

**REVISED NOTICE OF COMPLETION
AND AVAILABILITY OF
DRAFT ENVIRONMENTAL IMPACT REPORT
FOR THE TOWN OF LOS GATOS 2040 GENERAL PLAN UPDATE**

TOWN OF LOS GATOS, CALIFORNIA
110 E. MAIN STREET
LOS GATOS, CA 95030
(408) 354-6872

DATE: November 18, 2021

SUBJECT: A DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) HAS BEEN PREPARED BY THE TOWN OF LOS GATOS, INCLUDING AN UPDATED TRAFFIC ANALYSIS, AND IS ON FILE IN THE COMMUNITY DEVELOPMENT DEPARTMENT AT 110 E. MAIN STREET.

As the Lead Agency overseeing this project's review, the Town of Los Gatos has prepared and circulated a Draft Environmental Impact Report (DEIR) that discloses the nature and extent of the project's potential impact on the physical environment. Pursuant to Sections 15086 and 15087, Title 14, California Code of Regulations, this revised notice is given to advise interested parties that the Town has completed revisions to the traffic analysis contained in the DEIR for the proposed project described below and that the DEIR is now available for additional public review. The project location, description, and potential environmental effects appear below.

PROJECT LOCATION: Los Gatos is in Santa Clara County, south of the San Francisco Bay. The Town is bordered by Campbell on the north, Saratoga and Monte Sereno on the west, San Jose on the east, and unincorporated areas of the Santa Cruz Mountains on the south. There are several unincorporated islands dispersed within the Town. The Town's incorporated area covers 11.46 square miles. Its Urban Service Area, which includes both incorporated and unincorporated areas, is 18.26 square miles.

PROJECT DESCRIPTION: The proposed project consists of a comprehensive update to the Town's General Plan which will serve as a long-term framework for future growth and development. The 2040 General Plan represents the community's view of its future and contains the goals and policies upon which the Town Council and Planning Commission will base their land use and resource decisions in the future. To provide a contemporary plan that will guide the community to the year 2040, the General Plan update will reflect changes in the community, and address new issues and opportunities as identified through community input. These include new policy guidance stemming from changes in State law such as reducing greenhouse gas emissions, and new trends such as autonomous vehicles and the growth of online retail shopping.

With limited opportunities for new development in Los Gatos, the 2040 General Plan emphasizes infill and adaptive redevelopment within the Town limits. A focus is placed on

increasing opportunities for housing development in key areas of the Town through increased density and mixed-use projects. New development would occur primarily where existing roads, water, and sewer are in place and in a manner that would minimize the impact of development on existing infrastructure and services. The 2040 General Plan also provides the policy framework to guide future development toward land uses that support walking and biking and places a greater emphasis on reestablishing more complete neighborhood areas that meet the daily needs of residents.

The 2040 General Plan has been organized into nine elements: Racial, Social, and Environmental Justice; Land Use; Community Design; Mobility; Public Facilities, Services, and Infrastructure; Open Space, Parks, and Recreation; Environment and Sustainability; Hazards and Safety; and Housing. These nine elements describe the existing conditions and context for the related topic areas, followed by goals, policies, and implementation programs to guide the Town's management and development through 2040. The draft Los Gatos 2040 General Plan can be viewed on the Town's General Plan Update webpage at: www.losgatos2040.com, in the Community Development Department and Town Clerk's office at 110 E. Main Street, and at the reference desk in the Los Gatos Town Library, located at 100 Villa Avenue during business hours.

THE PROJECT'S SIGNIFICANT OR POTENTIALLY SIGNIFICANT IMPACTS: Significant and potentially significant impacts were identified in the following environmental issue areas:

- Air Quality;
- Cultural Resources;
- Geology and Soils;
- Greenhouse Gas Emissions;
- Noise; and
- Transportation.

Identified significant impacts were addressed with mitigation measures summarized in abbreviated form below. The full text of all mitigation measures are available within the DEIR available online at www.losgatos2040.com and as described above.

Air Quality

Mitigation Measure AQ-1 requires new discretionary projects in the General Plan Area that exceed the construction screening criteria of the BAAQMD shall be conditioned to reduce construction emissions of reactive organic gases, nitrogen oxides, and particulate matter by implementing the BAAQMD's Basic Construction Mitigation Measures or equivalent.

Mitigation Measure AQ-2 requires Land Use Element Policy LU-11.5 Industrial Compatibility shall be updated in the 2040 General Plan to read: "Require that industrial projects be designed to limit the impact of truck traffic, air, odor, and noise pollution on adjacent sensitive land uses."

Cultural Resources

Mitigation Measure CR-1 requires that if a project requires activities that have the potential to impact cultural resources, the Town shall require the project applicant or proponent to retain a qualified archaeologist to complete a Phase 1 cultural resources inventory.

Geology and Soils

Mitigation Measure GEO-1 requires that the Town shall require paleontological resource studies be completed for projects involving ground disturbance in areas of high paleontological sensitivity.

Greenhouse Gas Emissions

Mitigation Measure GHG-1 requires that the Town shall implement GHG emissions reduction measures by the following sectors: Energy; Transportation; and Waste.

Noise

Mitigation Measure N-1 requires that measures be implemented during project construction within 25 feet of noise-sensitive receptors.

Mitigation Measure N-2 requires the Town include measures as standard conditions of approval to minimize exposure to construction vibration.

Transportation

Mitigation Measure T-1 requires that one or more VMT reduction strategies should be required for projects which would generate VMT.

Not all of the potential impacts could be mitigated to a less than significant level and therefore, the following topic areas were found to have significant unavoidable impacts: Greenhouse Gas Emissions; and Transportation.

The incorporated area of the Town does contain hazardous waste and other sites enumerated under Section 65962.5 of the Government Code within its boundaries, which are listed in Table 4.9-1.

A Notice of Notice of Completion and Availability of the DEIR for the project was circulated for 45 days commencing on July 30, 2021 and concluding on September 13, 2021 at 5:00 p.m.. Written comments were received by the Community Development Department. A Planning Commission public hearing to receive oral comments was held during the review period on September 8, 2021.

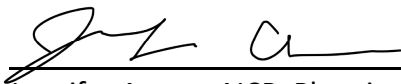
During the review of commentary and the preparation of the Final EIR (FEIR), the Town became aware of a procedural error in the original Notice of Completion and Availability and also noted that Appendix C erroneously included a draft rather than a final Transportation Analysis. Additionally, Chapter 4.15, Transportation, of the EIR has been revised to elaborate on transit impacts and cumulative VMT impacts. Even though the content changes were minor, the Town believes to provide maximum clarity, it is useful to recirculate the Transportation Analysis

of the DEIR and its Appendix, as well as the Executive Summary which includes a summary of transportation impacts. Accordingly, the Town of Los Gatos is reissuing the Notice of Completion and Availability of the DEIR, and formally recirculating Chapter 4.15, Transportation and Appendix C, *Transportation Analysis for the Draft Environmental Impact Report*, as well as the Executive Summary.

The revised Los Gatos 2040 General Plan DEIR, which incorporates the updated Transportation section and analysis, can be viewed on the Town's General Plan Update webpage at: www.losgatos2040.com, in the Community Development Department and Town Clerk's office at 110 E. Main Street, and at the reference desk in the Los Gatos Town Library, located at 100 Villa Avenue during business hours.

The reopened public review period will run from Friday, November 19, 2021 and close at 5:00 p.m. on Friday, January 7, 2022. During this additional 45-day public review period, written comments are welcome to be submitted to the Community Development Department. A public hearing to receive comments on the revised DEIR is tentatively scheduled on December 8, 2021. This meeting will be conducted utilizing teleconferencing and electronic means consistent with Government Code Section 54953, as Amended by Assembly Bill 361, in response to the state of emergency relating to COVID-19 and enabling teleconferencing accommodations by suspending or waiving specified provisions in the Ralph M. Brown Act (Government Code § 54950 et seq.). Consistent with AB 361 and Town of Los Gatos Resolution 2021-044 this meeting will not be physically open to the public and the Council and/or Commissioners will be teleconferencing from remote locations. Members of the public can only participate in the meeting by joining the Zoom webinar (log in information provided on the meeting agenda). The live stream of the meeting may be viewed online at www.LosGatosCA.gov/TownYouTube. Final action on this matter will be taken by the Town Council at a future date.

If you have any questions regarding these matters, please contact the Community Development Department at (408) 354-6872 or planning@losgatosca.gov.



Jennifer Armer, AICP, Planning Manager

November 18, 2021

Date