



NOTICE OF PREPARATION
of a Draft Program Environmental Impact Report for the
City of Saratoga 2040 General Plan

DATE: June 1, 2018

TO: State Clearinghouse; Responsible Agencies, Trustee Agencies, Federal Agencies,
and other Interested Agencies, Parties and Organizations

SUBJECT: Notice of Preparation (NOP) of a Draft Program Environmental Impact Report
(Program EIR) for the City of Saratoga 2040 General Plan and Notice of Public
Scoping Meeting

NOP COMMENT PERIOD: Jun 1, 2018 to July 2, 2018 by 5:00 p.m.

PUBLIC SCOPING MEETING: June 28, 2018 at 6:00 PM
Saratoga Senior Center, Saunders Room,
19655 Allendale Avenue
Saratoga, CA 95070

LEAD AGENCY: City of Saratoga Community Development Department
Debbie Pedro, AICP, Community Development Director
13777 Fruitvale Avenue
Saratoga, CA 95070
Phone: (408) 868-1222
Email: dpedro@saratoga.ca.us

NOTICE IS HEREBY GIVEN THAT The City of Saratoga (lead agency) will prepare a Draft Program Environmental Impact Report (Program EIR) for the proposed City of Saratoga 2040 General Plan Update. The Program EIR will address the environmental impacts associated with the adoption and implementation of the Saratoga 2040 General Plan. This Notice of Preparation (NOP) is being distributed to applicable responsible agencies, trustee agencies, and interested parties as required by the California Environmental Quality Act (CEQA). Interested agencies are requested to comment on the scope and content of the descriptions of the significant environmental issues, mitigation measures (if needed), and reasonable alternatives to be explored in the Program EIR. Information regarding the project description, project location, public outreach process and topics to be addressed in the Program EIR is provided below.

30-DAY NOP COMMENT PERIOD: The City of Saratoga solicits comments regarding the scope and content of the Program EIR from all interested parties, responsible agencies, agencies with jurisdiction by law, trustee agencies, and involved agencies. In accordance with the time limits established by CEQA, the NOP public review period will begin on **June 1, 2018 and end on July 2,**

2018. In the event that no response or request for additional time is received by any Responsible or Trustee Agency by the end of the review period, the Lead Agency may presume that the Responsible Agency or Trustee Agency has no response to make [CEQA Guidelines Section 15082(b)(2)]. Please send your written/typed comments (including name, affiliation, telephone number, and contact information) by **5:00 p.m. on July 2, 2018** to:

City of Saratoga Community Development Department
Debbie Pedro, AICP, Community Development Director
13777 Fruitvale Avenue
Saratoga, CA 95070
Email: dpedro@saratoga.ca.us

PUBLIC SCOPING MEETING: The City will hold a Scoping Meeting to: 1) inform the public and interested agencies about the proposed Project; and 2) solicit public comment on the scope of the environmental issues to be addressed in the Program EIR as well as the range of practicable alternatives to be evaluated. The date, time and place of the meeting is as follows:

Thursday, June 28, 2018
at 6:00 p.m.
Location
Saratoga Senior Center, Saunders Room
19655 Allendale Avenue
Saratoga, CA 95070

The City's Planning Commission held four public Study Sessions to consider possible changes to the goals and policies in the Land Use, Circulation & Open Space and Conservation Elements between February 27, 2018 and May 8, 2018. These public meetings included two joint meetings with the Traffic Safety Commission, where members of the Pedestrian, Equestrian and Bicycles Technical Advisory Committee were invited, and one joint public meeting with Parks and Recreation Commission.

PROJECT-RELATED DOCUMENTS: Saratoga's existing General Plan documents and materials for the General Plan Update and Program EIR are available at: www.saratoga.ca.us/gp.

PROJECT LOCATION: Saratoga is located in northwestern Santa Clara County. Saratoga is surrounded by Cupertino to the north, San Jose to the north and northwest, Campbell to the east, Monte Sereno to the southeast, and the Fremont Older Open Space Preserve and unincorporated county lands to the west, see Figure 1. Regional access to Saratoga is provided via State Route 85, State Route 9, and Saratoga Avenue. The General Plan Planning Area is composed of approximately 9,016 acres, approximately 7,201 acres of which are located within the city limits, and approximately 1,815 acres of which are located within the city's Sphere of Influence.

PROJECT BACKGROUND: The City of Saratoga's comprehensive General Plan was prepared in 1983. Since 1983, the City has updated the General Plan Elements one or two at a time based on State requirements. The current General Plan Elements and related documents include: Circulation and Scenic Highway Element (November 17, 2010); Housing Element 2015-2023 (November 11, 2014); Land Use Element (June 6, 2007); Noise Element (March 5, 2014); Open Space and Conservation Element (June 6, 2007); Hillside Specific Plan (June 15, 1994); Saratoga Village Plan (May 1988, Modified April 2010); Safety Element (February 20, 2013); and Area Plans (August 17, 1988).

PROJECT DESCRIPTION: The proposed Saratoga 2040 General Plan Update (Project) is a focused effort to update the Land Use, Open Space & Conservation, and Circulation & Scenic Highways Elements to reflect current conditions, amend inconsistencies, and achieve compliance with current state laws and applicable regional policies. No Land Use changes are proposed. Proposed revisions to the goals and policies in these elements are available at www.saratoga.ca.us/gp. The updated Elements will be combined with the existing Housing, Safety, and Noise Elements and the Hillside Specific Plan to comprise the Saratoga 2040 General Plan. As part of the update process, the recently adopted goals and policies for the Saratoga Village will be included in the updated Land Use Element and the existing Village Plan (May 1988, modified April 2010) will be rescinded.

The purpose of the Saratoga 2040 General Plan is to update the policy framework that articulates the vision for the City's long-term physical and economic development, while preserving open space areas and enhancing the quality of life for Saratoga residents. The Saratoga 2040 General Plan seeks to maintain the predominantly small-town residential character of Saratoga, which includes larger residential parcels, long established neighborhoods scenic hillsides and open space areas, while encouraging the economic

viability of the city’s established commercial and office areas. The Saratoga 2040 General Plan strives to encourage healthy, active living, reduce traffic congestion and fossil fuel use, and improve the safety and quality of life of residents by providing safe, convenient, and comfortable routes for walking, bicycling, and public transportation.

The Saratoga 2040 General Plan will eliminate the City’s Area Plans and will include broad goals for the future of Saratoga, policies for meeting those goals, and implementation measures that will help accomplish the goals and policies and guide development within the Planning Area. Upon adoption, the 2040 General Plan will replace the City’s existing General Plan.

The State requires that the General Plan contain seven mandatory elements: Land Use, Circulation, Housing, Open Space, Noise, Safety and Conservation. The Saratoga 2040 General Plan will include all of the State-mandated elements.

- The **Land Use Element** describes the general location and extent of land uses within Saratoga for residential, commercial/office, open spaces, community facilities and other uses. It also includes standards for population density and land use intensity for the various types of land uses encompassed in this element. The Land Use Element includes a Land Use Map, which identifies land use designations for each parcel within the City limits and Sphere of Influence (see Figure 2). No changes to the existing Land Use Map are being proposed.
- The **Circulation Element** addresses all travel modes and includes the goals, policies, and implementation programs that guide the development and maintenance of the transportation system. Scenic highway designations and corridor preservation are also addressed as part of this element.
- The **Open Space and Conservation Element** aims to maintain open space resources of local and regional significance accessible to the public, preserve hillside lands and scenic open spaces, protect existing watercourses, and preserve and enhance sensitive vegetation and wildlife habitat. This element also includes provisions for parks and recreational facilities throughout the City.
- The **Safety Element** describes the natural and human activity-related hazards that exist in Saratoga and presents guiding policies to protect people and natural resources. This element addresses geologic, seismic, flood, and fire hazards, as well as hazards created by human activity such as hazardous materials and waste and incidents that call for emergency response.
- The **Noise Element** provides a basis for comprehensive local programs to control and abate noise and to protect citizens from excessive noise exposure. This element quantifies the community noise environment in terms of noise exposure contours for both the near- and long-term levels of growth and traffic activity.
- The **Housing Element** identifies and analyzes existing and projected housing needs and contains the official policies for the preservation, conservation, rehabilitation, and production of housing in the city of Saratoga. This element provides a detailed analysis of the city’s demographic, economic, and housing characteristics as required by State law. The current Housing Element was adopted in November 2014, and covers the planning period from 2015 through 2023; it will be included in the Saratoga 2040 General Plan and updated in 2022

GENERAL PLAN LAND USE MAP: The General Plan Land Use Map identifies land use designations for each parcel with the City of Saratoga and the City’s Sphere of Influence. The proposed Saratoga 2040 General Plan Land Use Map is attached as Figure 2. It is the same as the existing land use map. Table 1 shows the approximate acreage for each land use designation for the City of Saratoga, including city limits and the sphere of influence.

Table 1: Saratoga Land Use

Land Use Designation	City Limit (acres)	Sphere of Influence (acres)	Total (acres)
Residential Hillside Conservation (RHC)	1,716	1	1,717
Residential Very Low Density (RVLD)	1,920		1,920
Residential Low Density (RLD)	343		343
Medium Density Residential (M-15)	97		97
Medium Density Residential (M-12.5)	882		882

Medium Density Residential (M-10)	1,098		1,098
Residential Multi Family (RMF)	92		92
Planned Development Residential (PDR)	6		6
Professional Administrative (PA)	35		35
Commercial Retail (CR)	80		80
Community Facility Sites (CFS)	420		420
Hillside Open Space (OS-H)*	197	1,814*	2,011
Open Space-Managed Resource (OS-MR) Production	55		55
Open Space-Outdoor Recreation (OS-OR)	161		161
Open Space-Private Ownership (OS-P)	99		99
Total	7,201	1,815	9,016
Source: M-Group General Plan Summary from GIS, prepared April 2018.			
* Consists of 672.2 acres within the Urban Service Area (USA) and 1,143 acres outside the USA, both within the SOI.			

PROGRAM EIR ANALYSIS: The City of Saratoga, as the Lead Agency under the California Environmental Quality Act (CEQA), will prepare a Program Environmental Impact Report (EIR) for the Saratoga 2040 General Plan Update in accordance with CEQA, implementing the CEQA Guidelines, relevant case law, and City procedures. The Saratoga 2040 General Plan Update is considered a “project” under CEQA, and is therefore subject to CEQA review. As a policy document, the General Plan provides guidance and sets standards for several areas of mandatory environmental review for later “projects” that would be undertaken by local government and the private sector.

The Program EIR will evaluate potential environmental impacts associated with adoption and implementation of the 2040 General Plan. The Program EIR will disclose potential impacts of the 2040 General Plan Update, propose mitigation measures to avoid and/or reduce impacts deemed potentially significant, identify reasonable alternatives, and compare the environmental impacts of the alternatives to the proposed project’s impacts.

Pursuant to Section 15063(a) of the CEQA Guidelines, no Initial Study will be prepared. The Program EIR will evaluate the full range of environmental issues contemplated under CEQA and the CEQA Guidelines, as described below:

- **Agricultural and Forestry Resources** – This section will analyze potential impacts resulting from the conversion of agricultural and forest land to non-agricultural and non-forest uses.
- **Aesthetics** – This section will analyze potential impacts to aesthetics, including scenic vistas, scenic resources, visual character and quality, and light and glare within the Planning Area.
- **Air Quality** – An air quality analysis will be prepared in accordance Bay Area Air Quality Management District requirements. A discussion of the 2040 General Plan’s contribution to regional air quality impacts will be included.
- **Biological Resources** – This section will address direct and indirect impacts to regulated waterways and wetlands, sensitive habitats and mature native trees, sensitive plants and wildlife, and wildlife movement corridors.
- **Cultural Resources** – The Program EIR will examine potential adverse impacts the project would have on historical resources (or eligible historical resources), archaeological, paleontological, and tribal cultural resources.
- **Energy** – This section will include a discussion of the potential energy consumption and/or impacts from implementation of the 2040 General Plan, with an emphasis on avoiding or reducing inefficient, wasteful, or unnecessary consumption of energy.
- **Geology and Soils** – This section will analyze potential geological and seismic impacts from implementation of the 2040 General Plan.

- Greenhouse Gas Emissions – The Program EIR will analyze the 2040 General Plan’s contribution to greenhouse gas emissions and potential impacts to climate change.
- Hazards and Hazardous Materials – This section will discuss potential exposure to toxic substances resulting from activities within the Planning Area.
- Hydrology and Water Quality – The Program EIR will analyze impacts of the 2040 General Plan Update on drainage patterns and water quality within the Planning Area.
- Land Use and Planning – This section will summarize the City’s land use characteristics, including the overall land use pattern and determine the potential environmental effects of the proposed 2040 General Plan Update related to Land Use and Planning.
- Mineral Resources – This section will examine impacts to mineral resources of value to the region and residents of the State from implementation of the 2040 General Plan Update.
- Noise – This section will analyze short-term impacts to noise sensitive receptors and long-term noise exposure.
- Population and Housing – This section will examine existing and future development potential and growth impacts within the Planning Area.
- Public Services – The Program EIR will analyze impacts on public services, including police, fire and schools, from implementation of the 2040 General Plan Update.
- Recreation – The Program EIR will analyze the potential impacts on recreational and open space resources from implementation of the 2040 General Plan Update.
- Traffic and Circulation – The Program EIR will analyze the 2040 General Plan’s impacts on the circulation system, including vehicle miles traveled within the Planning Area, safe routes to school and all modes of transit.
- Utilities – This section will analyze the potential impacts associated with water supply, wastewater services, and other utilities and service systems.

The Program EIR will also discuss the cumulative impacts of the project in combination with other closely related past, present, and reasonably foreseeable probable future projects in the vicinity.

The Program EIR will describe and evaluate the comparative merits of a reasonable range of alternatives to the project that could reasonably accomplish most of the basic project objectives and could avoid or substantially lessen one or more of the significant impacts. The Program EIR will also analyze the “No Project Alternative” and will identify the environmentally superior alternative. The Program EIR will briefly describe and explain any alternatives that were eliminated from detailed consideration. The alternatives to be analyzed will be developed during the environmental review process and will consider input received during the public scoping process.

THE PURPOSE OF THIS NOTICE: In accordance with the State CEQA Guidelines (14 California Code of Regulations [CCR] Section 15082), the City has prepared this NOP to inform agencies and interested parties that an EIR will be prepared for the City of Saratoga’s 2040 General Plan Update. The purpose of an NOP is to provide sufficient information about the 2040 General Plan Update to allow agencies and interested parties the opportunity to provide a meaningful response related to the scope and content of the EIR, including mitigation measures that should be considered and alternatives that should be addressed (State CEQA Guidelines 14 CCR Section 15082[b]).

ENVIRONMENTAL REVIEW PROCESS: Following completion of the 30-day NOP public review period, the City will incorporate relevant information into the Draft Program EIR, including results of public scoping and technical studies. Subsequently, the Draft Program EIR will be circulated for public review and comment for a 45-day public review period.

The City requests that any potential Responsible or Trustee Agency responding to this notice do so in a manner consistent with CEQA Guidelines Section 15082(b). All parties that have submitted their names and email or mailing addresses will be notified throughout the CEQA review process.

A copy of the NOP (in full color) can be found on the project website at www.saratoga.ca.us/gp and on file at the City of Saratoga Planning Department (13777 Fruitvale Avenue, Saratoga, CA 95070).

If you wish to be placed on the mailing list or need additional information, please contact Debbie Pedro, AICP, Community Development Director, City of Saratoga, at (408) 868-1222 or dpedro@saratoga.ca.us.

Attachments:

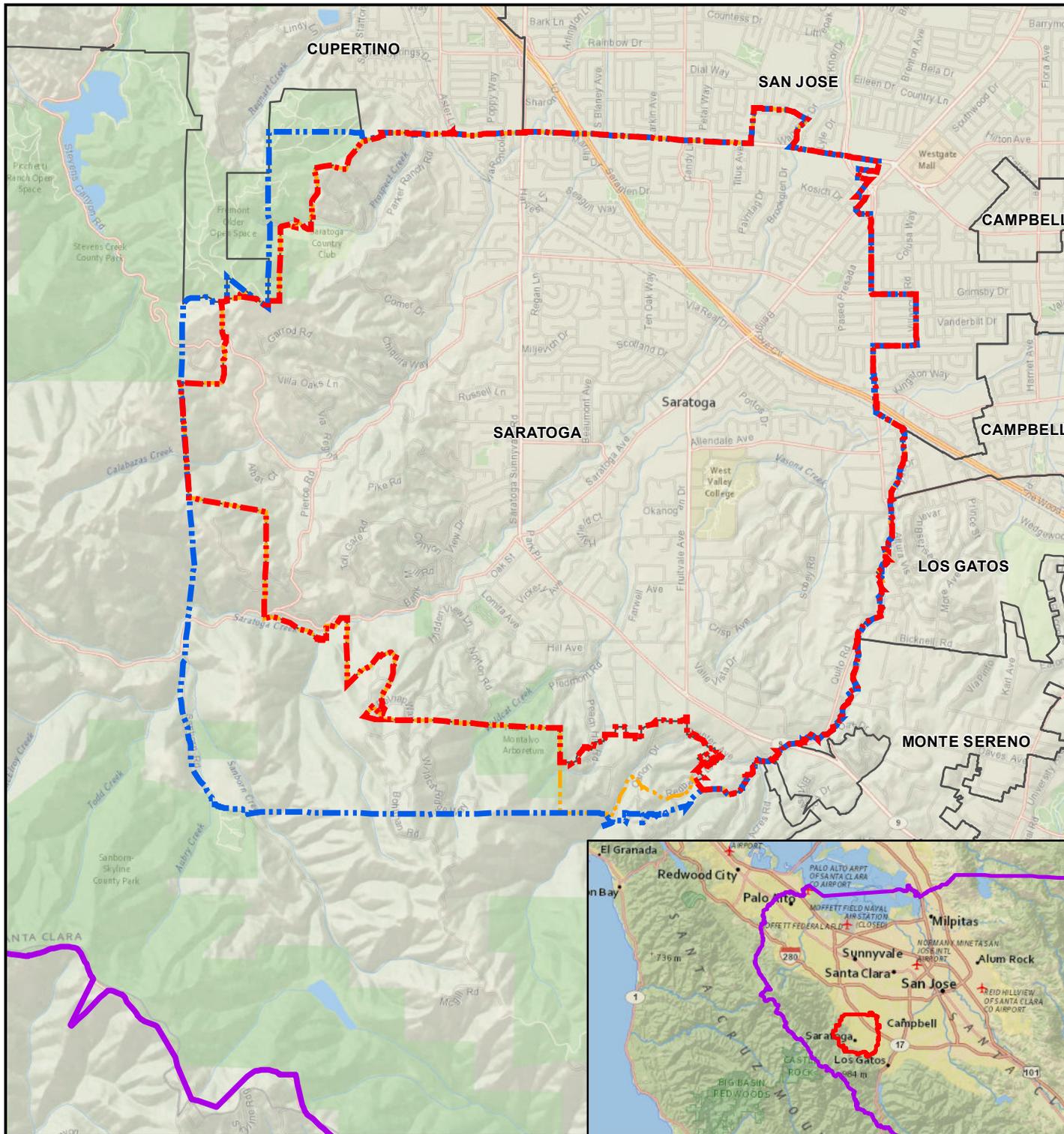
Figure 1: Saratoga 2040 General Plan Regional Location

Figure 2: Saratoga 2040 General Plan Land Use Map

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Figure 1

Saratoga Regional Location

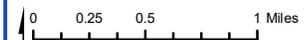


Saratoga Boundary

-  Saratoga City Limits
-  Saratoga Sphere of Influence
-  Saratoga Urban Service Area

Santa Clara County

-  Santa Clara County
-  Cities



Data source: City Boundary
 (City of Saratoga, Jan. 22, 2018),
 County Boundaries, City Spheres of Influence
 (Santa Clara County, Feb. 14, 2018),
 UrbanService Area (City of Saratoga, Feb. 14, 2018)



Figure 2

Saratoga General Plan Land Use

Saratoga Boundary

-  Saratoga City Limits
-  Saratoga Sphere of Influence
-  Saratoga Urban Service Area

Heritage Lanes

-  Heritage Lanes

General Plan Land Use

-  RHC
-  RVLD
-  RLD
-  M-15
-  M-12.5
-  M-10
-  RMF
-  PDR
-  PA
-  CR
-  CFS
-  OS-H
-  OS-H*
-  OS-MR
-  OS-OR
-  OS-P
-  PUC

0 0.25 0.5 1 Miles

Data source: City Boundary, General Plan (City of Saratoga, Jan. 22, 2018), County Boundaries, City Spheres of Influence (Santa Clara County, Feb. 14, 2018), UrbanService Area (City of Saratoga, Feb. 14, 2018)

