in the EIR. Information on how to provide comments to the City about the environmental analysis is provided below.

The 30-day NOP comment period for this EIR is from **Friday March 11, 2022 through Monday April 11, 2022 at 5:00 p.m.** Please send your comments to the following address, with the subject line "House Family Vineyards".

City of Saratoga, Community Development Department
Attention: Nicole Johnson
13777 Fruitvale Avenue
Saratoga, CA 95070
E-mail: njohnson@saratoga.ca.us

A Public Scoping/Community Meeting to provide an overview of the project, summarize the CEQA review process, and solicit comments on the Notice of Preparation will be held on:

Wednesday, March 30, 2022 at 6:00 p.m.

Due to current restrictions on public gatherings due to the global COVID-19 pandemic, the scoping meeting will be held entirely by teleconference. The public will not be able to attend the meeting in person, but may view and participate in the meeting virtually by either:

- Using the Zoom Website: please click the link below to join the webinar:
<https://us02web.zoom.us/j/87318452930>
- Using the Zoom App: Webinar ID: 873 1845 2930
- Calling: +1 408 638 0968 or +1 669 900 6833: Webinar ID: 873 1845 2930

In accordance with the Americans with Disabilities Act, if you need assistance to participate in this meeting due to a disability, please contact the City Clerk at bavrit@saratoga.ca.us or calling 408.868.1216 as soon as possible before the meeting. The City will use its best efforts to provide reasonable accommodations to provide as much accessibility as possible while also maintaining public safety.

PROJECT LOCATION

House Family Vineyards is a family-owned and operated winery situated over two adjacent parcels which are approximately 13 acres and 10.4 acres each respectively. The site is situated in the northwest portion of the City of Saratoga (APNs 503-15-079 & 503-15-080) at the terminus of Old Oak Way.

PROJECT DESCRIPTION

The applicant is requesting a conditional use permit to operate a winery at their property located at the end of Old Oak Way. The proposed project also consists of construction of a new subterranean wine cave, fire access road, design review for a tasting deck (i.e., tasting deck, restrooms and office) as well as an open space easement exchange. The proposed winery operations include public wine tastings (no appointment needed) and private wine tasting and events (by appointment only).

In addition to the conditional use permit for the winery operations, the proposed project would require a tree removal permit, as well as geotechnical clearance and building permits for the subterranean wine cave and tasting deck.

POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT

In accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, the EIR will evaluate the topics listed below and identify potentially significant environmental effects anticipated to result from implementation of the proposed project.

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| • Aesthetics | • Hydrology and Water Quality |
| • Agricultural Land | • Land Use and Planning |
| • Air Quality | • Noise and Vibration |
| • Biological Resources | • Recreational Resources |
| • Cultural Resources | • Population and Housing |
| • Energy | • Public Services |
| • Geology and Soils | • Transportation |
| • Greenhouse Gas Emissions | • Tribal Cultural Resources |
| • Hazards and Hazardous Materials | • Utilities and Service Systems |
| | • Wildfire |