

CITY OF CUPERTINO
RECOMMENDATION OF ENVIRONMENTAL REVIEW COMMITTEE
December 1, 2016

As provided by the Environmental Assessment Procedure, adopted by the City Council of the City of Cupertino on May 27, 1983, as amended, the following described project was reviewed by the Environmental Review Committee of the City of Cupertino on December 1, 2016.

PROJECT DESCRIPTION AND LOCATION

Application No.: EXC-2014-15, TR-2014-70 (EA-2014-08)
Applicant: Amy Cheng
Location: 22823 San Juan Rd

DISCRETIONARY ACTION REQUEST

Hillside Exception to allow the development of a 3,202 square foot single family residence on slopes greater than 30%;
Tree Removal Permit to allow the removal and replacement of six specimen size Oak trees

FINDINGS OF THE ENVIRONMENTAL REVIEW COMMITTEE

The Environmental Review Committee recommends the granting of a Mitigated Negative Declaration finding that the project is consistent with the General Plan and is determined to be insignificant.

_____/s/Aarti Shrivastava
Aarti Shrivastava
Assistant City Manager

g/erc/REC EA-2014-08



CUPERTINO

COMMUNITY DEVELOPMENT DEPARTMENT

CITY HALL

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Staff Use Only
EA File No. EA-2014-08
Case File No. EXC-2014-15, TR-2014-70
Attachments

PROJECT DESCRIPTION:

Project Title: Cheng Residence

Project Location: 22823 San Juan Rd., Cupertino CA 95014

Project Description: EXC-2014-03 (EA-2014-08): Hillside Exception to allow the construction of a new 3,245 square foot single family residence on slopes greater than 30%.

TR-2014-70: Tree Removal Permit to allow the removal and replacement of 6 specimen size Oak trees to facilitate the construction of a new residence.

Environmental Setting:

The project site is a steep (55%), undeveloped, roughly rectangular parcel bordered to the east, north by residential property, and by San Juan Road to the south. A religious retreat center is located to the west. Approximately thirty (30) native Coast Live Oaks are located on the parcel.

PROJECT DESCRIPTION:

Site Area (ac.) - .34 **Building Coverage -** 11% **Exist. Building -** 0 s.f. **Proposed Bldg. -** 3,245 s.f. **Zone -** RHS-21 **G.P. Designation -** Very Low Density (1/2 Acre Slope Density Formula)

Assessor's Parcel No. - 342-22-078

If Residential, Units/Gross Acre - .201

	Total#	Rental/Own	Bdrms	Total s.f.	Price
Unit Type #1					
Unit Type #2					
Unit Type #3					
Unit Type #4					
Unit Type #5					

Applicable Special Area Plans: (Check)

- | | |
|--|---|
| <input type="checkbox"/> Monta Vista Design Guidelines | <input type="checkbox"/> S. De Anza Conceptual |
| <input type="checkbox"/> N. De Anza Conceptual | <input type="checkbox"/> S. Sara-Sunny Conceptual |
| <input type="checkbox"/> Heart of the City Specific Plan | <input type="checkbox"/> Stevens Creek Blvd. SW & Landscape |

If Non-Residential, Building Area - _____ s.f. **FAR -** _____ **Max.**

Employees/Shift - _____ Parking Required _____

Parking Provided _____

Project Site is Within Cupertino Urban Service Area -

YES ☒

NO

☐

INITIAL STUDY SOURCE LIST

A. CUPERTINO GENERAL PLAN SOURCES

1. Land Use and Community Design Element
2. Health & Safety Element
3. Housing Element
4. Mobility Element
5. Environmental Resources Element
6. Appendix A- Hillside Development
7. Land Use Map
8. Recreation, Parks, and Community Service Element
9. City Ridgeline Policy
10. Constraint Maps

B. CUPERTINO SOURCE DOCUMENTS

11. Tree Preservation ordinance 778
12. City Aerial Photography Maps
13. "Cupertino Chronicle" (California History Center, 1976)
14. Geological Report (site specific)
15. Parking Ordinance 1277
16. Zoning Map
17. Zoning Code/Specific Plan Documents
18. City Noise Ordinance

C. CITY AGENCIES Site

19. Community Development Dept. List
20. Public Works Dept.
21. Parks & Recreation Department
22. Cupertino Water Utility

D. OUTSIDE AGENCIES

23. County Planning Department
24. Adjacent Cities' Planning Departments
25. County Departmental of Environmental Health

D. OUTSIDE AGENCIES (Continued)

26. Midpeninsula Regional Open Space District
27. County Parks and Recreation Department
28. Cupertino Sanitary District
29. Fremont Union High School District
30. Cupertino Union School District
31. Pacific Gas and Electric
32. Santa Clara County Fire Department

33. County Sheriff
34. CALTRANS
35. County Transportation Agency
36. Santa Clara Valley Water District

E. OUTSIDE AGENCY DOCUMENTS

37. BAAQMD Survey of Contaminant Excesses
38. FEMA Flood Maps/SCVWD Flood Maps
39. USDA, "Soils of Santa Clara County"
40. County Hazardous Waste Management Plan
41. County Heritage Resources Inventory
42. Santa Clara Valley Water District Fuel Leak Site
43. CalEPA Hazardous Waste and Substances Site

F. OTHER SOURCES

44. Project Plan Set/Application Materials
45. Field Reconnaissance
46. Experience w/project of similar scope/characteristics
47. ABAG Projection Series
48. BAAQMD CEQA Air Quality Guidelines
49. Arborist Reports (Nigel Belton/Michael Bench)

INSTRUCTIONS

- A. Complete all information requested on the Initial Study Cover page. **LEAVE BLANK SPACES ONLY WHEN A SPECIFIC ITEM IS NOT APPLICABLE.**
- B. Consult the Initial Study Source List; use the materials listed therein to complete, the checklist information in Categories A through O.
- C. You are encouraged to cite other relevant sources; if such sources are used, job in their title(s) in the "Source" column next to the question to which they relate.
- D. If you check any of the "YES" response to any questions, you must attach a sheet explaining the potential impact and suggest mitigation if needed.
- E. When explaining any yes response, label your answer clearly (Example "N - 3 Historical") Please try to respond concisely, and place as many explanatory responses as possible on each page.
- F. Upon completing the checklist, sign and date the Preparer's Affidavit.
- G. Please attach the following materials before submitting the Initial Study to the City.
 - ✓Project Plan Set of Legislative Document
 - ✓Location map with site clearly marked (when applicable)

**BE SURE YOUR INITIAL STUDY SUBMITTAL
IS COMPLETE - INCOMPLETE MATERIALS
MAY CAUSE PROCESSING DELAYS**

EVALUATION OF ENVIRONMENTAL IMPACTS:

ISSUES: [and Supporting Information Sources]	Potentially Significant Impact	Less Than Significant with Mitigation Incorporatio	Less Than Significant Impact	No Impact
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista? [5,9,24,41,44]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? [5,9,11,24,34,41,44]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings? [1,17,19,44]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? [1,16,44]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>(a) – (d) Less Than Significant/No Impact. The project site is surrounded by residences of similar sizes. The architecture of the home will follow closely with that of the City of Cupertino's Residential Hillside Ordinance (19.40). No State "designated scenic highways" are located within the vicinity of the project site. The proposed development will retain and protect the majority of the Coast Live Oaks onsite. The project will not create a new source of substantial light or glare. The residence will have an appropriate level of outdoor lighting for security, safety and convenience. However, all exterior lighting associated with the proposed structures will be properly shaded or directed to the property and away from adjacent properties to eliminate glare on existing and future land uses and roadways.</p>				
<p>II. AGRICULTURE 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</p>				

ISSUES: [and Supporting Information Sources]	Potentially Significant Impact	Less Than Significant with Mitigation Incorporatio	Less Than Significant Impact	No Impact
Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
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? [5,7,39]	<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? [5,7,23]	<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))? [5,7,39]	<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? [5,7,39]	<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? [5,7,39]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a- e) No impact. The project site is currently non- agricultural, non- forest. The project site is not located on property with an existing Williamson Act contract. The zoning for the project site and the surrounding area is RHS- 21, residential hillside.				
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:				
a) Conflict with or obstruct implementation of the applicable air quality plan? [5,37,42,44, 48]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ISSUES: [and Supporting Information Sources]	Potentially Significant Impact	Less Than Significant with Mitigation Incorporatio	Less Than Significant Impact	No Impact
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? [5,37,42,44, 48]				
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)? [4,37,44, 48]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations? [4,37,44, 48]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people? [4,37,44, 48]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES: [and Supporting Information Sources]	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<p>a-d) Less Than Significant Impact. Construction activities for this project will be short-term and temporary in duration. Typically projects of this size do not generate emissions that could represent a significant impact with respect to air quality and/or global climate change. However, BAAQMD recommends implementation of Mitigation Measure AIR-1 on all construction projects:</p> <p>Mitigation Measure AIR-1:</p> <ol style="list-style-type: none"> <i>1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.</i> <i>2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.</i> <i>3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.</i> <i>4. All vehicle speeds on unpaved roads shall be limited to 15 mph.</i> <i>5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.</i> <i>6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.</i> <i>7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.</i> <i>8. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.</i> <p>e) No impact. This type of development is typically not associated with the generation of odors that would be considered objectionable to a substantial number of people, such as adjacent residences.</p>				
IV. BIOLOGICAL RESOURCES -- Would the project:				
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 checked="" type="checkbox"/>	<input type="checkbox"/>

ISSUES: [and Supporting Information Sources]	Potentially Significant Impact	Less Than Significant with Mitigation Incorporatio	Less Than Significant Impact	No Impact
[5,10,27,44]				
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? [5,10,27,44]	<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? [20,36,44]	<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? [5,10,12,21,26]	<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? [11,12,41, 49]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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? [5,10,26,27, 49]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ISSUES: [and Supporting Information Sources]	Potentially Significant Impact	Less Than Significant with Mitigation Incorporatio	Less Than Significant Impact	No Impact
<p>a) Less Than Significant Impact. The proposed project area is residential and surrounded by existing development. Further it is lacking the open fields, grasses essential for foraging and water sources for wildlife survival. The vast majority of trees on site will be maintained and protected.</p> <p>b-d) No Impact. The project site is not within a riparian habitat, sensitive natural community, wetland, or located within designated open space or corridor.</p> <p>e-f) Less Than Significant with Mitigation Incorporated. The project scope includes the removal and replacement of six protected Coast Live Oak trees. The City of Cupertino Municipal Code Chapter 14.18 <i>Protected Trees</i> establishes standards for the removal and replacement of protected species, including Coast Live Oaks. Implementation of Mitigation Measure BIO- 1 for tree removal and Mitigation Measure BIO- 2 for tree protection would reduce any impacts to a less than significant level.</p> <p>Mitigation Measure BIO-1:</p> <p><i>1. The applicant shall plant replacement trees in accordance with the replacements requirements of the Protected Tree Ordinance. The trees shall be planted prior to final occupancy of site permits.</i></p> <p>Mitigation Measure BIO-2:</p> <p><i>1. A qualified arborist be required to inspect the root damage of Tree # 7 at the time of footing excavation to determine whether or not Tree # 7 could be preserved.</i></p> <p><i>2. The existing trees to remain shall be protected during construction per the City's Protected Tree Ordinance (Chapter 14.18 of the Municipal Code). The City's standard tree protection measures (City of Cupertino Standard Detail 6-4) shall be listed on the plans, and protective fencing shall be installed around the trees to remain prior to issuance of building permits. A report ascertaining the good health of these trees shall be provided prior to issuance of final occupancy.</i></p>				
V. CULTURAL RESOURCES -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? [5,13,41]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? [5,13,41]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? [5,13,41]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries? [1,5]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ISSUES: [and Supporting Information Sources]	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<p>a-d) Less Than Significant with Mitigation Incorporated. A search of the National Register Information System and Office of Historic Preservation list of California Historical Landmarks revealed no find within the vicinity of the project. No historical or archaeological sites were identified within the proposed project area or in the vicinity of the site. In the event that Native American archaeological resources are encountered during construction activities, implementation of Mitigation Measure CR- 1 below would provide the necessary protocol should a resource be discovered during construction:</p> <p>Mitigation Measure CR- 1</p> <p><i>In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources. The City of Cupertino (or its representative) shall consult with a qualified archaeologist or paleontologist to assess the significance of the find. If any find is determined to be significant, the City of Cupertino (or its representative) and the archaeologist and/or paleontologist would meet to determine the appropriate avoidance measures. All significant cultural materials recovered shall be subject to scientific analysis, professional museum duration, and a report prepared by the qualified archaeologist according to current professional standards.</i></p>				
VI. GEOLOGY AND SOILS – Would the project:				
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. [2,14,44]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking? [2,5,10, 14, 44]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction? [2,5,10, 14, 39,44]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides? [2,5,10, 14, 39,44]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ISSUES: [and Supporting Information Sources]	Potentially Significant Impact	Less Than Significant with Mitigation Incorporatio	Less Than Significant Impact	No Impact
loss of topsoil? [2,5,10, 14, 44]				
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? [2,5,10,14, 39]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property? [2,5,10, 14]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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? [6,9, 14, 36,39]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-d) Less Than Significant with Mitigation Incorporated. A Geologic and Geotechnical Peer Review was prepared for the project site by Cotton, Shires and Associates, Inc. A Geotechnical Study was also prepared for the project site by Earth Investigations Consultants. The proposed development is potentially constrained by steep slopes with the potential for shallow surficial sloughing and land sliding, expansive surficial soil materials, surficial soil creep, potential settlement and creep of non-engineered fill, and the susceptibility of the site to very strong seismic to violent seismic ground shaking. The City Geologic Hazards Map indicates that the building site is located within an "F" zone, which is defined as "Area of potential fault rupture hazard within 300 feet east and 600 feet west of the Monta Vista and Berrocal faults". The site is also partially located within a CGS designated "Earthquake-induced landslide" hazard zone. The active San Andreas fault is located approximately 1.75 miles southwest of the project site, and the potentially active Monta Vista fault is mapped approximately 275 feet northeast of the site. The residence is proposing to be supported on a pier and grade beam foundation system with minimum 18-inch diameter piers embedded 15 feet below ground surface, which is supported by the consultants. Implementation of **Mitigation Measures GEO-1 – GEO-5** below would reduce the likelihood of landslides, erosion, and impacts from seismic-related ground failure during construction and beyond:

Mitigation Measure GEO-1

Recommended a minimum of 2 discharges along this slope, and that the applicant should consider carrying water in a tightline pipe to drainage facilities downslope, with the neighbor's approval. We would prefer to see all drainage directed to San Juan Road, or to Mercedes Road with neighboring cooperation. If this is not possible, then we recommend, at a minimum, that two discharge locations be identified by the Project Geotechnical Consultant, with widely dispersed (minimum 20 feet) dissipation pipes.

Mitigation Measure GEO-2

ISSUES: [and Supporting Information Sources]	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<p><i>All retaining and residential structures at this site be pier supported. The consultant should review the plans and provide pier recommendations, as deemed appropriate.</i></p> <p>Mitigation Measure GEO-3</p> <p><i>Due to the steepness of this lot, grading shall not be permitted during the winter rainy season.</i></p> <p>Mitigation Measure GEO-4</p> <p><i>Prior to issuance of Building Permits, the applicant's geotechnical consultant should review and approve all geotechnical aspects of the Grading and Drainage Plan and the Development Plans (i.e., site preparation and grading, site drainage improvements and design parameters for foundations and retaining walls) to ensure that their recommendations have been properly incorporated. The results of the Drainage Considerations, Retaining Wall Design Criteria, and Geotechnical Plan Review should be submitted to the City for review and approval by the City Geotechnical Consultant and City Engineer.</i></p> <p>Mitigation Measure GEO-5</p> <p><i>Prior to final (as-built) project approval The geotechnical consultant should inspect, test (as needed), and approve all geotechnical aspects of the project construction. The inspections should include, but not necessarily be limited to: site preparation and grading, site surface and subsurface drainage improvements and excavations for foundations and retaining walls prior to the placement of steel and concrete.</i></p> <ul style="list-style-type: none"> <i>The Project Geologist should be on site during the pier drilling operations to assure that piers are embedded into competent bedrock materials, and that bedrock materials are as anticipated. Consideration should be given to downhole logging select pier excavations to assure bedrock conditions are as anticipated.</i> <p><i>The results of these inspections and the as-built conditions of the project should be described by the geotechnical consultant in a letter and submitted to the City Engineer for review prior to final project approval.</i></p> <p>e) No Impact. The proposed residences will be connected to the Cupertino Sanitary District. No septic systems or alternative wastewater disposal systems will be constructed.</p>				
VII. GREENHOUSE GAS EMISSIONS – Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? [5,37,42,44]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ISSUES: [and Supporting Information Sources]	Potentially Significant Impact	Less Than Significant with Mitigation Incorporatio	Less Than Significant Impact	No Impact
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? [5,37,42,44]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a- b) Less Than Significant Impact. Construction activities for this project will be short-term and temporary in duration. Typically projects of this size do not generate emissions that could represent a significant impact with respect to air quality and/or global climate change.				
VIII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? [32,40,42,43,44]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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? [32,40,42,43,44]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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? [2,29,30,40,44]	<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? [2,42,40,43]	<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? [1,2,44]	<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? [1,2,44]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ISSUES: [and Supporting Information Sources]	Potentially Significant Impact	Less Than Significant with Mitigation Incorporatio	Less Than Significant Impact	No Impact
response plan or emergency evacuation plan? [2,32,33,44]				
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?[1,2,44]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>a-b) Less Than Significant Impact. Routine items used for cleaning, maintenance, and landscaping for single family residences will be stored in a manner that complies with all applicable codes and ordinances, laws, or other pertinent requirements.</p> <p>c-f) No Impact. The residences will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. There are no existing or planned schools within one quarter mile of the site, the site has not handled hazardous materials or hazardous waste, within 2 miles of an airport or located on or near a private airstrip.</p> <p>g) Less Than Significant. The project does not propose to alter any roadway or emergency access. Some temporary road construction to bring necessary utilities to the site will have a short term impact to the immediate area.</p> <p>h) Less Than Significant. The project site is located within a residential area in the foothills of the Santa Cruz Mountain Range. However, the immediate area surrounding the project site is composed of residences of similar size on similar size parcels. Thus wildland fires pose no greater threat to this project site than to any higher degree than the existing residences nearby.</p>				
IX. HYDROLOGY AND WATER QUALITY -- Would the project:				
a) Violate any water quality standards or waste discharge requirements? [20,36,37]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? [20,36,42]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ISSUES: [and Supporting Information Sources]	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input 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? [20,36,42]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality? [20,36,37]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? [2,38]	<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? [2,38]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? [2,36,38]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow? [2,36,38]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>a) Less Than Significant Impact. Impervious surfaces will be less than 10,000 square feet; therefore, the project is not required to comply with the City of Cupertino Permit C.3 Provisions. Pervious paving stones will be used to meet this threshold.</p> <p>b) Less Than Significant Impact. The San Jose Water Company provides potable water service to the project site, and there are adequate groundwater supplies to continue to serve the project site and proposed project.</p> <p>c-f) Less Than Significant Impact. The relatively small project scope would not significantly alter drainage patterns or the rate and amount of surface runoff. No streams are located near the project site; therefore, no alterations of stream courses or substantial erosion will occur.</p> <p>g- j) No impact. The project site is not located within a 100-year flood hazard area, within the Stevens Creek Reservoir inundation zone, and is not a location with a history of mudflows on the property or in the area it is unlikely that instances of mudflow would occur.</p>				

ISSUES: [and Supporting Information Sources]	Potentially Significant Impact	Less Than Significant with Mitigation Incorporatio	Less Than Significant Impact	No Impact
X. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community? [7,12,22,41]	<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? [1,7,8,16,17,18,44]	<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? [1,5,6,9,26]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a-c) No impact. Although the project site is not consistent with the existing City of Cupertino General Plan land use designation (Very Low Density (1/2 Acre Slope Density Formula)), the proposed project consists of constructing one single family residences on a parcel in an area of like-sized residences on like-sized parcels. Further, the City of Cupertino General Plan does not indicate any habitat conservation plan or natural communities' conservation plan area in the vicinity of the site.				
XI. MINERAL RESOURCES -- Would the project:				
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? [5,10]	<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? [5,10]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a- b) No impact. According to Figure 5- B, Mineral Resources, of the City of Cupertino General Plan, the project site is in an area designated as urban/ suburban developed-unsuitable for extraction.				
XII. NOISE -- Would the project result in:				
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? [8,18,44]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ISSUES: [and Supporting Information Sources]	Potentially Significant Impact	Less Than Significant with Mitigation Incorporatio	Less Than Significant Impact	No Impact
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? [8,18,44]	<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? [8,18]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? [8,18,44]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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? [8,18,44]	<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? [8,18]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES: [and Supporting Information Sources]	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<p>a) Less Than Significant with Mitigation Incorporated. The finished project, a single family home, is not anticipated to generate noise levels in excess of the standards established in the City of Cupertino General Plan or of existing residences in the area. However, construction noise can cause some temporary impacts to nearby residences.</p> <p>Implementation of Mitigation Measure NOI- 1 will reduce the impact from noise to a less than significant level.</p> <p>Mitigation Measure NOI- 1:</p> <ul style="list-style-type: none"> <i>Construction activities shall be limited to the hours of 7:00 am to 8:00 pm on weekdays and 9:00 am to 6:00 pm on weekends. Construction activities are prohibited on holidays.</i> <i>All construction equipment shall use noise- reduction features that are no less effective than those originally installed by the manufacturer. If no noise- reduction features were originally installed, then the contractor shall require that at least a muffler be installed on the equipment.</i> <i>No individual device will produce a noise level more than 87 dBA at a distance of twenty-five feet or the noise level on any nearby property does not exceed 80 dBA.</i> <p>b-c) Less Than Significant Impact. Construction equipment that would most likely be used on the site would cause vibration levels that are within typical standards. Once constructed and occupied, the proposed project would not generate ambient noise levels over those typical of current uses.</p> <p>d) Less Than Significant Impact. Short-term construction- related noise impacts would be reduced to a less than significant level with implementation of Mitigation Measure NOI- 1.</p> <p>e-f) No impact. The project site is not located in the vicinity of an airport, or on or near a private airstrip.</p>				
XIII. POPULATION AND HOUSING -- Would the project:				
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)? [3,16,47,44]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? [3,16,44]	<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? [3,16,44]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

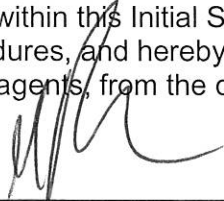
ISSUES: [and Supporting Information Sources]	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a-c) No Impact. The proposed project consists of building a single family residence on vacant land and is surrounded by similar residences on similar sized parcels of land. The proposed new residences do not substantially increase the population density of the area or displace existing populations.				
XIV. PUBLIC SERVICES				
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? [19,32,44]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection? [33,44]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools? [29,30,44]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks? [5,17,19,21,26,27,44]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities? [19,20,44]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Less Than Significant Impact. The proposed project consists of building a single family residence on vacant land and is surrounded by similar residences on similar sized parcels of land. The area is already served by all agencies that serve the surrounding community.				
XV. RECREATION --				
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? [5,17,19,21,26,27,44]	<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? [5,44]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ISSUES: [and Supporting Information Sources]	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<p>a- b) Less Than Significant Impact. The project site is located in an area already served by existing parks and open space areas. Due to its small size, the proposed project would not increase the use of existing parks and recreational facilities such that a substantial deterioration would occur or be accelerated, nor would existing facilities need expansion.</p>				
<p>XVI. TRANSPORTATION/TRAFFIC -- Would the project:</p>				
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? [4,20,35,44]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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? [4,20,44]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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? [4,?]	<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)? [20,35,44]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access? [2,19,32,33,44]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? [4,34]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>a-b) Less Than Significant. The project site is located in an area of low-volume, residential roads. Considering the small scale of the proposed project, the increase in traffic on the area roads will be minimal.</p> <p>c) No Impact. The project site is not located within a designated Airport Land Use Plan.</p>				

ISSUES: [and Supporting Information Sources]	Potentially Significant Impact	Less Than Significant with Mitigation Incorporatio	Less Than Significant Impact	No Impact
Therefore, the proposed project would not interfere with existing air traffic patterns.				
d-f) Less Than Significant. The proposed project is located on a narrow private road, San Juan Road. Although there will be minimal increase in traffic typical with a single family residence, the project design includes onsite parking for six (6) vehicles, consistent with the City's Municipal Code. Further, the site will be served by local roadway access.				
XVII. UTILITIES AND SERVICE SYSTEMS – Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? [5,22,28,36,44]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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? [36,22,28,36]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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? [5,22,28,36,44]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? [5,22,28,36,44]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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? [5,22,28,36,44]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? [5,22,28,36,44]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste? [5,22,28,36,44]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a-f) Less Than Significant. The proposed project would generate typical residential wastewater and generate typical water demand. The project area is currently served by Cupertino Sanitary District and San Jose Water District, and service lines will be connected as part of the proposed project. The proposed project is likely to increase wastewater				

ISSUES: [and Supporting Information Sources]	Potentially Significant Impact	Less Than Significant with Mitigation Incorporatio	Less Than Significant Impact	No Impact
<p>production but the increase will be negligible. The proposed project will use pervious surfaces where possible. Solid waste collection for the City of Cupertino is provided by Recology. The amount of waste that would be generated by the new residences would not have a significant impact on the operation or the life expectancy of the landfill.</p> <p>g) Less Than Significant Impact. Both during and after construction, the proposed project will follow City policies for solid waste recycling and disposal.</p>				

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE (To be completed by City Staff)				
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, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PREPARER'S AFFIDAVIT
<p>I hereby certify that the information provided in this Initial Study is true and correct to the best of my knowledge and belief; I certify that I have used proper diligence in responding accurately to all questions herein, and have consulted appropriate source references when necessary to ensure full and complete disclosure of relevant environmental data. I hereby acknowledge that any substantial errors dated within this Initial Study may cause delay or discontinuance of related project review procedures, and hereby agree to hold harmless the City of Cupertino, its staff and authorized agents, from the consequences of such delay or discontinuance.</p> <p>Preparer's Signature <u></u></p> <p>Print Preparer's Name <u>Gian Paolo Martire</u></p>

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ENVIRONMENTAL EVALUATION (To be Completed by City Staff)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:


The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

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

DETERMINATION:

On the basis of this initial evaluation the Environmental Review Committee (ERC) finds that:

<input type="checkbox"/>	The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/>	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"/>	The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	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"/>	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.


Staff Evaluator

12/1/16
Date


ERC Chairperson

12/1/16
Date

