

# NOTICE OF INTENT TO ADOPT

**A MITIGATED NEGATIVE DECLARATION**

**QUITO / VESSING ROAD SUBDIVISION**

The City of Saratoga has completed an Initial Study/Mitigated Negative Declaration (IS/MND) for a proposed ten-lot subdivision at 14521 Quito Road (project). The City is the lead agency responsible for conducting the environmental review of the project under the California Environmental Quality Act (CEQA). A CEQA lead agency is the California government agency with principal responsibility for carrying out or approving a project, and therefore is principally responsible for preparing the CEQA document.

**PROJECT LOCATION**

The Project site is located at 14521 Quito Road. The site is bounded to the north by single family homes, to the east by Quito Road, to the south by Vessing Road, and to the west by Single family homes. To the east across Quito Road is San Tomas Aquino Creek, which is the City boundary line with the Town of Los Gatos. San Tomas Aquino Creek crosses under Quito Road onto the project site and runs north through the north-eastern corner of the site along Quito Road.

**PROJECT DESCRIPTION**

The Project Applicant, Pinn Brothers Development, is proposing to subdivide an existing 11.43-acre parcel located at 14521 Quito Road into ten-lots ranging in size from .92 acres to 1.2 acres. The Project would create a new private cul-de-sac with a connection to Quito Road. The private street would provide access to seven parcels and the remaining three parcels would take access from Vessing Road. A .34-acre portion of the site is located on the opposite side of Quito Road and would be dedicated to the City of Saratoga for open space use. The Project subdivision improvements (road and storm drain improvements) would require the removal of 56 protected trees. If the subdivision is approved, it would allow for the construction of ten, new single-family homes and accessory dwelling units.

The IS/MND analyzes potentially significant environmental impacts of the Project in the following areas: Aesthetics; Air Quality; Biological Resources; Cultural Resources; Energy; Geology & Soils; Greenhouse Gas Emissions; Hazards & Hazardous Materials; Hydrology & Water Quality; Land Use & Planning; Noise; Public Services & Safety; Recreation; Transportation and Traffic; Tribal Cultural Resources; Utilities & Service Systems; and Wildfire.

**PUBLIC REVIEW**

In accordance with CEQA and the CEQA Guidelines, a 30-day public review period for this IS/MND commences on September 1, 2022 and will conclude on September 30 , 2022. During this period, the IS/MND will be available to local, state, and federal agencies and to interested organizations and individuals, as well as any member of the public for review. All written comments must be received prior to 5:00 P.M. on September 30, 2022. Please submit written comments to:

Christopher Riordan, Senior Planner

City of Saratoga

13777 Fruitvale Avenue

Saratoga, CA 95070

[criordan@saratoga.ca.us](mailto:criordan@saratoga.ca.us)

Following the conclusion of the public review period, the Planning Commission will consider the adoption of the IS/MND for the project at a regularly scheduled meeting. The Planning Commission shall consider the IS/MND together with any comments received during the public review process.

**Vicinity Map**

Map

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