



# TOWN OF LOS ALTOS HILLS NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

NOTICE IS HEREBY GIVEN that the Town of Los Altos Hills (Town), as lead agency under the California Environmental Quality Act (CEQA), plans to prepare an Environmental Impact Report (EIR) pursuant to CEQA for the Multifamily Zone and Objective Design Standards Project (“Project”) described below. In accordance with CEQA Guidelines Section 15082, the Town is issuing the Notice of Preparation (NOP) to inform agencies and the public that an EIR will be prepared and to provide an opportunity for a meaningful response related to the scope and content of the EIR, including the potentially significant issues, reasonable project alternatives, and mitigation measures.

## PROJECT LOCATION

The Town of Los Altos Hills is located in the northwestern portion of Santa Clara County, within the larger San Francisco Bay region. The Cities of Stanford and Palo Alto are located to the north/northwest; unincorporated Santa Clara County lands are to the south and northwest; the Cities of Los Altos and Mountain View are to the northeast/east; and the City of Sunnyvale is to the east. The Town is approximately 9 square miles in size. Regional access to Los Altos Hills is provided by Interstate 280 (I-280), which runs north-south, bisecting the Town. This “Planning Area” contains some 14,000 acres, approximately 5,400 of which make up the Town of Los Altos Hills.

Specifically, the proposed Project would affect three groupings of parcels totaling approximately 34 acres within the Town boundary; these parcels are displayed in Attachment 1. The parcels are herein respectively referred to as the Twin Oaks site (in the northwestern portion of Los Altos Hills), Foothill College site (in the south-central portion), and St. Nicholas School site (in the southeastern portion), which are all as identified in Attachment 1.

## PROJECT DESCRIPTION

The State of California Housing Element Law requires jurisdictions to update their Housing Element every eight years. Jurisdictions are required to submit their Housing Element to the California Department of Housing and Community Development (HCD) for review and for determination of whether the Housing Element achieves substantial compliance with State law. HCD and the California Department of Finance are responsible for assessing the new housing needs of different regions across the State. The Town of Los Altos Hills is located within the Association of Bay Area Governments (ABAG) region, which has a cumulative Regional Housing Needs Determination of 441,176 new units. State law requires that a community provide a fair share of sites to allow for and to facilitate production of the regional share of housing, assessed through the Regional Housing Needs Assessment (RHNA).

On January 30, 2023, the Town adopted its 2023-2031 6th Cycle Housing Element to include, among other things, programs, goals, and housing strategies designed to increase housing production and promote housing choices and mobility. Among the number of programs included in the Housing Element, Program A-1 proposes to make available adequate sites for new housing to meet the Town’s RHNA obligations through rezoning at least 34 acres via a high-density multifamily infill overlay zone meeting statutory densities of 20 – 30 dwelling units per acre on institutional properties and the creation of a new multifamily zone with a minimum statutory density of 20 dwelling units per acre.

The proposed Project would implement Program A-1 from the Town’s adopted and State-certified 6th Cycle Housing Element, resulting in the rezoning of approximately 34 acres via the creation of two new multifamily zones. The rezoning will consist of amendments to the Town’s General Plan, Zoning Map, and Zoning Code/Municipal Code, and will be accompanied by the preparation of objective development and design standards for the permitted development. The rezone would ensure the Town has the appropriate land use designation and zoning in place to achieve its RHNA requirement and a 15% buffer in capacity as outlined in the Housing Element. As noted above, the sites identified would be rezoned to one of two proposed individual zones: a multifamily zone or a multifamily infill overlay zone. The combined rezone and overlay zone would accommodate a minimum capacity of 377 future residential units as identified in the Housing Element site inventory.

## EIR SCOPE

The Town will prepare an EIR in accordance with CEQA to assess the effects of the Project on the environment, identify potentially significant environmental impacts, identify feasible mitigation measures to reduce or eliminate potentially significant environmental impacts, and discuss potentially feasible alternatives to the Project that may accomplish basic project objectives while lessening or eliminating any potentially significant environmental impacts. The Town has initially identified the following environmental issue areas to be evaluated in the EIR:

- Aesthetics
- Agriculture and Forestry
- 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
- Public Services
- Transportation
- Tribal Cultural Resources
- Utilities
- Wildfire

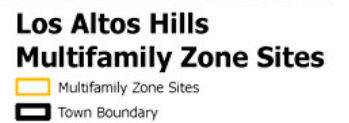
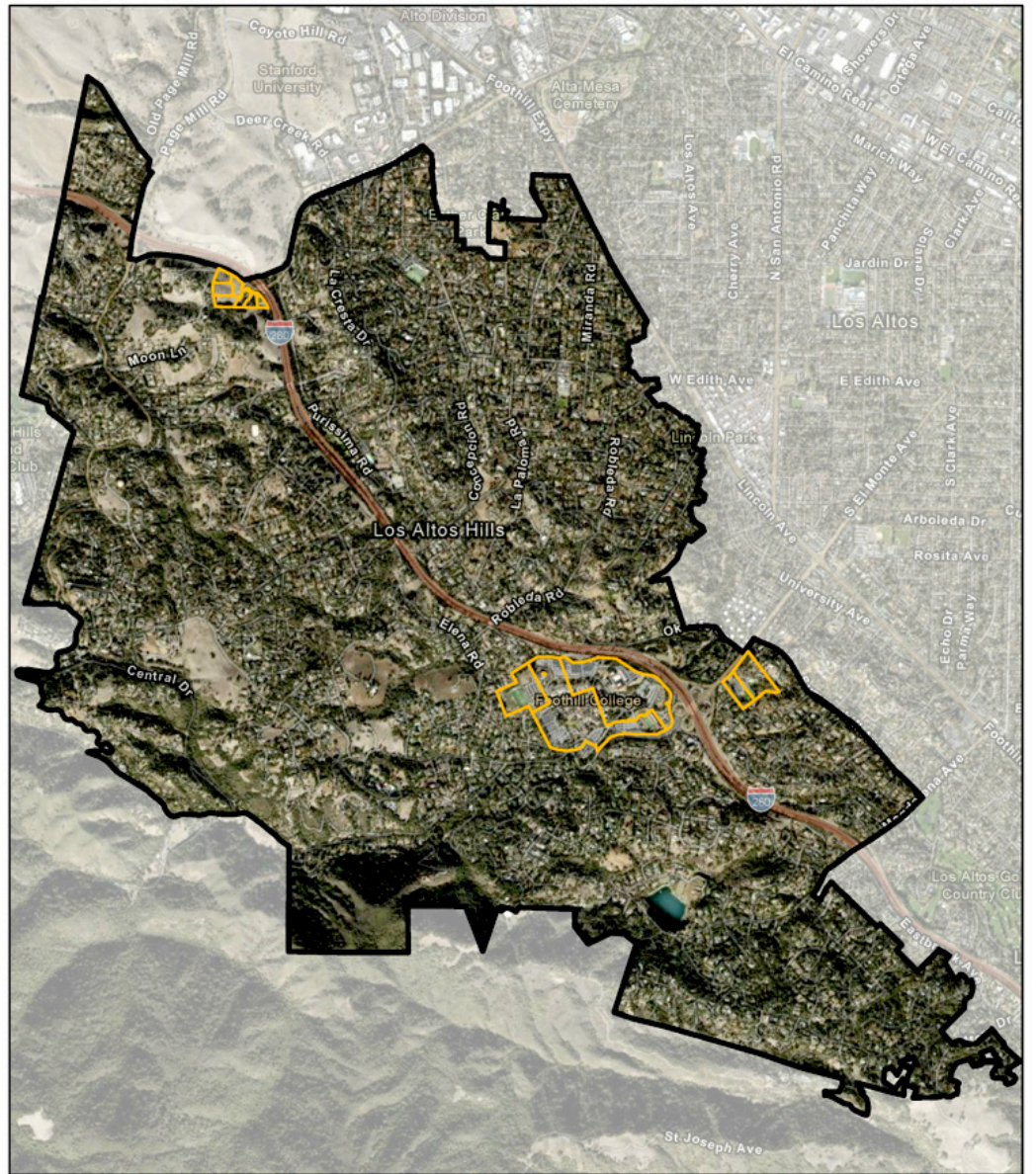
## OPPORTUNITY FOR PUBLIC REVIEW AND COMMENT

The Town is soliciting comments from public agencies, organizations, and members of the public regarding the scope and content of the environmental information to be addressed in the Draft EIR for the Project. Because of time limits mandated by state law, public agencies must submit any comments in response to this notice at the earliest possible date but not later than 30 days after receipt of this notice. The Town will also accept comments from other interested parties regarding this notice during that same time period. Accordingly, please provide your written response, along with the name of the relevant contact person, **before 5:00 p.m. on October 14th, 2024**, to the person below. If you wish to be placed on the notification list for this Project, or if you have any questions or need additional information, please contact the person below.

Jay Bradford, Interim Community Development Director  
Town of Los Altos Hills  
Community Development Department  
26379 Fremont Road  
Los Altos Hills, CA 94022  
Phone: 650-559-2244  
Email: jbradford@losaltoshills.ca.gov

## PUBLIC SCOPING MEETING

Consistent with Section 21083.9 of the CEQA statute, the Town of Los Altos Hills Community Development Department will conduct a scoping meeting to solicit input and comments from the general public and public agencies as to the content and scope of the Draft EIR on **September 25th, 2024, at 5:00 p.m. at Town Council Chambers at 26379 Fremont Road, Los Altos Hills, CA 91022**. At this meeting, public agencies, organizations, and members of the public will be able to review the proposed Project materials and provide oral and written comments on the scope and content of the environmental information to be addressed in the Draft EIR for the Project.



JHTB  
Jay Bradford

09/10/24  
Date

Interim Community Development Director  
Town of Los Altos Hills

Attachment 1, Los Altos Hills’ Multifamily Zone Sites

NOTICE DATE: September 13th, 2024