

**Environmental Initial Study
and Negative Declaration**

For:

**Design Review, Conditional Use Permit &
Lot Line Adjustment
for 14521 / 14523 Big Basin Way**

Owner:

**Mitchell & Tracy Cutler
14435-C Big Basin Way
Saratoga, CA 95070**

Public Review Period:

September 3, 2014 to September 23, 2014

**City of Saratoga Environmental Initial Study and Negative Declaration
14521 / 14523 Big Basin Way**

1. Project title: PDR14-0003; CUP14-0001; LLA14-0001
2. Lead agency name and address: City of Saratoga; Planning Division
13777 Fruitvale Avenue; Saratoga, CA 95070
3. Contact person and phone number: Michael Fossati, Planner
(408) 868-1212
4. Project location/APN: 14521 and 14523 Big Basin Way / 503-24-020 and 021
5. Project sponsor name / address: Mitchell and Tracy Cutler / 14435-C Big Basin Way,
Saratoga CA
6. General plan designation: Commercial-Historic
7. Zoning: Commercial-Historic 2 (CH-2)
8. Description of project: The project includes a Design Review, Conditional Use Permit, and Lot Line Adjustment for two commercial lots located at 14521 and 14523 Big Basin Way. The project includes the remodel of an existing structure (14521 Big Basin Way) and restaurant (14523 Big Basin Way). 14521 Big Basin will be rehabilitated and remodeled for a wine bar / restaurant use. One residential apartment will be attached and constructed at the rear of the building. 14523 Big Basin will be remodeled to include an office space, restaurant, and two apartment units. An additional story will be constructed on top of 14523 Big Basin in order to accommodate one of the apartment units.
9. Surrounding land uses and setting: The project location is bounded by a parking lot and Wildwood Creek to the north, commercial structures to the east and west, and Big Basin Way to the south.
10. Other public agencies whose review is required
 - a. Santa Clara County Fire District
 - b. West Valley Sanitation District

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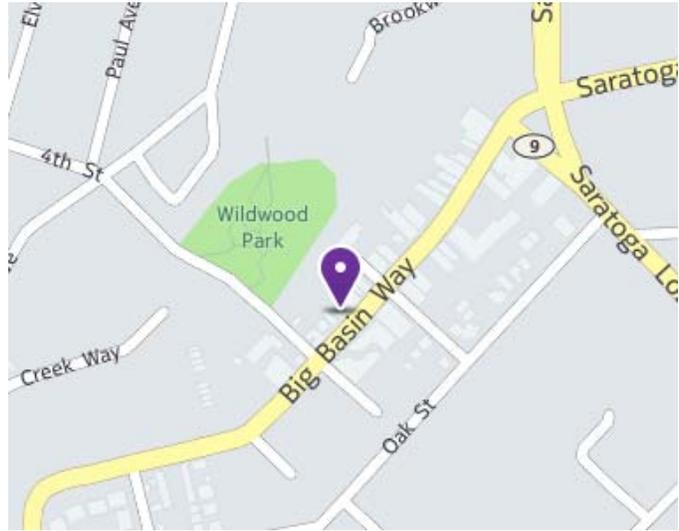
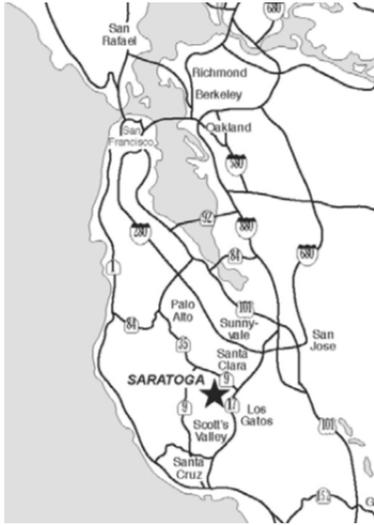
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Figure 1: Project Location



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Figure 4 – Existing 14523 Big Basin Way (Blue Rock Shoot)

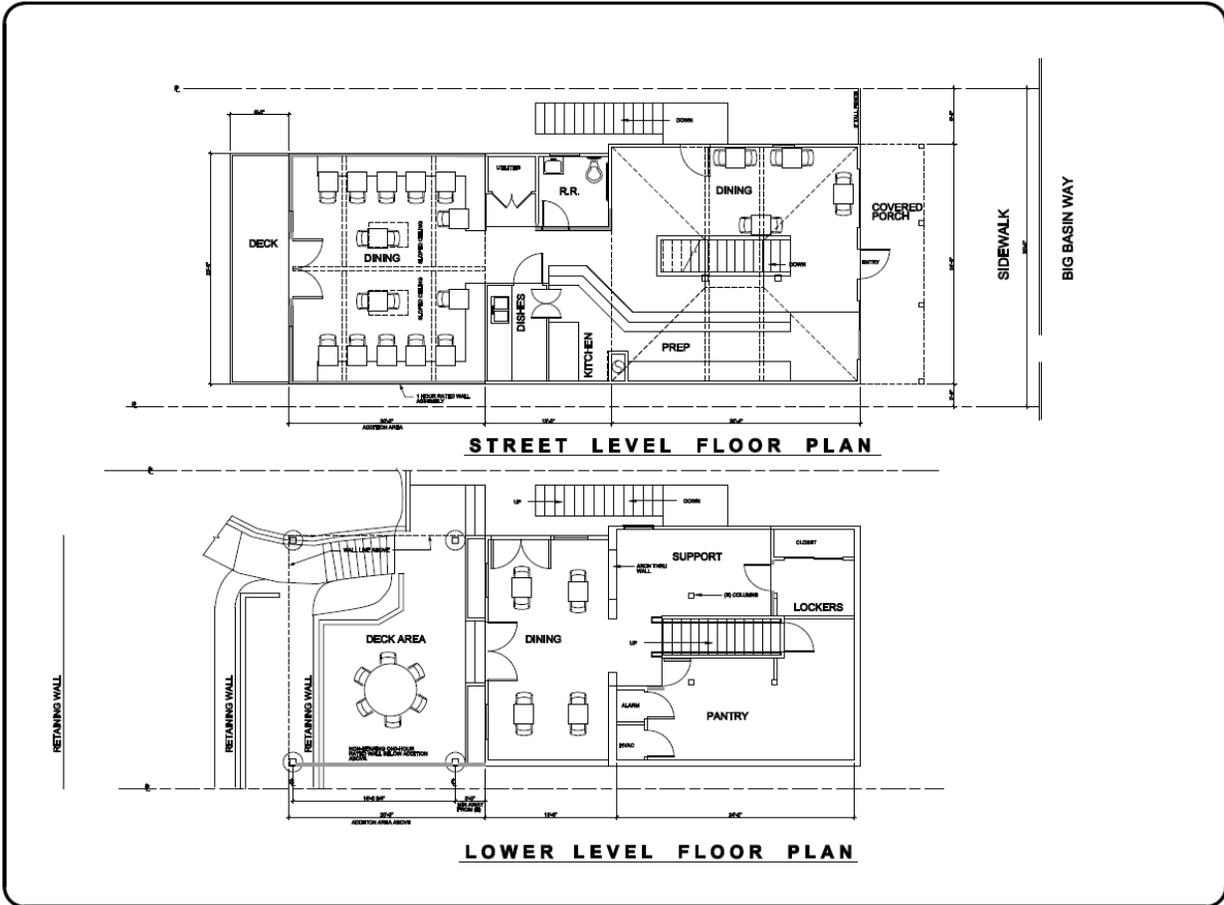


Figure 5 – Existing 14521 Big Basin Way (Grover House)

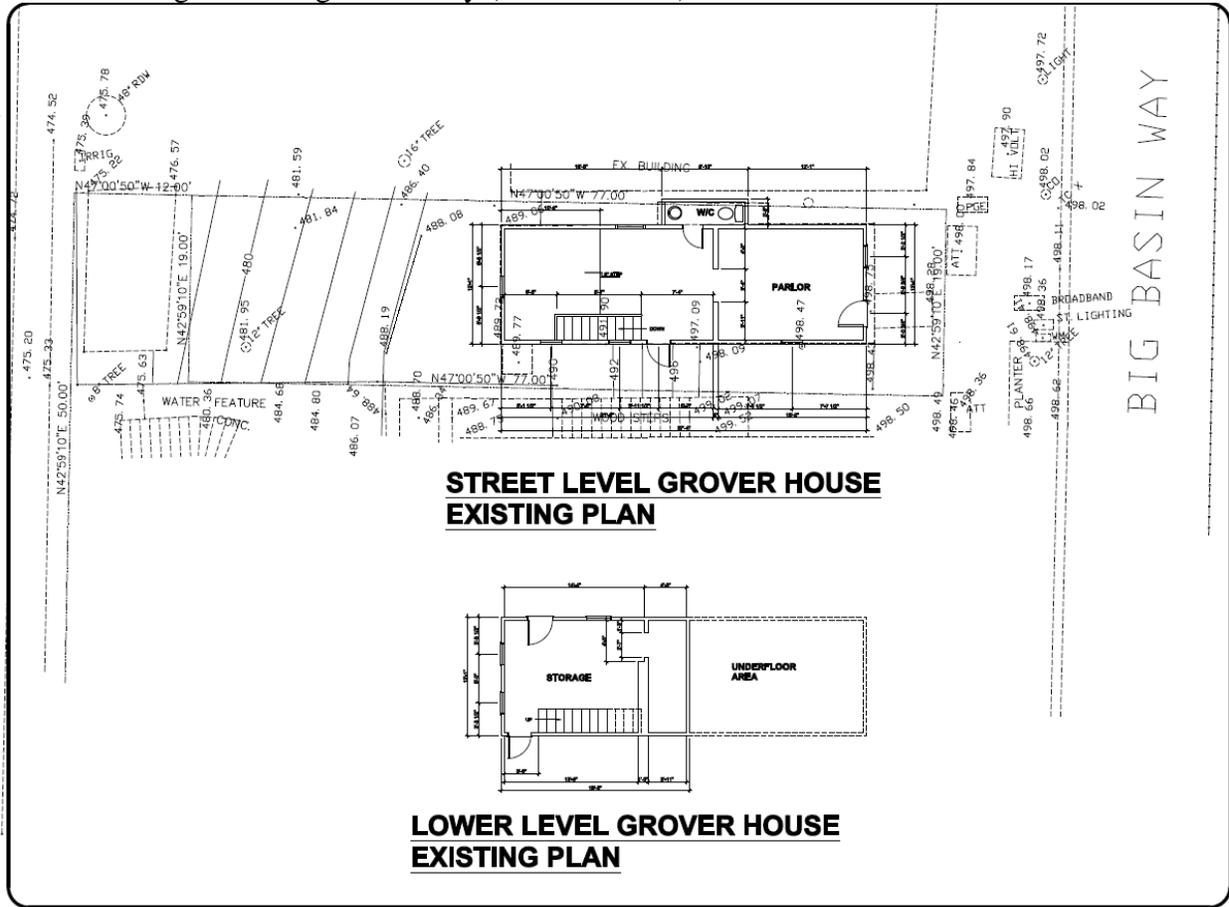


Figure 6 – 14521 / 14523 Big Basin Way – Parking Level

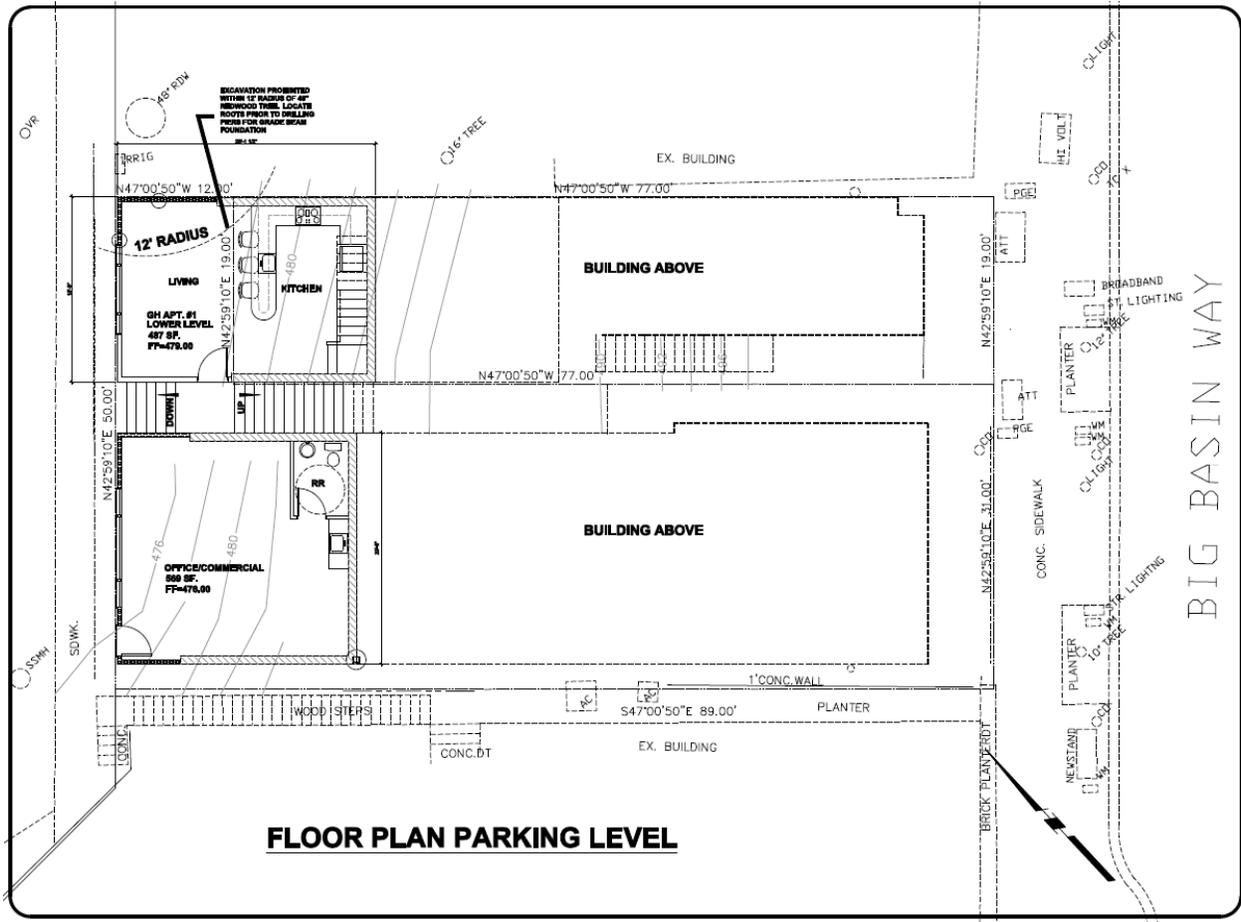


Figure 7 – 14521 / 14523 Big Basin Way – Lower Level

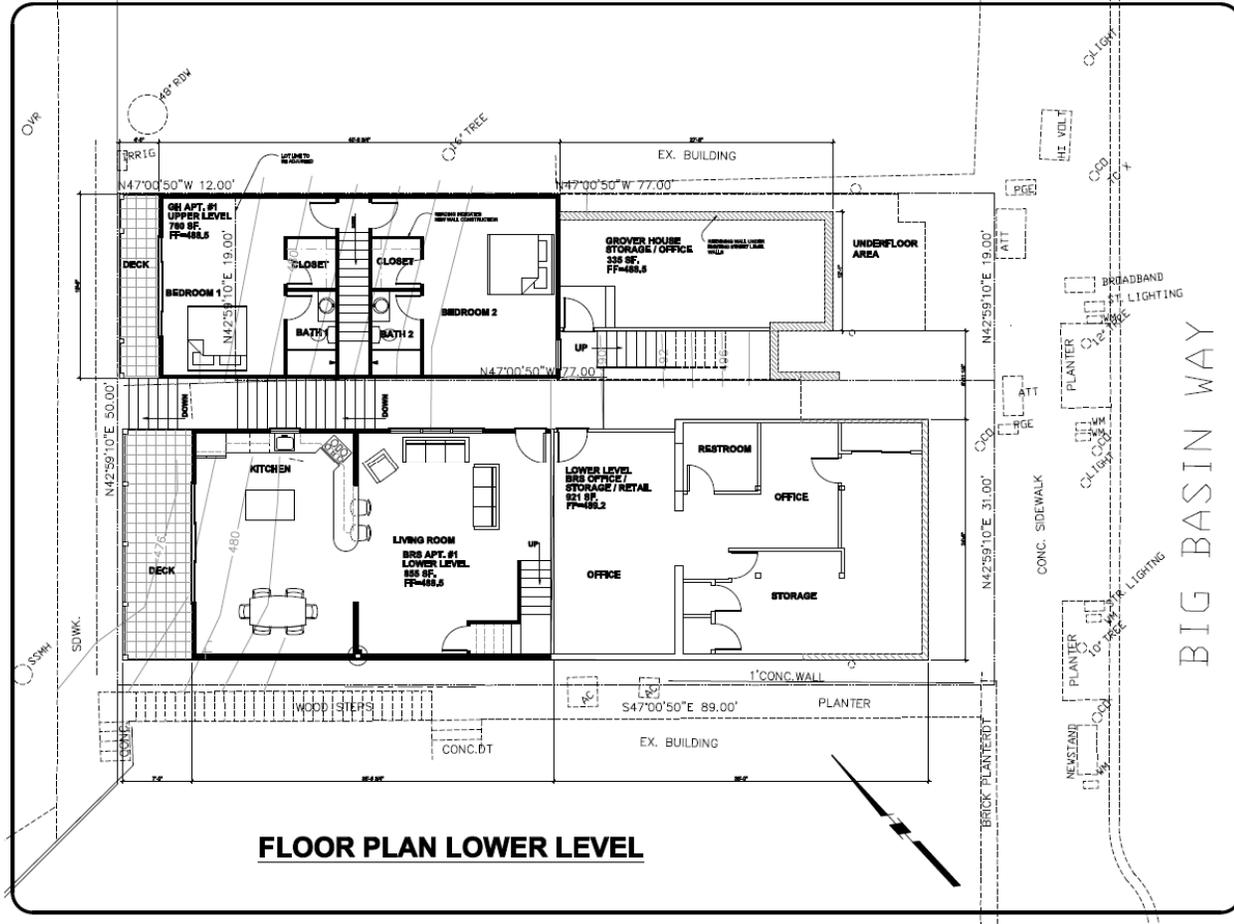


Figure 9 – 14521 / 14523 Big Basin Way – Upper Level

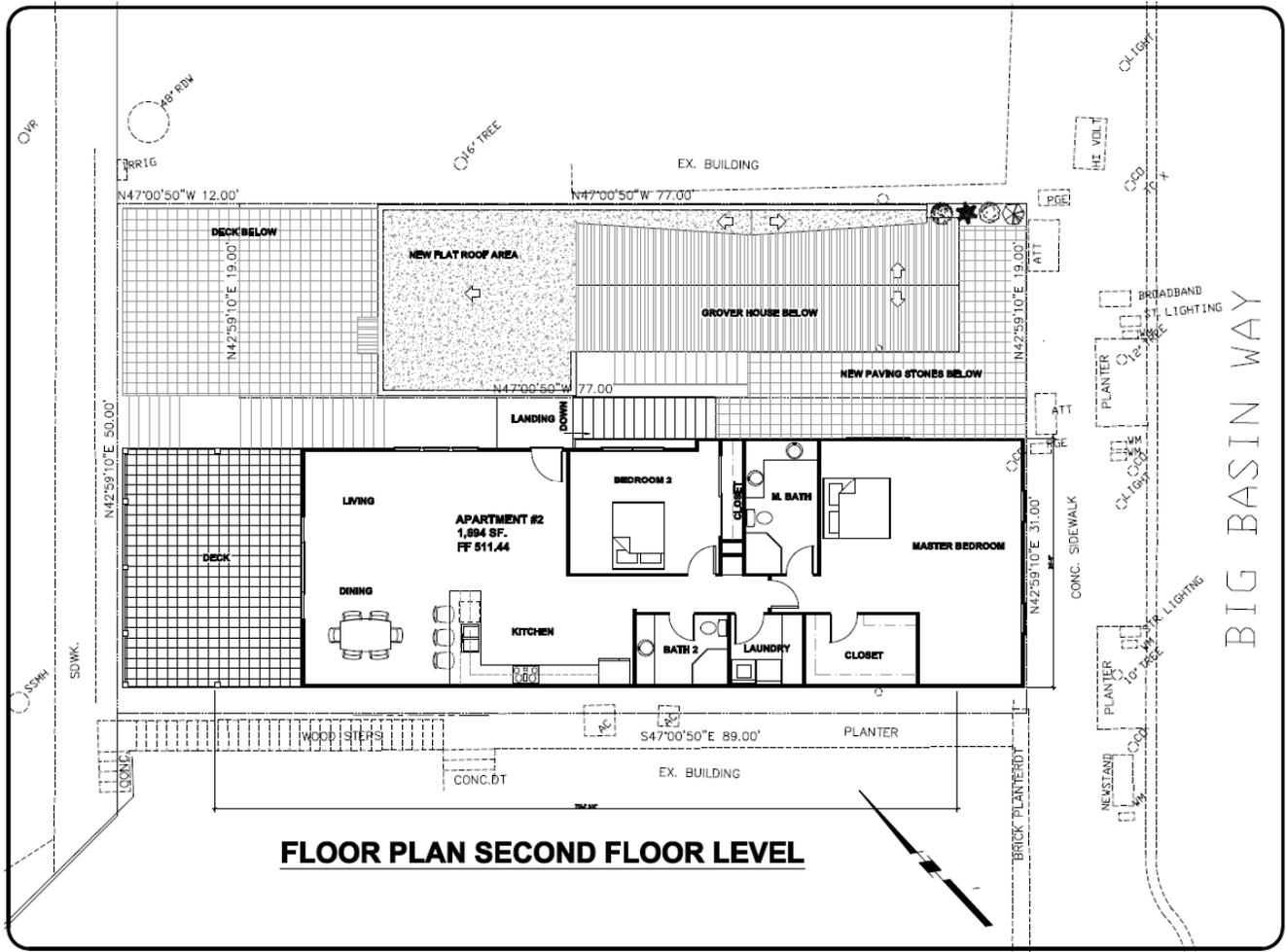


Figure 10 – Elevations – Front and Rear

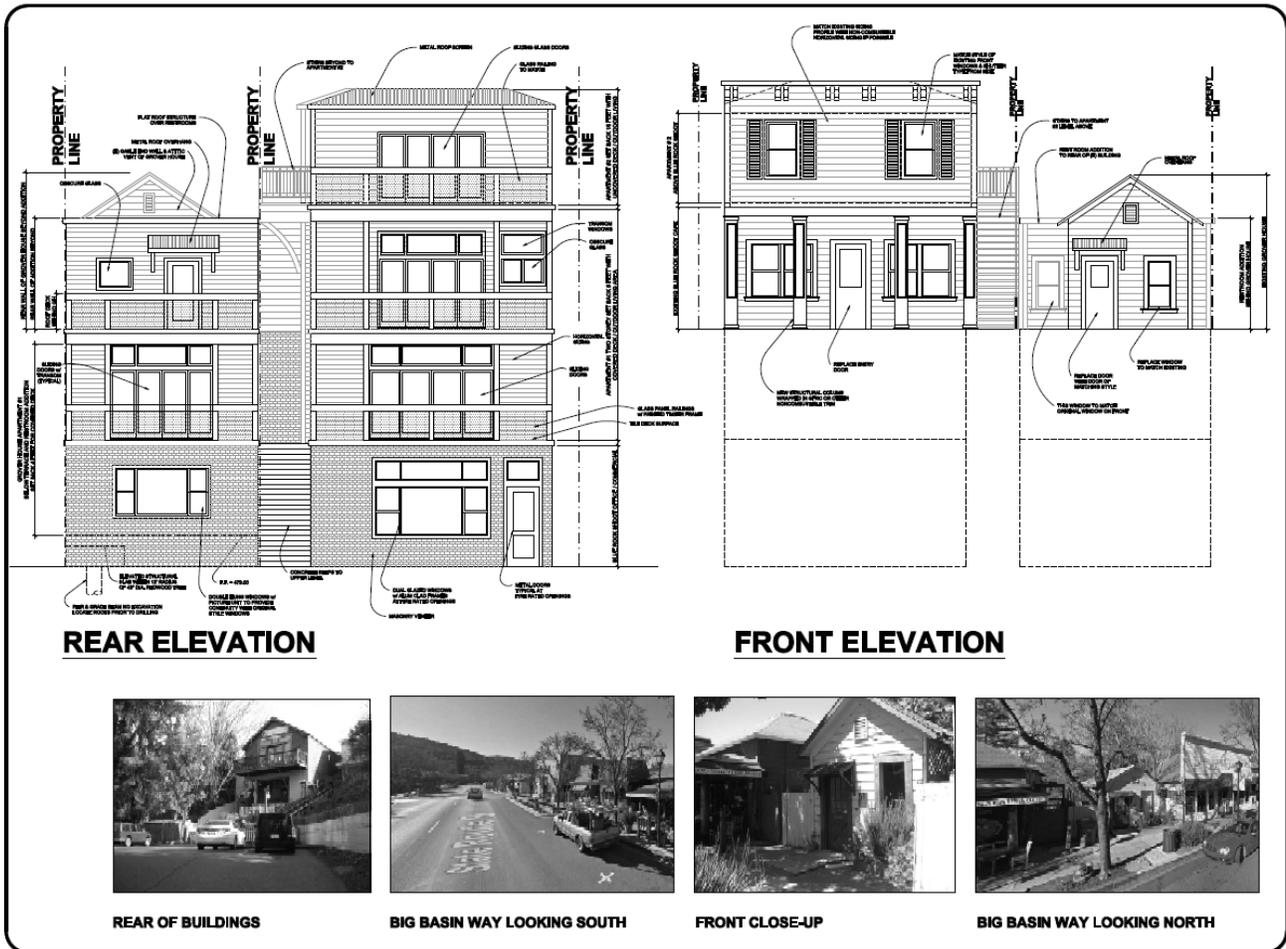
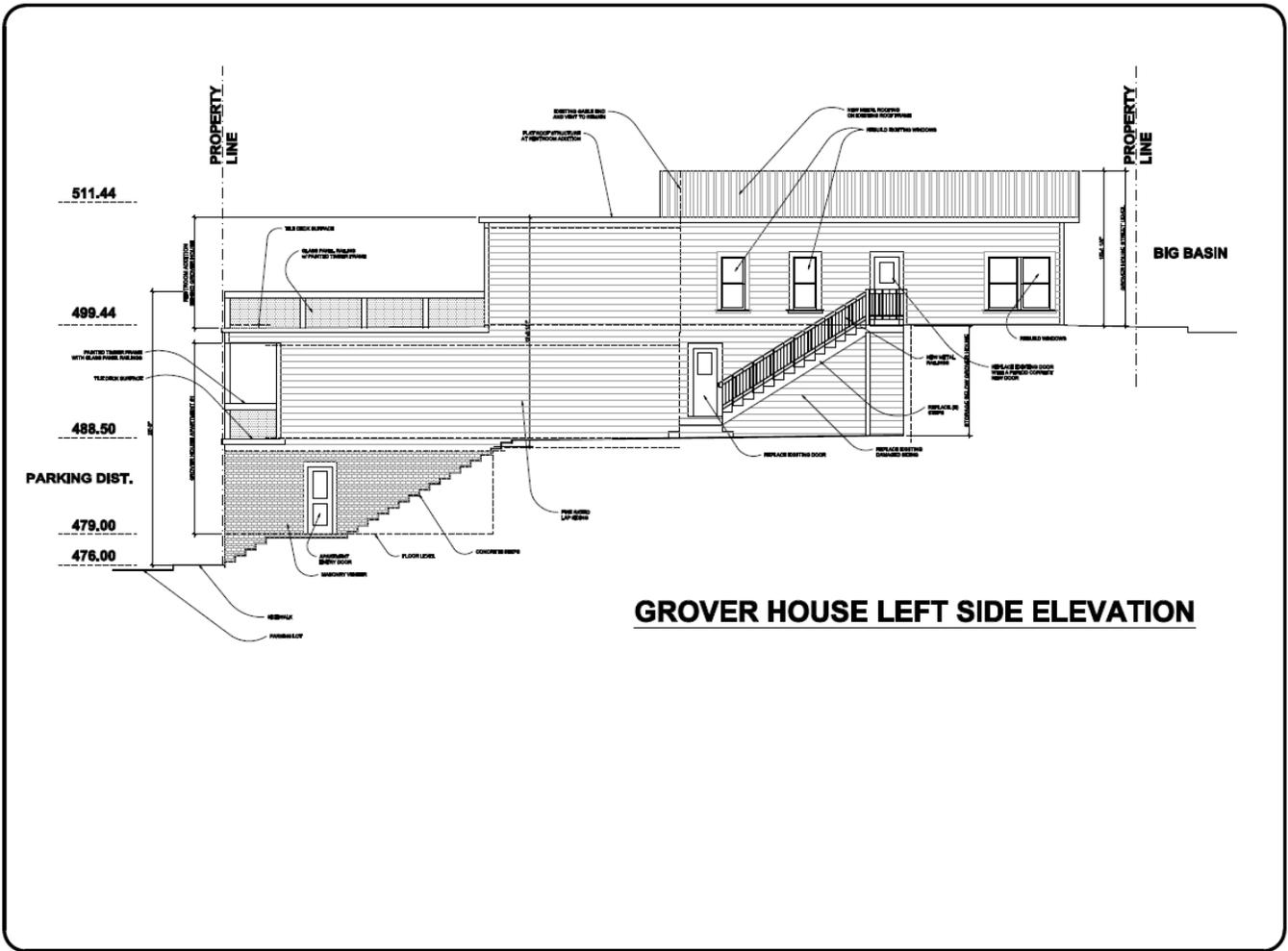


Figure 11 – Elevations – Left Side – 14521 Big Basin Way (Grover House



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Figure 13 – Elevations – Right Side – 14521 Big Basin Way (Grover House)

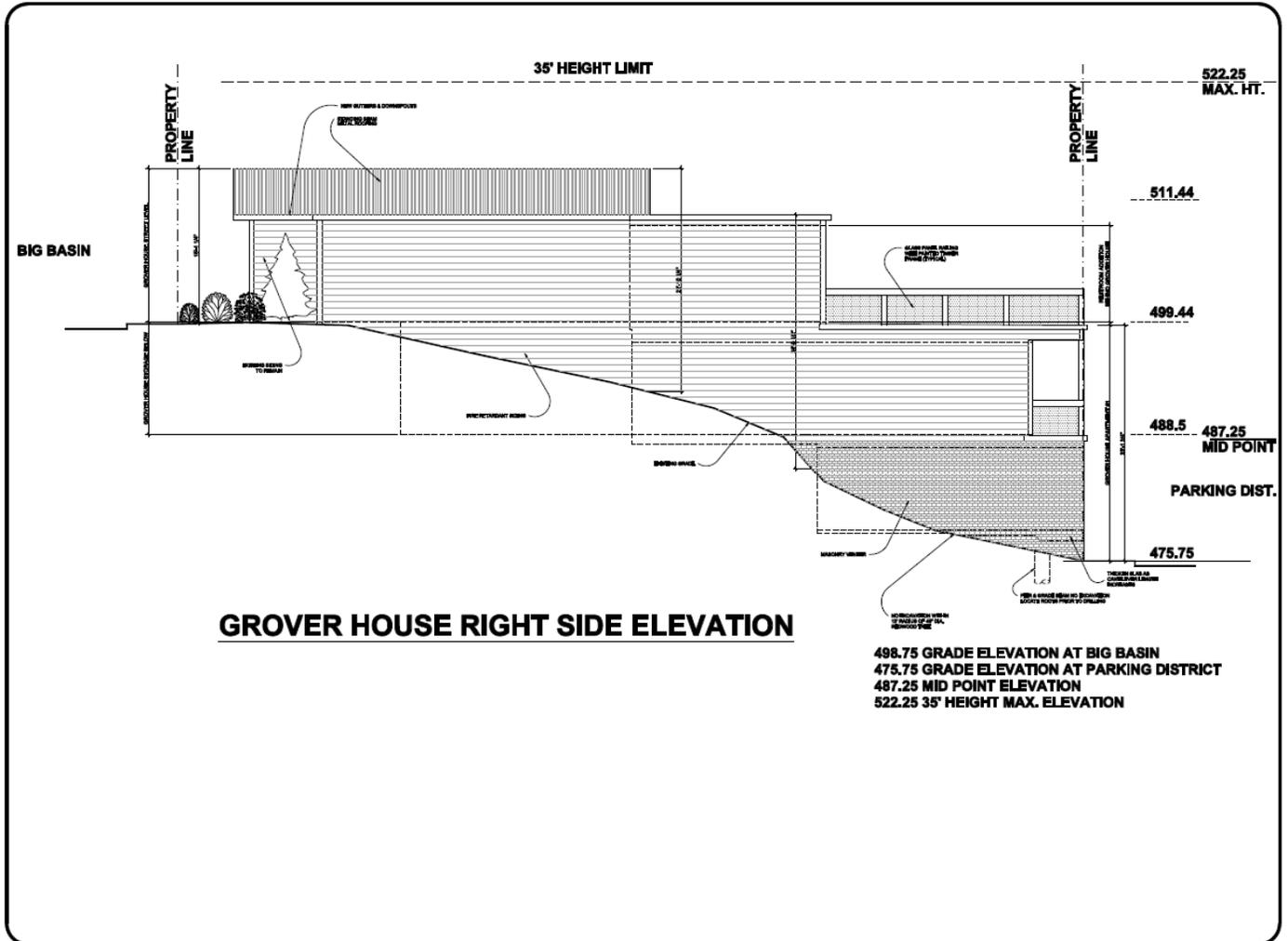


Figure 14 – Elevations – Right Side – 14523 Big Basin Way (Blue Rock Shoot)

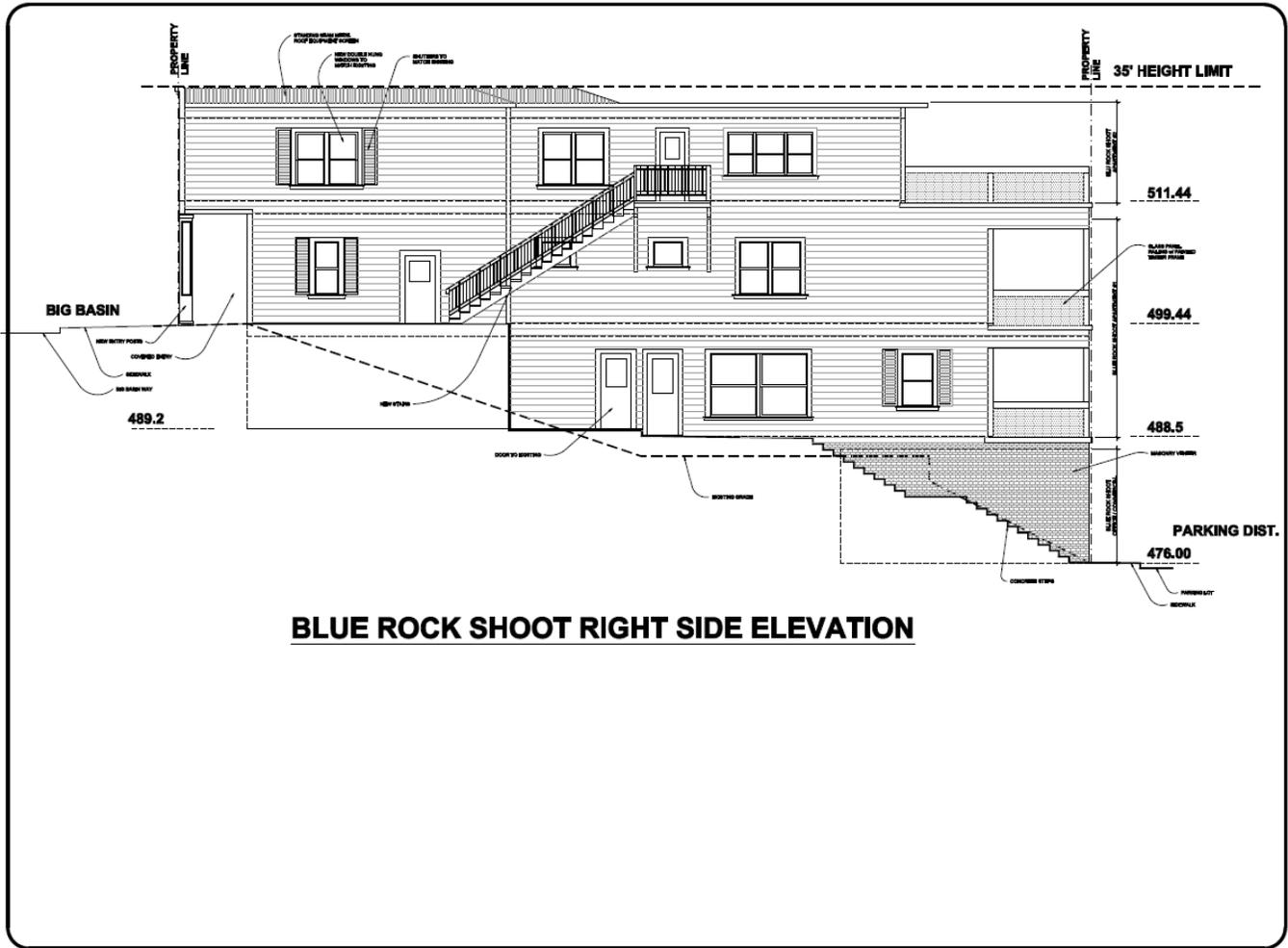
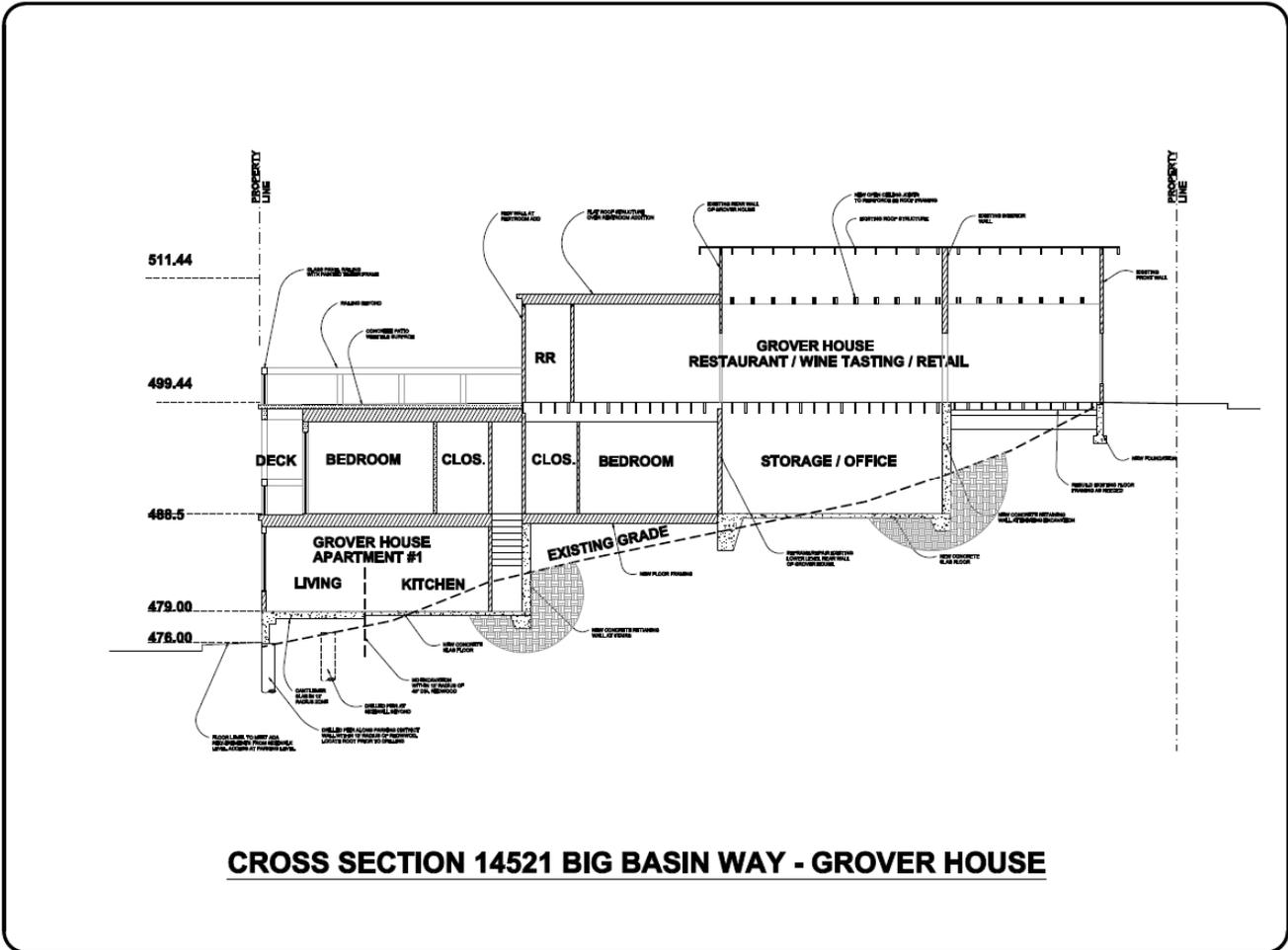
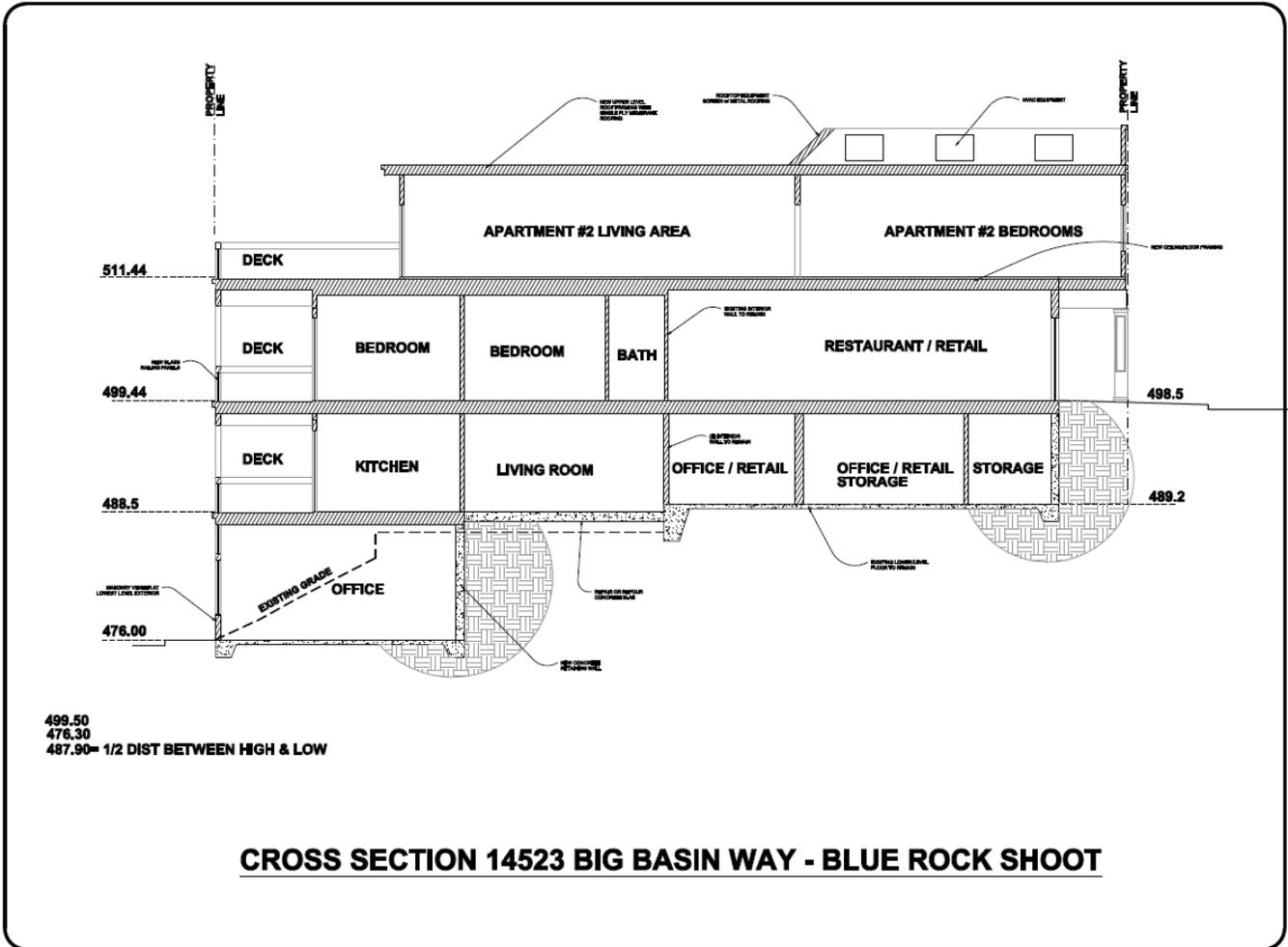


Figure 15 – Cross Sections – 14521 Big Basin Way (Grover House)



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Figure 16 – Cross Sections – 14523 Big Basin Way (Blue Rock Shoot)



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ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project. Please see the checklist beginning on page 8 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"/>	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 type="checkbox"/>	Noise
<input type="checkbox"/>	Population/Housing	<input type="checkbox"/>	Public Services	<input type="checkbox"/>	Recreation
<input type="checkbox"/>	Transportation/Traffic	<input type="checkbox"/>	Utilities/Service Systems	<input type="checkbox"/>	Mandatory Findings of Significance

DETERMINATION:

On the basis of this initial evaluation:

<input checked="" 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 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

Michael Fossati, Planner
City of Saratoga

Date: September 2, 2014

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiring, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or

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individuals contacted should be cited in the discussion.

- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

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I. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

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

No scenic view or viewsheds are in the vicinity of the project site. Furthermore, there are no scenic views or viewsheds explicitly identified in the City of Saratoga’s General Plan or other planning documents. The design review of the existing structure and restaurant would not affect any existing scenic vista.

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

14521 Big Basin Way is located on the City of Saratoga's Heritage Resource Inventory, making it a historic building. Furthermore, Big Basin Way is considered a state scenic highway. It has been determined that the design review would not damage scenic resources as the project has been reviewed by the City of Saratoga's Heritage Preservation Commission (HPC) for compliance with the Secretary of Interior Standards on July 8, 2014 at a regularly scheduled HPC hearing.

c) *Substantially degrade the existing visual character or quality of the site and its surroundings?*

The project would not damage existing visual character or quality of the site as the project location is currently built out and consistent with the surrounding commercial and residential structures located within the commercial-historic district.

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

The project, as proposed would not create substantial light or glare. The majority of exterior material would be siding, stucco or wood based walls, none of which create a light source.

Based on the above discussion, no mitigation is necessary or required in relation to impact on Aesthetics.

(Source: staff review of the project, Saratoga General Plan Land Use Element, and Saratoga City Code §15-45, HPC Staff memo for Mixed-use Project - 14521 Big Basin Way (Grover House) dated August

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12, 2014, City of Saratoga, California Scenic Highway Mapping System, http://www.dot.ca.gov/hq/LandArch/scenic_highways/, accessed on 8/28, 2014).

II. AGRICULTURE AND FOREST 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

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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"/> |
| 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"/> |
| 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"/> |
| 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"/> |
| 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"/> |

DISCUSSION:

a-e) The project location is within a commercial area and is not proposing any conversion of agricultural or forest land.

Based on the above discussion, no mitigation is necessary or required in relation to impacts on Agricultural and Forest Resources.

(Sources: staff review of the project, City of Saratoga General Plan and Municipal Code §15-12, California Public Resource Code)

III. 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"/> |

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

The project would not have any substantial impact on air quality. All associated construction of the proposed project would be required to follow Best Known Methods (BKM) from the Bay Area Air Quality Management District.

Based on the above discussion, no mitigation is necessary or required in relation to impacts on Air Quality.

(Sources: BAAQMD CEQA Air Quality Guidelines)

IV. 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, 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 checked="" type="checkbox"/>	<input 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:

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(a-d) The project would have no substantial adverse effect on riparian habitat, sensitive natural community or species, wetlands, or corridors for the movement of any native resident or migratory fish or wildlife species as the project is located in a commercial district and substantially setback from any riparian areas.

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

The proposed project includes the removal of one protected trees (per Saratoga City Code), as the tree is located within the proximity of the proposed building footprint. The trees has been reviewed by the city Arborist. It has been determined by the City Arborist that the findings consistent with City Code Article 15-50 (Tree Regulations) have been met to remove the tree. Furthermore, the applicant will be required to plant new trees with an appraised value to the tree that is being removed.

f) *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

The project, as proposed, would not conflict with any conservation plan, as the location is not within such a plan area.

Based on the above discussion, no mitigation is necessary or required in relation to impacts on biological resources.

(Sources: staff review of the project. Arborist report by Kate Bear, City of Saratoga Arborist, dated April 24, 2014)

V. CULTURAL RESOURCES: Would the project:	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 historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

a-d) 14521 Big Basin Way is located on the City of Saratoga's Heritage Resource Inventory, making it a historic building. Furthermore, Big Basin Way is considered a state scenic highway. It has been determined that the project would not damage scenic resources as the project has been reviewed by the City of Saratoga's Heritage Preservation Commission (HPC) for compliance with the Secretary of Interior Standards on July 8, 2014 at a regularly scheduled HPC hearing.

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Based on the above discussion, no mitigation is necessary or required in relation to impacts on Cultural Resources.

(Sources: staff review and HPC Staff memo for Mixed-use Project - 14521 Big Basin Way (Grover House) dated August 12, 2014,)

VI. GEOLOGY AND SOILS: Would the project:	Potential y Significa nt Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>
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"/>
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"/>

DISCUSSION:

a-e) The project is located in an area that is potentially constrained by weak and compressible fill and alluvium and strong seismic ground shaking. The supplemental evaluations prepared by the Project Geotechnical Consultant have addressed the City Geologist's concerns regarding the project. Conditions placed on the project have been established to determine a "less than significant" impact regarding the project.

Based on the above discussion, No mitigation is necessary or required in relation to impacts on geology and soils.

(Sources: Staff's review of the project, Seismic Hazard Zones Map, Supplemental Geotechnical Peer Review Memorandum, completed by Cotton Shires & Associates, Inc. dated July 8, 2014)

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VII. GREENHOUSE GAS EMISSIONS: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

a-b) The project would not generate significant greenhouse gas emissions, or conflict with any policies for reducing emissions of greenhouse gases because the proposed project is the reconstruction of two existing commercial structures and the construction of one additional commercial structure and three residential apartments.

Based on the above discussion, no mitigation is necessary or required in relation to impacts of greenhouse gases.

(Sources: Staffs review of the project)

VIII. HAZARDS AND HAZARDOUS MATERIALS: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>
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"/>
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"/>
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"/>
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"/>
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?

DISCUSSION:

a-h) The project includes design review for a mixed-use commercial / residential structures located in an existing commercial district and is not located on or near a hazardous waste and substance site. The project would not create a significant hazard to the public regarding hazardous materials because the project use has no exposure to hazardous materials. There are no airports or protected wildlands within the area of the project and the project, as proposed, would not impair the implementation of an emergency response plan or emergency evacuation plan.

Based on the above discussion, no mitigation is necessary or required in relation to impacts of hazards or hazardous materials.

(Sources: California Environmental Protection Agency, 2014. DTSC's Hazardous Waste and Substances Site List. Website: www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm (accessed May 19, 2014), staff's review of the project.)

IX. 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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, tsunami, or mudflow | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION:

a-j) The project includes design review for a mixed-use commercial / residential structure located in an existing commercial district. If approved, the applicant would be required to design a proper drainage plan to alleviate water runoff. The project would not violate water standards, deplete groundwater supplies or significantly alter drainage patterns. The project is not located within a 100-year flood hazard area or an area potentially affected by a levee, dam, or tsunami.

Based on the above discussion, no mitigation is necessary or required in relation to impacts on Hydrology and Water Quality Resources.

(Sources: FEMA Map Service Center FEMA Website: <https://msc.fema.gov/webapp/wcs/stores/servlet/FemaWelcomeView?storeId=10001&catalogId=10001&langId=-1/> (accessed May 19, 2014); Association of Bay Area Governments, 2014. Interactive ABAG (GIS) Maps Showing Tsunami Planning Areas. Website: <http://gis.abag.ca.gov/>(accessed May 19, 2014.)

X. 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-c) The project includes design review for a mixed-use commercial / residential structure located in an existing commercial district, where mixed-use projects are conditionally permitted. The existing site is currently used for commercial uses and would not physically divide an established community. The project, as proposed would not be in conflict of any applicable land use plan, policy, or regulation of an agency with jurisdiction, including any applicable habitat conservation plan.

No mitigation is necessary or required in relation to impacts on Land Use and Planning.

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(Sources: Review of the project, Saratoga Municipal Code, Saratoga General Plan Land Use Element)

XI. 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 property is not categorized or referenced within the General Plan as having mineral deposits or value to the region and has not been recognized as being a locally important mineral resource recovery site. Based on the above discussion, the project does not present the potential for a significant adverse effect on the environment related to mineral resources.

No mitigation is necessary or required in relation to impacts on Mineral Resources.

(Sources: Review of the project, Saratoga General Plan Open Space Element)

XII. NOISE: Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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"/>

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a-f) *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?*

The following table lists noise standards for residential uses in the City of Saratoga Noise Ordinance (Article 7-30 of the City Code). The indoor standards apply to noise produced by exterior noise sources. Because the site is not located in close proximity to high-traffic roadways, ambient noise levels on the site are low, and are expected to be in the range of 50 – 60 A-weighted decibels (dBA) or lower. Noise sources around the project site include light traffic volumes and functions held by commercial businesses within the area

Table 1: Residential Ambient Noise Standards

Land Use	Daytime	Evening	Nighttime
Outdoor	60 dBA	50 dBA	45 dBA
Indoor	45 dBA	35 dBA	30 dBA

Source: City of Saratoga, June 2014. City Code, Article 7-30.

Implementation of the proposed project could increase noise levels in the vicinity of the site during the project construction period. Construction of the proposed project would involve limited earthwork and grading, since the addition is within the existing building area. Construction of the proposed project is scheduled to extend over a period of 18 – 24 months. Construction related short-term noise levels would be higher than existing ambient noise levels in the project site vicinity but would end once construction is completed. The site preparation phase, which would include excavation and grading of the site, tends to generate the highest noise levels, because the noisiest construction equipment is earthmoving equipment. Mitigation would not be required, because the project sponsor is mandated to follow construction practices as stated per the City Code.

b) *Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?*

Residents adjacent to the project site could be exposed to temporary increased levels of ground borne vibration and ground borne noise during the construction period. These increases are expected to occur infrequently, and for only short durations during the project construction period, which is expected to extend over 12 – 18 months. As such, the exposure of such noise levels is considered less than a significant impact.

c) *A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?*

Long-term use of the project site will not substantially permanently increase ambient noise levels because the existing and proposed use are currently in effect within the area. There is no impact that would substantially increase ambient noise levels permanently within the project vicinity.

d) *A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?*

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Construction-related short-term noise levels would be higher than existing ambient noise levels in the project site vicinity but would cease once construction is completed. This increase in noise levels is considered less than significant because the proposed construction is similar to residential construction which happens throughout the City of Saratoga.

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?*

The project site is not located within an airport land use plan or within two miles of an airport. Therefore, implementation of the proposed project would not expose persons within the project site to high levels of airport-related noise.

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?*

The project site is not located within the vicinity of a private airstrip. Therefore, implementation of the proposed project would not expose site visitors to high levels of airstrip-related noise.

Based on the above discussion, no mitigation is necessary or required in relation to noise impacts.

(Sources: Review of the project, Saratoga City Code)

XIII. POPULATION AND HOUSING: Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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"/>
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"/>
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"/>

DISCUSSION:

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)?*

Implementation of the proposed project would not substantially induce population growth, as the project includes a the construction of three new residential apartments.

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

The proposed project would not displace existing housing, but rather have the potential to create new housing stock. There would be no impact.

c) *Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

Implementation of the proposed project would not displace people or dwelling units.

No mitigation is necessary or required in relation to impacts on Population and Housing.

(Sources: Review of the project, Saratoga General Plan Housing Element)

XIV. PUBLIC SERVICES:

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significa nt Impact	No Impact
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:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

The following discussion addresses the potential impacts of the project on fire protection, police protection, schools, parks, and other public facilities.

Fire protection. The Santa Clara County Fire Department (SCCFD) would provide fire fighting services to the project site. Since the project will be reviewed and conditioned by the SCCFD, the environmental impacts relating to fire protection will be less than significant.

Police protection. The proposed project would receive crime enforcement services from the West Valley Division of the Santa Clara County Office of the Sheriff. The proposed project may result in the

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construction of three apartment residences, if approved. Although these new residences could be the target of crime, an increase in demand for Sheriff services would not be required.

Schools. Any students generated by the proposed project would be permitted to attend Saratoga School District (elementary and middle) and Los Gatos - Saratoga High School District (high school). Since the proposed project has the potential to increase residential units, there would be a potential net increase of students to increase demand for school facilities. Due to the potential number of residential units, the increase of student demand would be less than significant.

Parks. Implementation of the proposed project would potentially increase park demand because the project includes a General Plan amendment that would potentially allow the development of two new residential lots, but the amount of density created would be considered less than significant.

Other public facilities. Implementation of the proposed project would not substantially increase the demand for other public services, including libraries, community centers, and public health care facilities, because the project only has the potential of creating more density in the form of two new residential lots.

Based on the above discussion, no mitigation is necessary or required in relation to impacts on Public Services.

(Sources: Review of the project, Saratoga General Plan. Saratoga Municipal Code. Developmental Review Comments for 14521/14523 Big Basin Way, dated March 6, 2014)

XV. RECREATION:

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significa nt 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) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

The project has the potential to increase the use of parks, but not in such a manner that it would substantially deteriorate such facilities.

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?

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The project does not include formal recreational facilities; therefore, there would be no impact that would adversely physically effect the environment.

Based on the above discussion, no mitigation is necessary or required in relation to impacts on Recreation.

(Source: Review of the project, Saratoga General Plan Open Space Element)

XVI. TRANSPORTATION/TRAFFIC: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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"/>
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"/>
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"/>
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"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>

DISCUSSION:

a – f) The project will not conflict with programs associated with performance of the City’s circulation system, congestion management programs or air traffic patterns. The mixed-use project has no design feature that would substantially increase hazards or result in emergency access. Lastly, the project would not conflict with policies, plans or programs that regarding public transit.

No mitigation is necessary or required in relation to transportation and traffic.

(Source: Review of the project, Saratoga General Plan Circulation Element)

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XVII. UTILITIES AND SERVICE SYSTEMS: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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 sufficient 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 - g) Implementation of the proposed project would not substantially increase the demand for wastewater treatment because the project would not significantly increase the existing number of dwelling units currently established in the vicinity.

Based on the above discussion, no mitigation is necessary or required in relation to impacts on Utilities and Service Systems.

(Source: Review of the project, phone conversation with Patrick Salandro, West Valley Sanitation District, dated 8/28/14)

XVIII. 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 checked="" type="checkbox"/>	<input 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"/>

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c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

DISCUSSION:

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?

Implementation of the proposed project does not have the potential to degrade the quality of the exiting environment because the project site is already utilized for religious uses and surrounded by residential uses. The site does not contain riparian woodland where fish, wildlife, or endangered plants or animals are located. One of the existing structures on the site (Grover House) is currently on the Heritage Resource Inventory. The structure will not be demolished, but rehabilitated. The project was reviewed by the City of Saratoga Heritage Preservation Commission and recommended for approval by the Planning Commission.

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)?

The proposed project would result in the continuation of mixed-use development within an existing commercial neighborhood, in a way that is consistent with the City's General Plan and zoning regulations. All environmental impacts that could occur as result of the proposed project are considered either less than significant or no impact within this Initial Study.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

The project site has been historically developed as a religious uses and single-family residential area. Therefore, it is highly unlikely the proposed project would result with contaminated soil or groundwater. The site is not located in a high wildfire risk area. Therefore, the proposed project would not have substantial adverse effects on human beings, directly or indirectly.

GENERAL SOURCE REFERENCES:

1. City of Saratoga General Plan (Land Use, Circulation , Open Space & Conservation, Noise, and Safety Element)
2. City of Saratoga Zoning Ordinance and Map
3. City of Saratoga Housing Element
4. City of Saratoga Heritage Resource Inventory
5. City of Saratoga Seismic Hazard Zones Map, dated July 2007

PROJECT RELATED SOURCES/REFERENCES:

6. Project Plans.
7. California Public Resource Code, 2014. Website: <http://www.leginfo.ca.gov/cgi-bin/calawquery?codesection=prc> (accessed August 28, 2014)
8. Bay Area Air Quality Management District, 2014. Website: http://www.baaqmd.gov/~media/Files/Planning%20and%20Research/CEQA/BAAQMD%20CEQA%20Guidelines_Final_May%202012.ashx?la=en (accessed August 28, 2014)
9. Arborist report by Kate Bear, City of Saratoga Arborist, dated April 24, 2014)
10. California Environmental Protection Agency, 2014. DTSC's Hazardous Waste and Substances Site List. Website: www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm (accessed August 28, 2014).
11. FEMA Map Service Center, Website: <http://gis.abag.ca.gov/>(accessed August 28, 2014)
12. Developmental Review Comments for 14521/14523 Big Basin Way, SCCFD, dated March 3, 2014.
13. HPC Staff memo for Mixed-use Project - 14521 Big Basin Way (Grover House) dated August 12, 2014,)
14. Supplemental Geotechnical Peer Review Memorandum, completed by Cotton Shires & Associates, Inc. dated July 8, 2014