

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 #: _____

Project Title: 143 & 151 E. Main Street Mixed-Use Project

Lead Agency: Town of Los Gatos, Community Development Department

Contact Name: Ryan Safty, Associate Planner

Email: RSafty@losgatosca.gov

Phone Number: (408) 354-6802

Project Location: Los Gatos

Santa Clara

City

County

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

The approximately 0.43-acre project site, identified by Assessor's Parcel Numbers (APNs) 529-28-001 and -002, is located at 143 and 151 E. Main Street in the downtown area of the Town of Los Gatos, California. The project site is in the Central Business District Commercial Zone (C-2) and has a Central Business District General Plan Land Use Designation.

The proposed project is being processed under Senate Bill 330 (SB 330) and has invoked the Builder's Remedy. The applicant proposes to demolish the existing on-site commercial structures and construct a four-story, 52-foot tall, mixed-use building with underground parking accessed off of Church Street. The ground level of the proposed building would include 2,416 square feet of commercial space and a total of 30 residential units (24 market rate and 6 affordable) would be located on all four floors of the building. The units would be for sale and would range in size from 743 to 2,188 square feet. All existing on-site trees would be removed, and 21 new trees are proposed. The proposed project would require discretionary approval of an Architecture and Site Application for the mixed-use building, Conditional Use Permit for the mixed-use component, and Vesting Tentative Map for the condominium units.

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

The Initial Study/Mitigated Negative Declaration (IS/MND) identifies potentially significant impacts for the following issue areas: Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Noise, and Transportation. However, the IS/MND includes mitigation measures to reduce all potentially significant impacts to less-than-significant levels. For example, the mitigation measures include, but are not limited to, preparation of a Construction Management Plan to reduce toxic air contaminant emissions during construction; inclusion of specific air filtration systems; pre-construction surveys and avoidance measures if special-status species are found during the surveys; compliance with the Town's Tree Protection Ordinance; specific protocols if any previously unknown cultural resources, tribal cultural resources, paleontology, or human remains are discovered during ground-disturbing activities; preparation of a soils report and compliance with all recommendations of the report; requirement for an all electric building; inclusion of soil vapor testing; limitation of noise levels during construction; and compliance with the recommendations in the Transportation Study.

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

Significant areas of controversy have not been identified for the proposed project. However, typical concerns related to development projects in the Town include:

- impacts to wildlife habitat;
- increased pollutant emissions;
- increases in noise; and
- increases in traffic.

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

Bay Area Air Quality Management District
Santa Clara County Fire Department
West Valley Sanitation District
Santa Clara County Department of Environmental Health