



**Initial Study
Mitigated Negative Declaration**

Two-Lot Subdivision
15015 Vickery Avenue
Saratoga, CA

Owner:
Gerald D. Butler and Judith L. Butler

Public Review Period
July 5, 2022 to August 4, 2022

DRAFT

The City of Saratoga, as the Lead Agency, has prepared this Initial Study/Mitigated Negative Declaration for a proposed two-lot subdivision at 15015 Vickery Avenue (Project). If the subdivision is approved, it would allow for the construction of one new single-family home and accessory dwelling unit. In accordance with California Environmental Quality Act of 1970 (CEQA) (Pub Resources Codes § 21000 *et seq.*) and CEQA Guidelines (14 Cal Code Regs., 15000 *et seq.*) this document, combined with the attached supporting data and exhibits, constitutes the Initial Study/Negative Declaration on the subject Project. This Initial Study/Negative Declaration (IS/ND) provides the basis for the determination that this Project will not have a significant effect on the environment.

PUBLIC REVIEW

In accordance with CEQA and the CEQA Guidelines, a 30-day public review period for this IS/ND commenced on July 5, 2022 and will conclude on August 4, 2022. During this period, the IS/ND will be available to local, state, and federal agencies and to interested organizations and individuals for review. All written comments must be received prior to 5:00 P.M. on August 4, 2022. Please submit written comments to:

Nicole Johnson, Senior Planner
City of Saratoga
13777 Fruitvale Avenue
Saratoga, CA 95070
njohnson@saratoga.ca.us

Following the conclusion of the public review period, the Planning Commission will consider the IS/ND for the Project at a publicly noticed meeting. The Planning Commission shall consider the IS/ND together with any comments received during the public review process. The Planning Commission will provide a recommendation to the City Council regarding the Project and the IS/ND.

A. PROJECT OVERVIEW

1. Project title: Two-Lot subdivision at 15015 Vickery Avenue
2. Lead agency name and address: City of Saratoga; Planning Division
13777 Fruitvale Avenue; Saratoga, CA 95070
3. Contact person and phone number: Nicole Johnson, Senior Planner
njohnson@saratoga.ca.us / (408) 868-1209
4. Project location/APN: 15015 Vickery Avenue, Saratoga, CA 95070
517-18-031 and 517-18-065
5. Project sponsor name and address: Gerald D. Butler and Judith L. Butler
1015 Vickery Avenue, Saratoga, CA 95070
6. General Plan Designation: Residential Very Low Density (RVLD) (1.09 DU/AC)
7. Zoning: Single Family Residential (R-1-40,000)

Description of Project: The Project Applicant, is proposing to subdivide an existing 2.850-acre (gross) parcel located at 15015 Vickery Avenue into two lots ranging in size from 1.84 acres to 1.009 acres. The location of the Project site is shown on Figure 1, and the Project subdivision is shown in Exhibit A. If the subdivision is approved, it will allow for the construction of one new single-family home with an accessory dwelling unit.

8. Surrounding land uses and setting: The Project site is located at 15015 Vickery Avenue. The site is bounded on all sides by developed single family residences. There is an existing single-family residence and accessory structure located on proposed Parcel A. The existing home is accessed via an ingress egress easement off of the end of Montalvo Heights Drive, and a secondary driveway off Vickery Avenue.

The existing home and accessory building will remain on Parcel A with access from Montalvo Heights Drive. The new Parcel B will gain access from Vickery Avenue which is a private road. Parcel A will be 1.84 acres and Parcel B will be 1.009 acres.

9. Other public agencies whose review is required.
San Jose Water Company; West Valley Sanitation District; and the Santa Clara County Fire Department.

The Tamien Nation has requested formal notice of any project within the City of Saratoga. Noticing of this document will be sent to all tribes and if requested, consultation will take place prior to adoption of this document.

Figure 1: Project Location

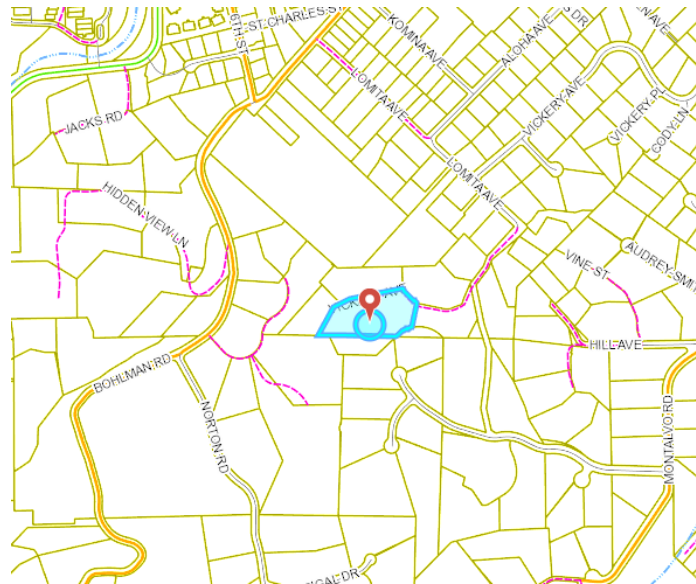
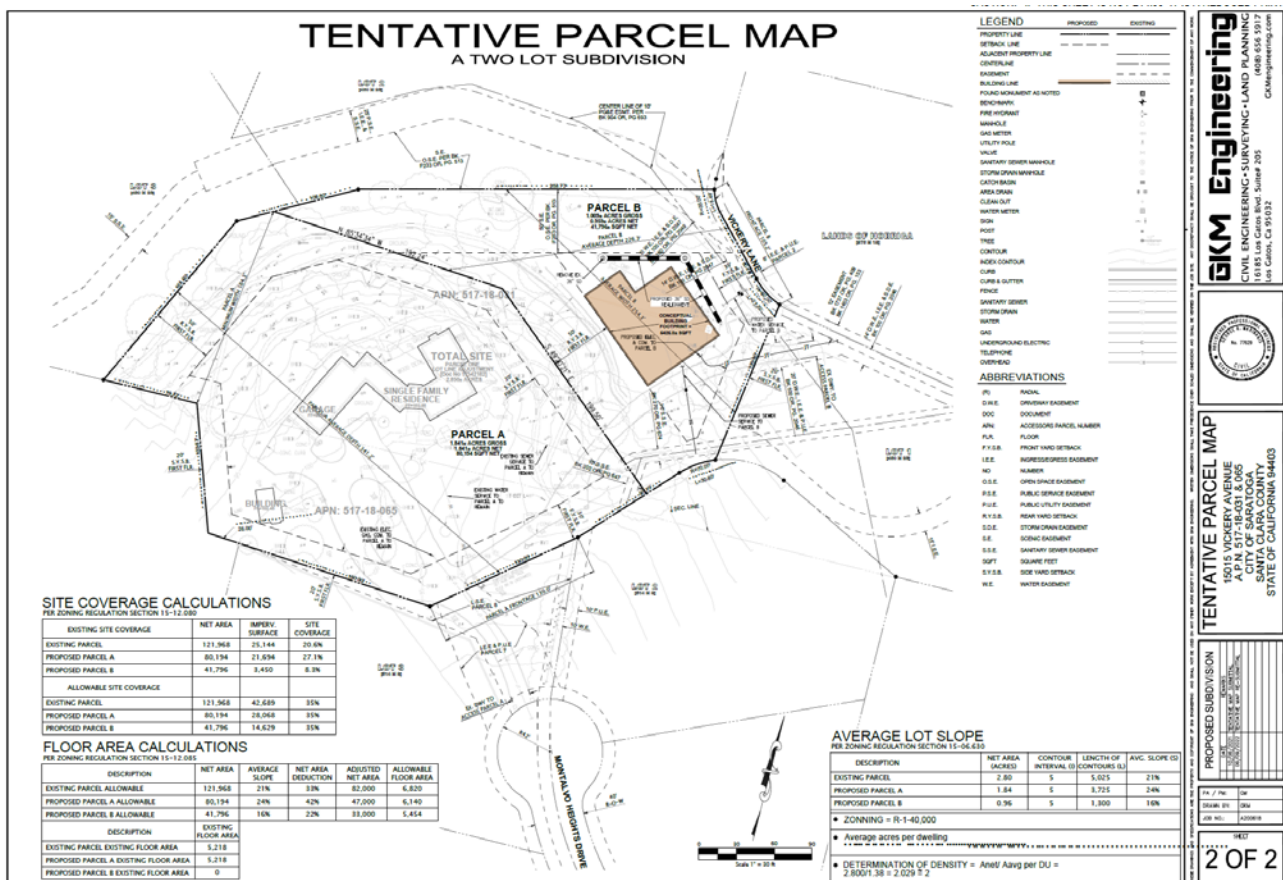


Figure 2: Tentative Map



B. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:


The environmental factors checked below would be potentially affected by this project. Please see the checklist beginning on page 7 for additional information.

<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Agriculture and Forestry	<input type="checkbox"/>	Air Quality
<input type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Energy
<input checked="" type="checkbox"/>	Geology/Soils	<input type="checkbox"/>	Greenhouse Gas Emissions	<input type="checkbox"/>	Hazards and Hazardous Materials
<input type="checkbox"/>	Hydrology/Water Quality	<input type="checkbox"/>	Land Use/Planning	<input type="checkbox"/>	Mineral Resources
<input checked="" type="checkbox"/>	Noise	<input type="checkbox"/>	Population/Housing	<input type="checkbox"/>	Public Services
<input type="checkbox"/>	Recreation	<input type="checkbox"/>	Transportation/Traffic	<input checked="" type="checkbox"/>	Tribal Cultural Resources
<input type="checkbox"/>	Utilities/Service Systems	<input checked="" type="checkbox"/>	Wildfire	<input type="checkbox"/>	Mandatory Findings of Significance

C. DETERMINATION:

On the basis of this initial evaluation:

<input type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a Negative Declaration will be prepared.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required

Signature: 	Date: June 30, 2022
Printed Name: Nicole Johnson, Senior Planner	

1. AESTHETICS:

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

a-d) There are no scenic views or view sheds explicitly identified for this project area in the City of Saratoga’s General Plan or other planning documents. The proposed Tentative Map would subdivide an existing 2.8-acre parcel into two lots.

It is anticipated that a single-family home and accessory dwelling unit would be developed on Parcel B. It is anticipated that a single family home will be built on the parcel. If the proposed new residence exceeds 18’ in height or multi story, the new home would be subject to the Design Review requiring planning commission review thereby ensuring the compatibility of the aesthetic appearance of new development with existing development in the area. As such, no scenic vistas will be affected.

The project area does not include any portions of a State Scenic Highway identified by the California Department of Transportation. There are no identified scenic resources or historic buildings within a state scenic highway located within the project area.

The existing visual character of the area is characterized by both one-and two-story homes and related site improvements. Future development would be subject to zoning regulations, which include limits on building height, setbacks, grading and tree removal. In addition, the City’s Design Review process, which includes substantial conformance with the Single-Family Residential Design Review Handbook, would be used to ensure visual compatibility within the project area. The construction of the new home would be similar to existing homes in the neighborhood and therefore would not adversely affect day or nighttime views in the area.

Therefore, the project would have a less than significant impact on the existing visual character of the site and its surroundings.

MITIGATION: None

Sources: 1,2,3,5, and 6

2. AGRICULTURE AND FORESTRY RESOURCES:

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 Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and the forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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))?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Result in the loss of forest land or conversion of forest land to non-forest use?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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DISCUSSION:

a) The project site has been developed with one single-family residential home and accessory structures for many years and is in an area fully developed with urbanized uses. There is no agricultural land or productive forestland on or adjacent to the site. The project site and all surroundings are designated “Urban and Built-Up Land” by the Department of Conservation (DOC), a department of California Resources Agency. The DOC’s Farmland Mapping and Monitoring Program (FMMP) publishes Farmland Maps and the most recent map was prepared in 2018. The map shows there is no farmland

on or near the project site; therefore, there is no potential to convert Farmland of Statewide Importance to a non-agricultural use.

b-e) The property is zoned for Single Family Residential (R-1-40,000) similar to the surrounding neighborhoods. The Land Use Element of the General Plan notes that there are no timber production areas within the City. There is no potential for the project to adversely affect timber resources. Therefore, the project would have no impact on agriculture and forest resources.

MITIGATION: None

Source: 2, 3 & 7

3. AIR QUALITY:

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

a-e) The City of Saratoga, including the project site, is within the boundaries of the San Francisco Bay Area Air Basin (SFBAAB). The Bay Area Air Quality Management district (BAAQMD) is the regional agency responsible for the regulation and enforcement of federal, state, and local air pollution control regulations in the SFBAAB, where the project site is located. Policies are also contained in multiple locations in the City’s General Plan, that support improving air quality.

The future development of one single-family home would be subject to the City’s design review process and would include conditions of approval requiring best management practices during construction to minimize project related effects on air quality to a less than significant level. Therefore, the projects construction activities both for subdivision improvements and for the new single-family homes, would have a less than significant impact on the existing air quality of the site and its surroundings.

MITIGATION: None

Source: 2, 8 & 9

4. BIOLOGICAL RESOURCES:

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

a-f) The proposed Tentative Map would subdivide an existing 2.8-acre parcel into two lots. It is anticipated that a single-family home and accessory dwelling unit would be developed on Parcel B. The new parcel has a large open building site with little vegetation. No trees are proposed to be removed for any subdivision improvements.

A drainage swale is located on Parcel B in the setback area on the western side of the proposed parcel. No known sensitive or special status species are located on the project site and no riparian habitat or other sensitive natural community has been identified in the area. There are no wetlands on the project site. Therefore, the Project would have a less than significant impact.

MITIGATION: None

Sources: 2 & 3

5. CULTURAL RESOURCES:

Would the project:

Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Disturb any human remains, including that interred outside of dedicated cemeteries?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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DISCUSSION:

a-c) The Project Applicant, is proposing to subdivide an existing 2.850-acre into two lots ranging in size from 1.84 acres to 1.009 acres. If the subdivision is approved, it will allow for the construction of one new single-family home with an accessory dwelling unit. There are no known significant historical resource or archaeological resources on the project site. Therefore, the Project would have a less than significant impact on Cultural Resources.

MITIGATION: None

Sources: 1, 2, 3, & 5

6. ENERGY:

Would the project:

Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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DISCUSSION:

a-b) Implementation of the Project would not be considered to result in wasteful or inefficient consumption of energy. It is expected that one new single-family residence and accessory dwelling unit will be constructed on Parcel B. Energy consumption would be expected to be commensurate with similar uses and wasteful, inefficient, or unnecessary consumption of energy resources during construction or operation is not to be expected. Therefore, the Project would have a less than significant impact on Energy.

MITIGATION: None

Source: 1, 2 & 3

7. GEOLOGY AND SOILS:

Would the project:

Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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a) Expose people or structures to 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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ii) Strong seismic ground shaking?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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iii) Seismic-related ground failure, including liquefaction?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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iv) Landslides?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Result in substantial soil erosion or the loss of topsoil?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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DISCUSSION:

This section summarizes the potential Geology and Soils impacts related to the proposed Project based on the Engineering Geologic Investigation prepared by Steven F. Connelly, CEG dated December 6, 2021 (Exhibit B) and the Geologic Peer Review (GEO22-0004) prepared by Cotton, Shires & Associates dated February 25, 2022 (Exhibit C)

a-f) The applicant proposes to subdivide the parcel into two lots with the existing home remaining on one of the lots. The site is characterized by both northeast facing hillslopes and relatively flat alluvial valley topography. The Project Engineering Geologist found that an existing old landslide underlies Parcel A and the existing residence. This neighborhood scale old landslide extends to the base of the slope near the proposed property boundary. The majority of Parcel B was found to be covered by artificial fill that will need to be further investigated and mitigated as part of future site development.

The Project Engineering Geologist found the risk of fault rupture, deep and shallow landsliding, liquefaction, and lateral spreading to be low. They specifically found that the mapped old landslide underlying Parcel A is stable given the subdued and gentle slopes.

The property is located within two ground movement potential zones based on the City Ground Movement Potential map. An "S1s" zone encompasses a majority of Parcel A indicating the presence of the relatively old and potentially stable landslide. Parcel B is mapped within a "Ps" zone indicating an increased potential for shallow landsliding on moderate to steep slopes of the mapped landslide. The project site is not within a State delineated seismic hazard zones for landsliding, liquefaction, or surface fault rupture. The Berroca Fault is approximately 1,100 feet south of the site. The San Andreas fault is approximately 2 miles southwest of the site.

The Project Geotechnical Consultant should perform subsurface exploration at the time of development of Parcel B. Lab testing and provide geotechnical design parameters for the proposed site development concept. Recommendations should include, but not necessarily be limited to: site preparation and grading, foundation design parameters, and site surface and subsurface drainage improvements. This investigation should specifically delineate the surficial and subsurface distribution of undocumented fill at the site. Appropriate grading and foundations recommendations to mitigate these fill materials should be provided (e.g., removal and replacement of fill, deep foundations alternatives, etc.).

The results of the Geotechnical Investigation should be summarized by the project Geotechnical Consultant in a report with appropriate appendices and submitted to the City for review by the City Geotechnical Consultant and City Engineer prior to issuance of Geotechnical Clearance for residential development of Parcel B.

Implementation of the seismic design parameters per Chapter 16 of the California Building Code for the development of any new structures, would reduce any adverse impacts associated with seismic shaking to be less than significant.

Therefore, the Project would have a less than significant impact on the Geology and Soils character of the site and its surroundings.

MITIGATION: Future site development should consider and thoroughly investigate and characterize the extent of artificial fill at the site. Future owners should be aware of this constraint and understand that site development may include additional grading and foundation measures to mitigate unsuitable surficial soils.

Source: 2, 3 & 4

8. GREENHOUSE GAS EMISSIONS:

An assessment of the greenhouse gas emissions and climate change is included in the body of environmental document. While Caltrans has included this good faith effort in order to provide the public and decision-makers as much information as possible about the project, it is Caltrans determination that in the absence of further regulatory or scientific information related to GHG emissions and CEQA significance, it is too speculative to make a significance determination regarding the project's direct and indirect impact with respect to climate change. Caltrans does remain firmly committed to implementing measures to help reduce the potential effects of the project. These measures are outlined in the body of the environmental document.

Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

DISCUSSION:

a-b) The Project site would create greenhouse gas emissions largely from the generation of electricity for the residential development and vehicle trips. Solid waste would make up a small amount of the total generation of greenhouse gas emissions.

The BAAQMD identifies screening levels for evaluation of operational GHG emissions. The City of Saratoga does not have an adopted greenhouse gas emissions reduction plan.

Regarding impacts from GHGs, both BAAQMD and the California Air Pollution Control Officers Association consider GHG impacts to be exclusively cumulative impacts (BAAQMD 2017b; CAPCOA 2008); therefore, assessment of significance is based on a determination of whether the GHG emissions from a project represent a cumulatively considerable contribution to the global atmosphere. This analysis uses both a quantitative and a qualitative approach. The quantitative approach is used to address the first significance criterion: "Would the project generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?" This analysis considers that, because the quantifiable thresholds developed by BAAQMD were formulated based on AB 32 and California Climate Change Scoping Plan reduction targets, for which its set of strategies were developed to reduce GHG emissions statewide, a project cannot exceed a numeric BAAQMD threshold without also conflicting with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Therefore, if a project exceeds a numeric threshold and results in a significant cumulative impact, it would also result in a significant cumulative impact with respect to plan, policy, or regulation consistency, even though the project may incorporate measures and have features that would reduce its contribution to cumulative GHG emissions.

Separate thresholds of significance have been established by the BAAQMD for operational emissions from stationary sources (such as generators, furnaces, and boilers) and nonstationary sources (such as

on-road vehicles) (BAAQMD 2017b). The threshold for stationary sources is 10,000 MT CO₂e per year (i.e., emissions above this level may be considered significant).

Projects that could exceed the threshold of 10,000 metric tons of CO₂ per year might involve use of equipment such as production flares, steam generators, thermal oxidizers and furnaces with an individual or combined project power rating of 20 MMBtu/hr or greater. None of these examples will be in use on this Project site.

The quantitative threshold of 10,000 MT CO₂e annually adopted by BAAQMD is applied to this analysis. If the project-related GHG emissions would exceed this threshold then, consistent with BAAQMD CEQA Air Quality Guidelines, it would be considered to have a cumulatively considerable contribution of GHG emissions and a cumulatively significant impact on climate change. Because the Project's estimated operational greenhouse gas emissions falls below this threshold, there is a less than significant impact to greenhouse gas emissions.

MITIGATION: None

Source: 1, 2, 8 & 9

9. HAZARDS AND HAZARDOUS MATERIALS:

Would the project:

Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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 for people residing or working in the project area?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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DISCUSSION:

a-g) The proposed Project is a residential development that does not involve the routine transport, use, or disposal of hazardous waste. Nominal amounts of hazardous material in the form of fuels and other construction materials are routinely used during construction processes. The construction of the subdivision improvements would not be a source of hazardous emissions.

Government Code Section 65962.5 requires that the Department of Toxic Substances Control compile and regularly update a list of hazardous waste facilities and sites. A search of the Envirostor website (Department of Toxic Substances Control 2018) revealed that the Project site is not on the list.

The Project site is not within an airport land use plan, is not within two miles of a public airport, and is not near a private landing strip. The nearest airports are San Jose International Airport ten miles to the northeast, and Reid-Hillview Airport 16 miles to the east, northeast.

The City participates in the Santa Clara County Operational Emergency Plan. The plan is an all-hazards document describing the County's Emergency Operations organization, compliance with relevant legal statutes, other guidelines, and critical components of the Emergency Response System. Development of the Project would not impair the implementation of this plan.

h) The Project site is located within the Wildland-Urban Interface Fire Zone and is categorized as Very High Fire Hazard Zone and is subject to the requirements of Chapter 7A of the California Building Code. Santa Clara County Fire Department reviewed the plans and approved them as submitted. Future development will be subject to review by the Santa Clara County Fire Department as to compliance with Public Resource Code 4290. Therefore, the Project would have no impact on Hazards and Hazardous Materials.

MITIGATION: None

Source: 1, 2, 10,11, & 12

10. HYDROLOGY AND WATER QUALITY:

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunamis, or mudflow	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

a-f) The Project would subdivide an existing 2.850-acre parcel into two lots ranging in size from 1.84 acres to 1.009 acres. Parcel A contains an existing home that will remain on the site. If the subdivision is approved, it would allow for the construction of one new single-family home with an accessory dwelling unit on Parcel B.

The proposed Project would utilize public water provided by the San Jose Water Company and would not use groundwater for any phase of the project. Regarding surface water that recharges the groundwater, the project site is not located in a groundwater recharge area. Consequently, the Project would have no impact on groundwater supplies or recharge other than its indirect impact on the use of groundwater by the San Jose Water Company. The Water Company receives water from Santa Clara Groundwater Basin supplied by the Santa Clara Valley Water District. According to the water district's 2015 Urban Water Management Plan, there is adequate groundwater recharge within the Basin. Consequently, the proposed Project would not deplete groundwater resources nor substantially interfere with groundwater recharge and the impact is less than significant.

New development on Parcel B would be required to comply with the Municipal Regional Stormwater Permit and the Construction General Stormwater Permit. The Municipal Regional Stormwater Permit and the Construction General Stormwater Permit require that any development on the Project site incorporate Low Impact Design techniques, provide erosion control measures during construction, and ensure that runoff does not exceed the rate and duration of that existing runoff. Further, the required Low Impact Design techniques require pre-treatment of runoff before it enters the City's storm water system. At the time of development of Parcel B there would be requirements to prepare a storm water management plan which would be reviewed by City staff to ensure it meets the City's requirements for storm water management. These requirements would ensure that the proposed Project would have no impact on downstream flooding, including impacts on downstream creeks. These requirements would also ensure that the proposed Project would not create or contribute substantial amounts of runoff water that would exceed the capacity of existing or planned storm water drainage systems.

g-i) Large scale flooding is not a significant hazard in the City. Site drainage is generally characterized by infiltration or sheetflow to the existing drainage system.

j) The Project site is located inland and is not at risk of inundation by a tsunami. Seiches are large waves generated in enclosed bodies of water in response to ground shaking. Two water tanks owned by the San Jose Water District are located near the project site. Field investigations indicate that if the tanks were to fail the project site is not in an area that would be affected. Flooding from a seismically-induced seiche is unlikely. The Project site is not located at the base of a hill and the area surrounding is developed with single-family homes on sites heavily vegetated. The Project site would not be subject to inundation by mudflow.

Therefore, the Project would have a less than significant impact on the Hydrology and Water Quality.

MITIGATION: None

Sources: 1, 2, & 3

11. LAND USE AND PLANNING:

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

a-b) The Project site contains a one-story single-family home and an ancillary building. Surrounding land uses include single-family residential. The proposed Project would include the subdivision of the site into 2-lots for single-family homes and would not physically divide an established community. The proposed subdivision is consistent with the General Plan Designation and the zoning code.

c.) The Project site is not located within the boundaries of an adopted Habitat Conservation Plan or Natural Community Conservation Plan. Therefore, no habitat conservation plan conflicts/impacts would occur.

MITIGATION: None

Source: 1, 2 & 3

12. MINERAL RESOURCES:

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

a-b) The City of Saratoga does not contain any designated important mineral resources that need to be protected. Mineral resources in the City are limited primarily to sandstone and shale. There are several closed quarries within Saratoga and there are no mines or quarries known to be operating in the City or its Sphere of Influence. Therefore, the proposed Project would not result in impacts to known mineral resources or result in the loss of availability of a locally important resource recovery site.

MITIGATION: None

Sources: 2 & 3

13. NOISE:

Would the project result in:

Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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 expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION:

a) The standards of the City of Saratoga General Plan Noise Element utilize the Day-Night Level (DNL) noise descriptor. The Noise Element of the General Plan includes existing roadway noise and noise contour distances for various roadway segments within the City (Table NE-A1). The project site is not listed within the table as having excessive roadway noise. Policy 2.2 of the General Plan Noise Element requires residential development be designed and constructed to reduce interior noise levels of DNL 45 dB or less in habitable rooms. Implementation of standard building design and construction techniques per CALgreen standards will ensure that noise impacts are less than significant.

b) Equipment expected to be used during the future construction phase of the project, would generate ground-borne vibration levels on a short-term basis. There are no long-term effects that would result from ground-borne vibration.

c-d) Short-term noise impacts may be created during construction of the subdivision improvements such as minor grading for the new drainage facility and utilities. Temporary noise will occur at the properties adjacent to the site during construction of the Project. The noise levels are expected to be consistent with typical single-family home construction within the City. Compliance with the City's construction hours will reduce the Project's impacts on noise to less than significant.

e) 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 therefore, would not expose people residing in the Project area to excessive noise levels.

f) The Project site is not located within the vicinity of a private airstrip, and therefore, would not expose people residing in the Project area to excessive noise levels.

Therefore, the Project would have a less than significant impact on noise.

MITIGATION: None

Sources: 1, 2 & 3

14. POPULATION AND HOUSING:

Would the project:

Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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a) Induce substantial 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)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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DISCUSSION:

a) The Project would create one additional parcel for future construction of a single-family home and accessory dwelling unit. The existing home would remain. Future construction of one single-family home and accessory dwelling unit would not induce substantial population growth in the area.

b-c) The Project would create one single-family home on site and will not displace existing housing, nor would the Project displace any people.

Therefore, the Project would have a less than significant impact on population and housing.

MITIGATION: None

Source: 1, 2 & 3

15. PUBLIC SERVICES:

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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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:

a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

a-b) The Saratoga Fire District provides fire protection to the City of Saratoga. The closest fire station to the project site is the Historic Saratoga Village located at 14380 Saratoga Avenue. Santa Clara County Sheriff provides law enforcement services to the City. The Project is an urbanized infill site therefore, the proposed Project would not result in a substantial adverse physical impact associated with the provision of or need for new or physically altered police or fire facility.

c-e) The Project would create one parcel for future development of a single-family home that would have a negligible increase in the demand for schools, parks, or public facilities.

Therefore, the Project would have a less than significant impact Public Services.

MITIGATION: None

Source: 1, 2 & 3

16. RECREATION:

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

a-b) The Project would create a parcel for one future single-family home site. The development of one single-family home and accessory dwelling unit would have a negligible increase in the demand for existing neighborhood and regional parks or other recreational facilities.

Therefore, the Project would have a less than significant impact on recreation.

MITIGATION: None

Source: 1, 2 & 3

17. TRANSPORTATION/TRAFFIC:

Would the project:

Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Result in inadequate emergency access?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f) Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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DISCUSSION:

a-f) The existing project site maintains access onto both Montalvo Heights Drive and Vickery Avenue. Once the project is approved, access to the existing residence would be from Montalvo Heights Drive and the newly created parcel from Vickery Avenue. Due to the minimal trip generation for one new home, the Project would result in a less than significant impact to traffic circulation.

MITIGATION: None

Source: 1, 2 & 3

18. TRIBAL CULTURAL RESOURCES:

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21704 as either a site, feature, place, or 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:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1) 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) A resource determined by the lead agency, or 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

The Project site is in an established urbanized area where residential land uses surround the site. An existing one-story single-family home and related accessory structure are located on Parcel A.

MITIGATION: None

Source: 1 & 2

19. UTILITIES AND SERVICE SYSTEMS:

Would the project:

Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with enough permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

a) Sanitary sewer services are provided by the West Valley Sanitation District. The district has adequate capacity to service the site and therefore the proposed Project would not cause the district to exceed wastewater treatment requirements of the Regional Water Quality Control Board.

b/d/e) The Santa Clara County Valley Water District and San Jose Water Company provide water service to the City of Saratoga. The District is responsible for designing and building local water reservoirs and water distribution facilities and operating water treatment plants. The District then sells treated water to local water retail agencies that serve communities using their own distribution systems. San Jose Water Company is the water retailer that provides water to Saratoga residents.

c) The City uses a storm water collection system, in conjunction with the natural creek drainage system, to manage storm water runoff. Storm water collected through this system ultimately drains into the San Francisco Bay. The Project includes a Hydromodification Detention Basin which would be required to be install for adequate storm water infrastructure. In addition, the proposed development will require any new development on site to incorporate Low Impact Design techniques and that stormwater runoff be maintained on site to the maximum extent possible.

f) Solid waste and recycling service are provided by West Valley Collection and Recycling (WVC&R). Solid waste is picked up Monday through Friday weekly, depending on the Saratoga neighborhood. Paper, plastic, metal, glass and green waste, such as lawn trimmings, can be recycled. All recyclables collected are transmitted to the Material Recovery Facility located in San Jose, where they are sorted and processed into new materials. E-waste is not collected by WVC&R at this time but may be dropped off by residents at the Material Recovery Facility.

g) Solid waste and recycling services is available to the Project. Development of the site would be consistent with the proposed General Plan and would need to comply with all federal and state regulations as well as any local goals and policies related to solid waste.

Therefore, the Project would be less than significant impact on utilities and service systems.

MITIGATION: None

Source: 2

20. WILDFIRE:

Would the project result in:

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people to significant risks, including downslope or downstream flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

a-d) The addition of one single family home would not impair the City of Saratoga emergency response or emergency evacuation plan. The closest emergency evacuation route is Saratoga Los Gatos Road (HWY 9). The project site is in the Wildland Urban Interface Fire Zone and the Very High Fire Hazard Zone. Santa Clara County Fire Protection District reviews all land use proposals. The project was reviewed and approved on May 19, 2021, with no comments or conditions. Santa Clara County Fire Protection District would review future site development plans for Parcel B. The site and surrounding sites are on sloped topography however future Design Development review would require grading and drainage considerations and would include review runoff, post-fire slope instability, and drainage changes. Therefore, there would be less than significant impacts on wildfire.

MITIGATION: None

Source: 1, 2 & 11

21. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

a) The Project would subdivide an existing parcel into two lots. The parcel has been in use as a single-family residential home site for many years. One new home would be built on the new resulting lot. The site is in a developed urbanized area and does not support any sensitive habitats or provide habitat for any rare or endangered plant or animal species, and the proposed project would not affect or substantially diminish plant or animal habitats, including riparian or wetland habitat. The proposed Project would not interfere with any resident or migratory species habitat, or affect any rare, threatened, or endangered species.

b) The Project does not have impacts that are individually limited, but cumulatively considerable.

c) The proposed Project is a residential project and does not have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly.

E. SOURCES

1. Tentative Map for 15015 Vickery Avenue, dated June 9, 2022
2. City of Saratoga General Plan
3. City of Saratoga Zoning Ordinance and Map
4. City of Saratoga Ground Movement Potential Map
5. City staff review of the project.
6. California Department of Transportation State Scenic Highways Map
7. Department of Conservation Farmland Map 2018
8. Bay Area Air Quality Management District, California Environmental Quality Act Air Quality Guidelines. May 2017.
9. Bay Area Air Quality Management District. 2017 Clean Air Plan: Spare the Air, Cool the Climate. April 19, 2017.
10. California Department of Toxic Substances Control. EnviroStor Database; June 2021
11. Cal Fire Hazard Zone Map October 2008
12. City of Saratoga Emergency Operations Plan

F. EXHIBITS

- A. Tentative Map for 15015 Vickery Avenue, dated June 9, 2022
- B. Engineering Geologic Investigation prepared by Steven F. Connelly, CEG dated December 6, 2021
- C. Geologic Peer Review Memo, Cotton, Shires & Associates dated February 25, 2022

MITIGATION MEASURES

MM – Geology and Soils – 1) Design-Level Geotechnical Investigation - The Project Geotechnical Consultant should perform subsurface exploration, lab testing, and provide geotechnical design parameters for the proposed site development concept. Recommendations should include, but not necessarily limited to: site preparation and grading, foundation design parameters, and site surface and subsurface drainage improvements. This investigation should specifically delineate the surficial and subsurface distribution of undocumented fill at the site. Appropriate grading and foundations recommendations to mitigate these fill materials should be provided (e.g., removal and replacement of fill, deep foundations alternatives, etc.).

The results of the Geotechnical Investigation shall be summarized by the Project Geotechnical Consultant in a report with appropriate appendices and submitted to the City for review by the City Geotechnical Consultant and City Engineer prior to issuance of Geotechnical Clearance for residential development of Parcel B.