

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT AND SCOPING MEETING

DATE: May 31, 2024

TO: State Clearinghouse
State Responsible Agencies
State Trustee Agencies
Other Public Agencies
Organizations and Interested Persons

SUBJECT: Notice of Preparation of an Environmental Impact Report and Scoping Meeting for the Vineyard One Project

LEAD AGENCY: City of Saratoga
Community Development Department, Planning Division
13777 Fruitvale Avenue
Saratoga, CA 95070

PROJECT PLANNER: Christopher Riordan, Senior Planner
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(408) 868-1235

PURPOSE OF NOTICE: This is to notify public agencies and the general public that the City of Saratoga, as the Lead Agency, will prepare an Environmental Impact Report (EIR) for the Vineyard One Project. The City of Saratoga is interested in the input and/or comments of public agencies and the public as to the scope and content of the environmental information in connection with the proposed project. Responsible/trustee agencies will need to use the EIR prepared by the City of Saratoga when considering applicable permits, or other approvals for the proposed project.

COMMENT PERIOD: Consistent with the time limits mandated by State law, your input, comments or responses must be received in writing and sent at the earliest possible date, but not later than 5:00 PM, July 1, 2024.

Please send your comments/input (including the name for a contact person in your agency) to: Attn: Christopher Riordan at the City of Saratoga, 13777 Fruitvale Avenue, Saratoga, CA 95070; or by e-mail to criordan@saratoga.ca.us.

SCOPING MEETING: On Tuesday, June 18, 2024, the City of Saratoga will conduct a public scoping meeting to solicit input and comments from public agencies and the general public on the proposed project and scope of the EIR. This meeting will be held at the Joan Pisani Community Center Multipurpose Room, adjacent to City Hall, at 19655 Allendale Avenue, Saratoga, CA 95070.

This meeting will be held in person and via Zoom. Interested parties may attend the scoping meeting to learn about the proposed project and to provide comments beginning at 6:00 PM. Representatives from the City of Saratoga and the EIR consultant team will be available at the scoping meeting to address questions regarding the EIR process and scope. If you have any

questions regarding the scoping meeting, contact Christopher Riordan at (408) 868-1235 or by e-mail to criordan@saratoga.ca.us.

To access the Zoom meeting, use the link below to join the webinar:

<https://us02web.zoom.us/j/87544420710?pwd=VW5KcVJWazNQQiY1NEVFWnZOeC82dz09>

Passcode: 968107If joining by telephone, dial (408) 638-0968.

Webinar ID: 875 4442 0710

PROJECT LOCATION AND SETTING

The Vineyard One Project (Project, proposed Project) is located within the eastern area of the City of Saratoga, in Santa Clara County, California (Figures 1 and 2). The Project site is bounded by Allendale Avenue and single-family residential uses to the north, St. Archangel Michael Serbian Orthodox Church and single-family residential uses to the northwest, single-family residential uses to the west and southwest, and by Chester Avenue and other single-family residential uses to the south and west. The elevation of the site is generally flat at approximately 300 to 315 feet above mean sea level.

The approximately 11.57-acre Project site is comprised of a single undeveloped parcel (Figure 3), identified as Santa Clara County Assessor Parcel Number (APN) 397-01-071. The Project site consists of an existing field and vineyard with irrigation lines and trees. The only structures on the Project site consist of several dilapidated, uninhabitable structures. Vasona Creek runs adjacent to the southwestern boundary of the Project site, as it runs from northwest to the southeast and crosses under Chester Avenue.

Surrounding land uses mainly consist of low-density residential development; educational facilities, such as West Valley College to the southwest, Marshall Lane Elementary School to the southeast, Rolling Hills Middle School to the east, and Westmont High School to the northeast; and California State Route 85 (Norman Y. Mineta Highway) to the north and northeast. Surrounding communities include the City of Cupertino to the north, City of San Jose to the north and northwest, Cities of Campbell, Los Gatos and Monte Sereno to the south, and unincorporated Santa Clara County to the south and west.

PROJECT DESCRIPTION

The Vineyard One Project would include the construction and associated operation of up to 231 residential units, consisting of 193 units with 38 accessory units (ADUs), with new internal streets, supporting parking spaces and associated circulation, landscaping, bioretention and drainage features, and utility improvements (Figure 4).

RESIDENTIAL

The Project's residential development would provide a variety of housing types, including townhouses, residential flats, single-family detached homes and ADUs in a total of 48 stand-alone buildings, totaling approximately 420,760 square feet of floor area including 334,898 square feet of living space and 85,862 square feet of enclosed parking.

Table 1 presents the development matrix summary and residential unit mix for the proposed Project.

**TABLE 1
PROJECT DEVELOPMENT MATRIX**

Unit Type	Number of Buildings	Number of Units	Number of ADUs	Number of Square Feet per Building (sf)	Total Square Feet (sf)
Townhouses					
4-Unit Standard with 1 ADU	1	4	1	7,244	7,244
5-Unit Tandem with 1 ADU	1	5	1	7,956	7,956
6-Unit Standard with 1 ADU	4	24	4	10,597	42,388
7-Unit Standard with	4	28	-	12,146	48,584
8-Unit Tandem with 1 ADU	2	16	2	12,935	25,870
8-Unit Tandem	1	8	-	12,858	12,858
Total Townhouse	13	85	8	-	144,900
Residential Flats					
6-Unit Flat	2	12	-	8,110	16,220
6-Unit Flat with 1 ADU	2	12	2	8,474	16,948
8-Unit Flat	1	8	-	10,786	10,786
8-Unit Flat with 1 ADU	4	32	4	11,150	44,600
10-Unit Flat	2	20	-	13,462	26,924
Total Residential Flats	11	84	6	-	115,478
Single-Family Detached					
Plan 1	24	24	-	2,655	63,720
Plan 1 ADUs (attached)	-	-	24	450	10,800
Total Single-Family Homes	24	24	24	-	74,520
TOTAL	48	193	38	-	334,898
TOTALS WITH GARAGES					420,760

Source: SDG Architects, Inc., 2024. De Novo Planning Group, 2024.

Townhouses would be developed in 13 buildings, consisting of four-unit to eight-unit buildings three stories in height. Adaptable units, designed and constructed in a manner that make possible future modifications to the units easier for persons with ambulatory issues, would be included in 12 of the 13 townhouse buildings. They would include amenities for improved internal mobility, such as larger bathrooms, wider door frames, and predetermined clearances. Each building includes ADUs. There would be a total of 85 townhouse units, in addition to eight ADUs, totaling approximately 144,900 square feet of townhouse development. Townhouses would range from approximately 1,355 square feet to 1,907 square feet, with three to four bedrooms and 2.5 to 3.5 bathrooms, depending on the size of the townhouse. Each townhouse would have a two-car garage, and all but the smaller townhouses (those at 1,355 square feet) would also include a porch and deck.

Residential flat homes would be developed in 11 buildings, consisting of four-unit to 10-unit buildings that would be two to three stories in height. There would be a total of 84 residential flat units, in addition to six ADUs, totaling approximately 115,478 square feet of residential flat development. Residential flats would range from approximately 1,245 square feet to 1,472 square feet, with two to three bedrooms and two to 2.5 bathrooms, depending on the size of the flat. Each residential flat would have a two-car garage, porch and deck.

Single-family detached homes would be developed in 24 stand-alone residences along Allendale Avenue and Chester Avenue, each with an attached ADU. The single-family detached homes would provide a transition in housing density and contextual continuity within the existing neighborhood. The single-family units would be three stories in height, approximately 2,655

square feet in size, and each would have a two-car garage, two porches and a deck. The 24 single-family detached residences would total approximately 63,720 square feet, in addition to 24 ADUs at 450 square feet each totaling 10,800 square feet of ADUs, for a total of 74,520 square feet of single-family detached home development.

Parking would be provided in uncovered spaces (75 spaces) and in covered garages (386 spaces), totaling 461 spaces. There will also be two areas with bike racks provided.

SITE ACCESS AND ROADWAYS

The Project would have two new access driveways, from Chester Avenue to the east of the site and Allendale Avenue to the north of the site. A series of internal streets would be built as part of the Project, including new driveways and curbs. All new internal streets within the Project boundary would be privately owned and maintained by the homeowners association that would be formed as part of the Project. Access easements would be provided for emergency access and utility easements, as required. A series of pedestrian pathways and paseos would be included as part of the Project throughout the site to provide connections within the site and to the existing neighborhood, including concrete paving, decomposed granite paving, concrete steps and stamped asphalt crosswalks.

UTILITIES AND INFRASTRUCTURE

The Project site lies within the service area of San Jose Water Company for the provision of water services. The Project would install new eight-inch water service pipes which would connect to existing 17.25-inch municipal water mains under Allendale Avenue and Chester Avenue. New eight-inch fire service pipes would connect to the Project's eight-inch water service pipes, thereby providing water for fire suppression services.

West Valley Sanitation District would provide wastewater services for the Project. New eight-inch sanitary service pipes would be installed as part of the Project, connecting to an existing 15-inch sanitary sewer pipe in Allendale Avenue and existing eight-inch sanitary sewer pipe in Chester Avenue.

Pacific Gas and Electric would provide electricity and natural gas services to the Project. The Project's electrical and natural gas infrastructure would connect to existing electrical service and natural gas lines located in Allendale Avenue and Chester Avenue.

West Valley Collection and Recycling would provide waste disposal services for the Project. The Project would provide solid waste, recycling and yard waste and compost bins would be provided for each unit. Telephone service would be provided by AT&T, and cable services would be provided by Comcast.

LANDSCAPING

A comprehensive landscape plan would be implemented as part of the Project. The Project would require the removal of 45 existing trees; however, there would be a significant amount of new landscaping planted throughout the Project site, not only consisting of trees, shrubs, grasses and other plantings, but also including street furniture, benches, picnic tables, lighting, directional signage, bike racks and raised planters. Site landscaping trees would include, but not be limited to, 166 24-inch ornamental box trees, such as red maple, Jacaranda, lavender and white crape

myrtle, Brisbane box, fruitless olive, date palm, London plane tree, flowering plum, and coast live oak. Shrubs, groundcovers, and grasses would include strawberry tree, manzanita, foothill sedge, wild lilac, small cape rush, and many other varieties throughout the Project site. Approximately 4.05 acres of open landscaped park areas and pathways are also proposed, consisting of: a 5,000-square-foot outdoor space with a lawn, picnic tables, and lighting along the southern edge of the property; a 3,200-square-foot lawn with seating and lighting at the north end of the site; and multi-family paseos and perimeter pathways with gathering nooks and seat walls. Such landscaping and open space amenities would provide shading, passive recreational opportunities, a cooling effect, and improved visual character, as well as providing a sense of community and a natural buffer along the Project's street-facing edges.

BIORETENTION FEATURES

The proposed Project would be required to install bioretention and drainage features, in compliance with the Santa Clara Valley Urban Runoff Pollution Prevention Plan, thereby collecting and treating all stormwater runoff on-site. This would entail bioretention features to ensure proper site drainage. New 18-inch gravity storm drainpipes would be installed as part of the Project, allowing stormwater flows to drain to a new 64,000-cubic-foot hydromodification storage vault, to be located in an approximately 14,500-square foot area at the southern tip of the Project site. The 18-inch storm drainpipes would feed into lateral 18-inch storm drainpipes, then feeding into a 30-inch gravity storm drainpipe that would feed directly into the bioretention basin and percolate into the hydromodification vault below it. Treated stormwater would then be conveyed via a 24-inch storm drainpipe to connect to the 18-inch municipal storm drainpipe under Chester Avenue, at the southern tip of the Project site. Along the southwestern edge of the Project site, directly adjacent to the bioretention basin, an approximately 35,800-square-foot pervious buffer strip would remain undeveloped and outside the Project's development footprint. The Project would also include approximately 158,250-square feet of unpaved surfaces, in pervious landscaped and softscaped areas, to further facilitate site drainage.

PROJECT CONSTRUCTION

The proposed Project would require clearing of the land of all plants, structures and existing utilities. The site would be prepared for installation of utilities and the bioretention basin prior to being leveled for construction. Project-related earthwork would not result in the import or export of soils, as all soils would be balanced on-site. The estimated construction schedule is 30 to 36 months, and all construction staging, and worker parking will be maintained on-site.

PROJECT APPROVALS

The City of Saratoga is the Lead Agency for the proposed Project, pursuant to the State Guidelines for Implementation of CEQA, Section 15050.

If the City Council certifies the EIR in accordance with CEQA requirements, the City may use the EIR to support the following actions:

- Site Development Review Permit;
- A Vesting Tentative Map approval;
- Approval of development agreement between the applicant and the City; and
- Project CEQA approval.

The following agencies may rely on the certified EIR to issue permits or approve certain aspects of the proposed Project:

- Regional Water Quality Control Board – Construction activities would be required to be covered under the National Pollution Discharge Elimination System;
- RWQCB – The Storm Water Pollution Prevention Plan would be required to be approved prior to construction activities pursuant to the Clean Water Act; and
- Bay Area Air Quality Management District – Construction activities would be subject to the BAAQMD codes and requirements.

AREAS OF POTENTIAL IMPACTS

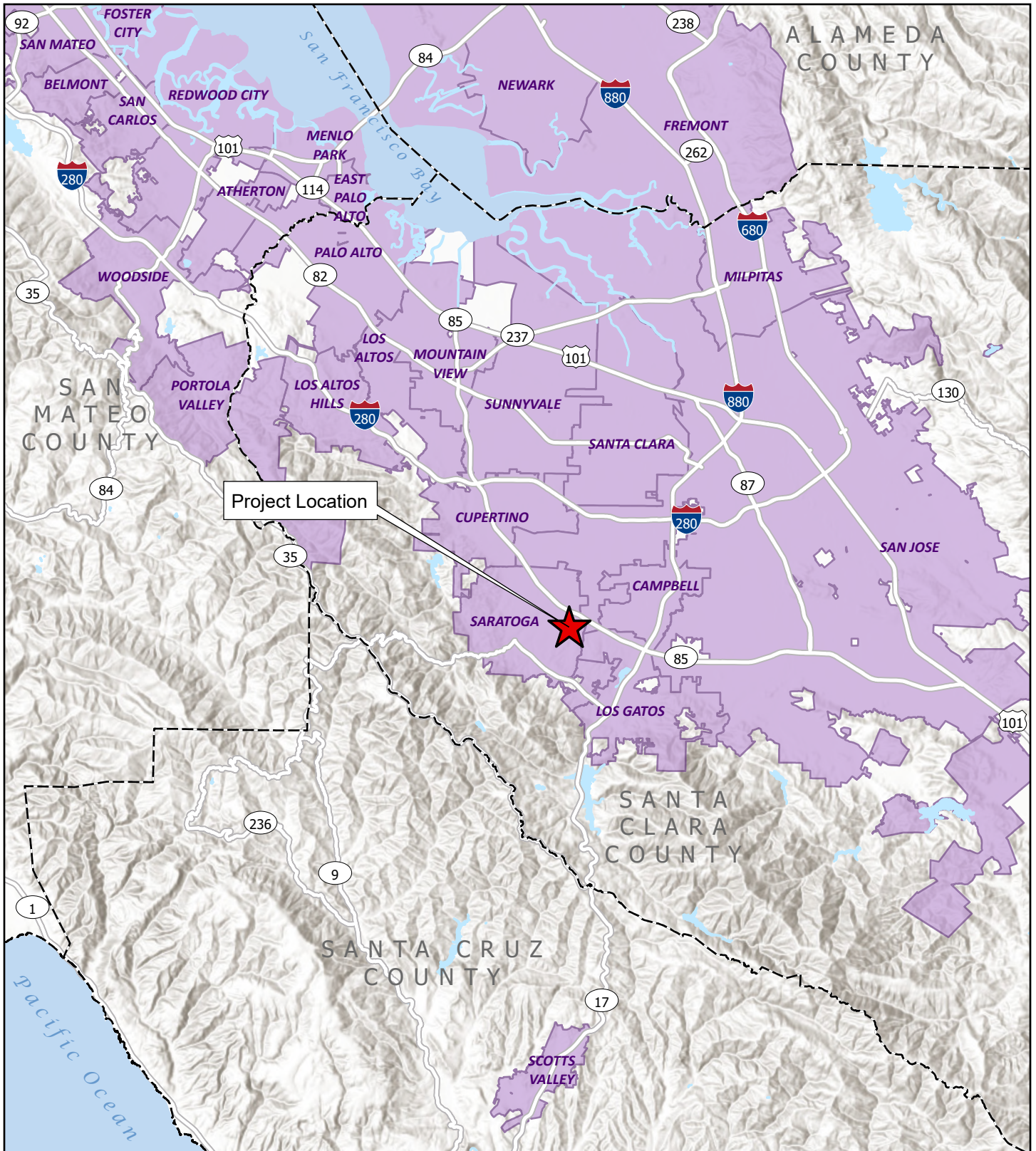
The Draft EIR will examine all of the environmental areas contained in Appendix G of the State CEQA Guidelines. The topics to be addressed in the Draft EIR include: Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities, Wildfire, Cumulative Impacts, and Growth Inducing Impacts.

ADDITIONAL INFORMATION: A copy of this NOP is available on the City’s website at: [HTTPS://WWW.SARATOGA.CA.US/611/CHESTER-ALLENDALE](https://www.saratoga.ca.us/611/CHESTER-ALLENDALE)




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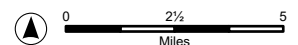


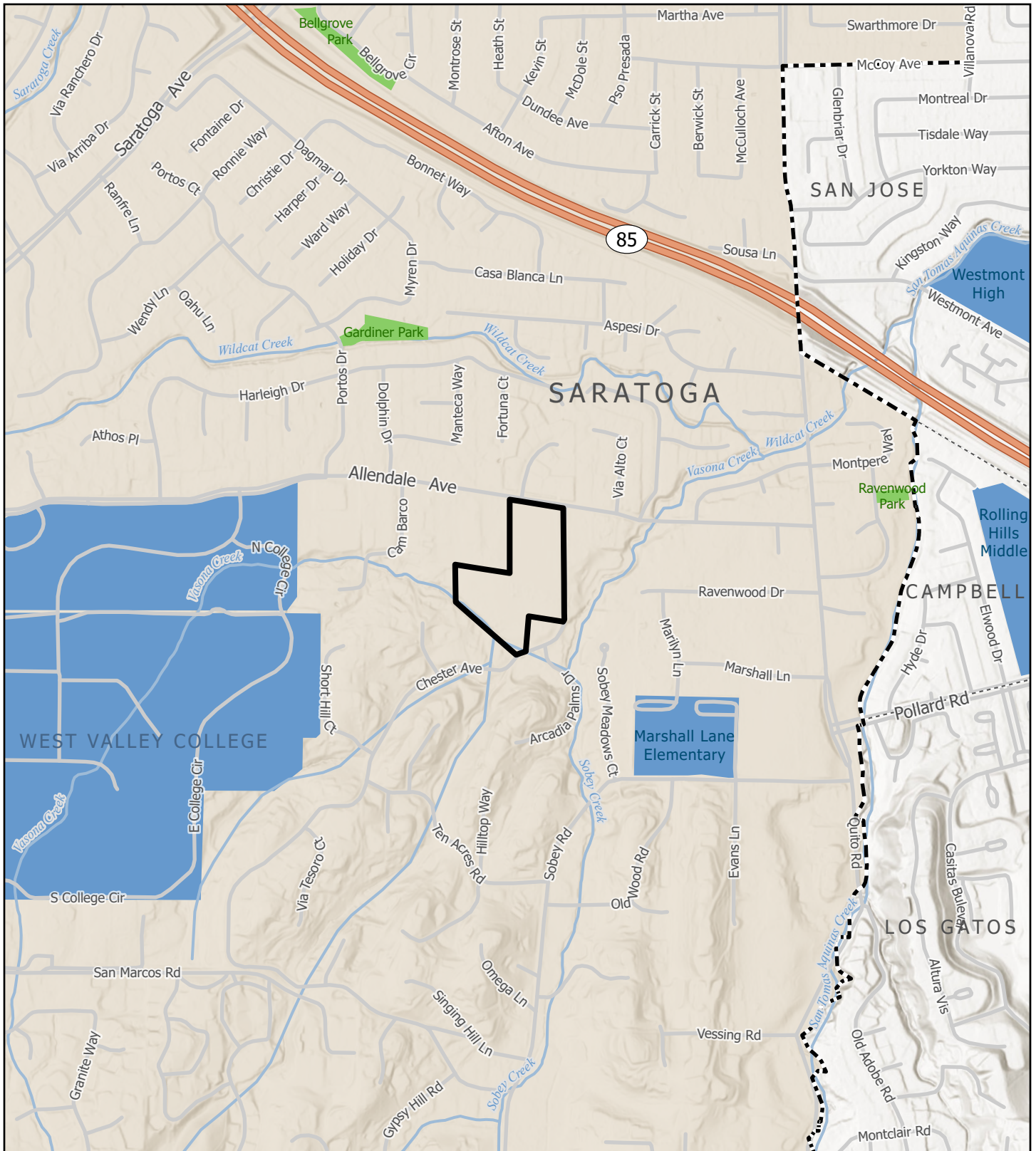
Legend

-  Project Location
-  Incorporated Area
-  County Area






VINEYARD ONE PROJECT

Figure 1. Regional Map



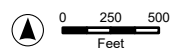


Legend

-  Project Boundary
-  City of Saratoga
-  Adjacent Incorporated Area
-  School
-  Park

VINEYARD ONE PROJECT

Figure 2. Vicinity Map



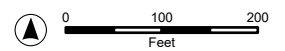


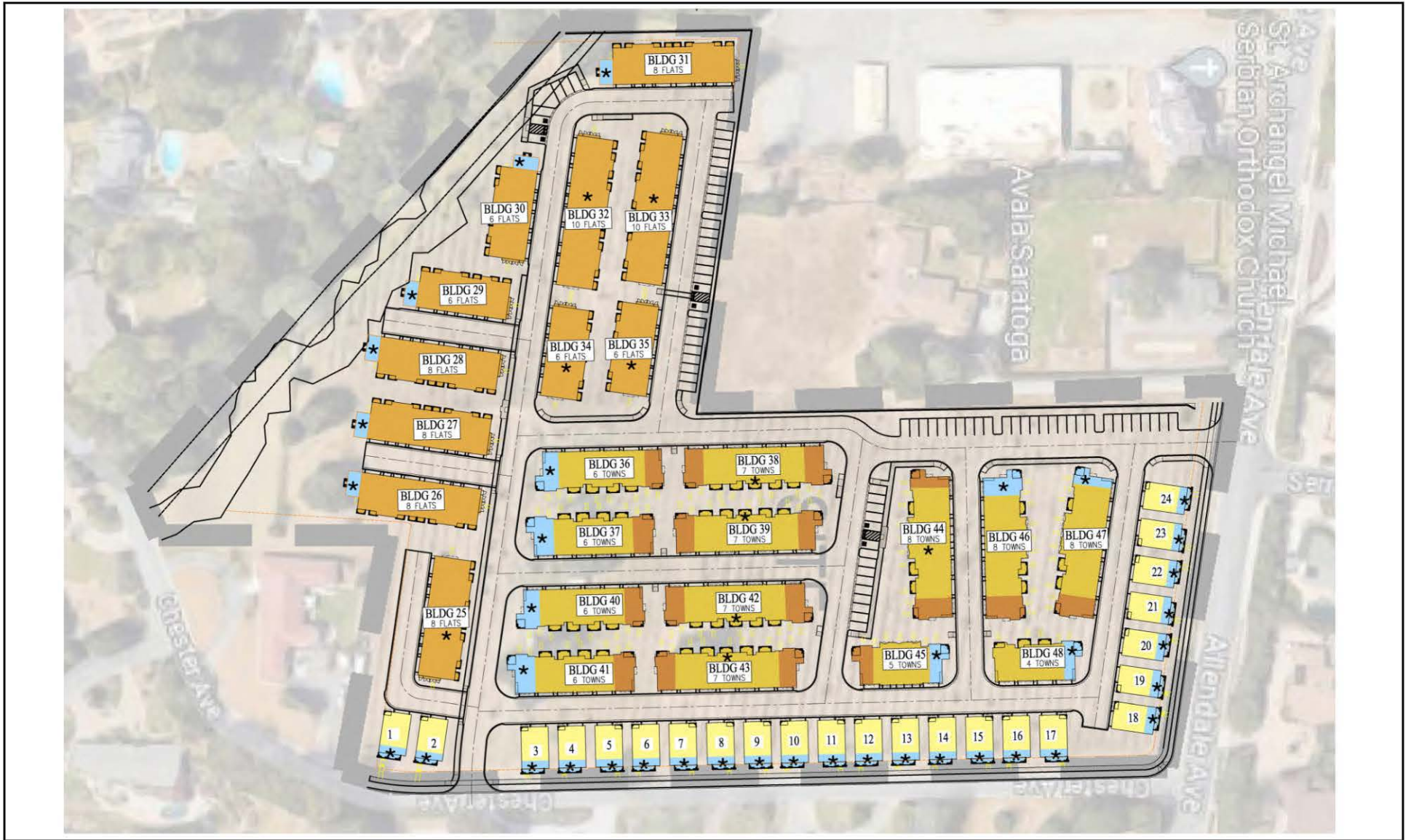
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 Project Boundary

VINEYARD ONE PROJECT

Figure 3. Aerial View of Project Site





Legend

- Townhouses
- Stacked Flats
- Single Family Units
- Adaptable Units
- ADUs
- ★ BMR Units (48 total)

VINEYARD ONE PROJECT

Figure 4. Site Plan

