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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2024050461

Project Title: Masson Estates

Lead Agency: City of Saratoga

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Project Location: City of Saratoga, Santa Clara County

City *County*

Project Description (Proposed actions, location, and/or consequences).

Subdivide the 72.45-acre parcel and develop 25 homes and related infrastructure in the northern 18.38 acre portion of the parcel; the southern 54.06 portion is not proposed for development, with the exception of an emergency access road. The proposed project would construct 20 market rate, and 5 affordable, single-family homes. The proposed homes would range from 2,375 to 7,091 square feet on lots ranging from 2,086 to 86,351 square feet. Lots 1-8 would be 2,375 square foot single-family homes with 4 bedrooms, 2 baths, and 2 car garages; of these, Lots 1-4 and 8 would be affordable units, and Lots 5-7 would be market-rate. Lots 9-25 would be market rate 4-bedroom 4-bath single-family houses of up to 7,091 square feet with 3 to 4 car garages. The proposed project would also include pavement improvements to the existing emergency access road. A total of 367 trees are proposed for removal, and would be replaced primarily by Coast live oak (Quercus agrifolia).

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Significant Effects

Hazards and Hazardous Materials
The proposed project would impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan and would expose people or structures, either directly or indirectly to a significant risk of loss, injury or death involving wildland fires. The proposed project would be required to implement MM WILD-1, which requires the incorporation of the project-specific Wildfire Protection Plan and related recommendations during construction and operation. However, impacts would remain significant and unavoidable.

Land Use and Planning
The proposed project would cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. There is no feasible mitigation. Therefore, impacts would remain significant and unavoidable.

Significant Effects Continued

Transportation and Traffic

The proposed project would conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b). There is no feasible mitigation. Therefore, impacts would remain significant and unavoidable. The proposed project would also result in inadequate emergency access. The proposed project would be required to implement MM WILD-1, which requires the incorporation of the project-specific Wildfire Protection Plan and related recommendations during construction and operation. However, impacts would remain significant and unavoidable.

Wildfire

The proposed project would substantially impair an adopted emergency response plan or emergency evacuation plan and would, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. The proposed project would be required to implement MM WILD-1, which requires the incorporation of the project-specific Wildfire Protection Plan and related recommendations during construction and operation. However, impacts would remain significant and unavoidable.

Potentially Significant Effects

Air Quality

The proposed project could conflict with or obstruct implementation of the applicable air quality plan or result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard. Implementation of MM AIR-1, which requires implementation of Bay Area Air District Best Management Practices to control dust during construction would reduce impacts to less than significant.

Biological Resources

The proposed project could have substantial adverse effects, 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 Wildlife or United States Fish and Wildlife Service, could have a substantial adverse effect on

riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or United States Fish and Wildlife Service, on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means, 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 wildlife nursery sites, and conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Impacts would be reduced to less than significant with the implementation of MM BIO-1a, MM BIO-1b, MM BIO-c, MM BIO-1d, MM BIO-1e, MM BIO-2, and MM BIO-3, which require protocol level plant surveys, protection measures for San Francisco Dusky-footed woodrat, California Giant Salamander, and Santa Cruz Black Salamander, protection of active bird nests, roosting bat pre-construction survey and avoidance, compensatory mitigation for loss of riparian habitat, and protocols for jurisdictional waters.

Cultural Resources

The proposed project could cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 or disturb human remains, including those interred outside of formal cemeteries. Impacts would be reduced to less than significant with the implementation of MM CUL-1a, MM CUL-1b, and MM CUL-2, which require a Worker Environmental Awareness Program (WEAP) for cultural resources, inadvertent discovery procedures for archaeological resources, and human remains.

Geology and Soils

The proposed project could result in directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving 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, strong seismic ground shaking, and seismic-related ground failure, including liquefaction, landslides, spreading, subsidence, liquefaction or collapse. The proposed project could also 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, could be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property, and directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. Impacts

would be reduced to less than significant with the implementation of MM GEO-1 and MM GEO-5, which require the submission of a design-level geotechnical investigation and monitoring for paleontological resources.

Greenhouse Gas Emissions

The proposed project could generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment conflict with an applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. Impacts would be reduced to less than significant with the implementation of MM GHG-1, which requires the offset of emissions to zero.

Noise

The proposed project could generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. Impacts would be reduced to less than significant with the implementation of MM NOI-1, which requires the inclusion of noise reduction features into the project design.

Transportation and Traffic

The proposed project could substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). Impacts would be reduced to less than significant with the implementation of MM TRANS-3 and MM TRANS-4, which require improvements for stopping and corner sight distance and renaming of the west leg of the Masson Estates Way and Masson Estates Court intersection or the redesign of internal roadways.

Tribal Cultural Resources

The proposed project could result in cause a substantial adverse change in the significance of a Tribal Cultural Resource that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k) or cause a substantial adverse change in the significance of a Tribal Cultural Resource determined by the lead agency, in its discretion and supported by substantial

evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. Impacts would be reduced to less than significant with the implementation of MM CUL-1a, MM CUL-1b, and MM CUL-2, which require a Worker Environmental Awareness Program (WEAP) for cultural resources, inadvertent discovery procedures for archaeological resources, and human remains.

Utilities and Service Systems

The proposed project could require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. Impacts would be reduced to less than significant with the implementation of MM UTIL-1, which requires the applicant to show connection to existing natural gas lines. If connections cannot be demonstrated, the project shall be designed as an all-electric development.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

- Aesthetics, Light, and Glare
- 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 and Traffic
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

Provide a list of the responsible or trustee agencies for the project.

- West Valley Sanitation District
- San Francisco Bay Regional Water Quality Control Board (San Francisco Bay RWQCB)
- California Department of Fish and Wildlife (CDFW)
- San Francisco Bay RWQCB
- Santa Clara County Fire Department