

**To:** Interested Parties  
**Date:** February 13, 2013  
**Subject:** **Revised Notice of Preparation of Draft Environmental Impact Report**  
**Lead Agency:** Town of Los Gatos  
**Project Name:** North Forty Specific Plan  
**Project Area:** Town of Los Gatos

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NOTICE IS HEREBY GIVEN THAT the Town of Los Gatos will be the Lead Agency under the California Environmental Quality Act (CEQA) and will prepare an Environmental Impact Report (EIR) for the proposed North 40 Specific Plan. This Notice of Preparation (NOP) includes a draft project description, exhibits, and an overview of the potential impacts that will be addressed in the EIR.

The Town wants to know the views of your agency as to the scope and content of the environmental information. For public agencies, please provide comments which are germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for this project. The project description, location, and the potential environmental effects are contained in the attached materials.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice. **All responses must be received by March 15, 2013 by 5:00 p.m.**

Please send your written responses to Joel Paulson, Senior Planner, at the address shown below. We will need the name of the contact person in your agency.

Town of Los Gatos  
Community Development Department  
110 E. Main Street  
Los Gatos, CA 95030  
408-354-6879  
e-mail: [jpaulson@losgatosca.gov](mailto:jpaulson@losgatosca.gov)

North Forty Specific Plan  
Project Description

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**1. Project Title:**

North Forty Specific Plan

**2. Lead Agency Name and Address**

Town of Los Gatos  
Community Development Department  
110 E. Main Street  
Los Gatos, CA 95030

**Contact Person, Phone Number, and E-mail**

Joel Paulson, AICP, Senior Planner  
Phone: 408-354-6879  
E-Mail: [jpaulson@losgatosca.gov](mailto:jpaulson@losgatosca.gov)

**3. Project Location:**

The plan area comprises approximately 44 acres located at the northern extent of the Town of Los Gatos, bordered by State Route 17 and State Route 85 freeways to the west and north, Los Gatos Boulevard to the east, and Lark Avenue to the south. Figure 1 Regional Location and Figure 2 Project Vicinity identify the project location.

**4. Plan Area and Vicinity Existing Conditions:**

Portions of the plan area along Los Gatos Boulevard are developed. Existing development consists of commercial buildings fronting on Los Gatos Boulevard and about 30 residences on side streets off Los Gatos Boulevard. Much of the remaining plan area is planted in walnut orchards, with several supporting farm buildings.

The project vicinity is principally developed land within the greater San Jose metropolitan area. To the north of the plan area are the State Route 85 freeway, houses, and a few offices. To the northeast of the plan area are a hospital, medical offices, other commercial buildings, and houses. To the south of the plan area are houses, a reservoir, and commercial uses. To the west of the plan area are the State Route 17 freeway, orchard uses, The Jewish Community Center of Silicon Valley, apartments, a convalescent hospital, a church, a tennis/swim club, a small number of houses, a mobile home park, and Los Gatos Creek.

**5. General Plan Designation:**

Mixed Use Commercial

**6. Zoning:**

RC – Resource Conservation; R-1 – Single Family Residential; CH – Restricted Commercial Highway; CH:PD – Restricted Commercial Highway with Planned Development Overlay

**7. Description of Project:**

**Town Council Vision for the North Forty Specific Plan.** The proposed project is the specific plan that will implement *Town of Los Gatos 2020 General Plan* guidance for development of the plan area. The plan is being prepared by the Town and will be evaluated in the EIR. The Town Council adopted a Vision Statement and Guiding Principles to guide the development of the Specific Plan. The Vision Statement and Guiding Principles are contained in Attachment 1.

**North Forty Specific Plan Framework.** The specific plan would place predominately commercial at the northern portion of the plan area and primarily residential development at the central and southern portions. The specific plan will set development ranges and overall development limits for the number of residential units and square footage of commercial use as shown in the following table.

Land Use	Study Parameters
Residential	up to 364 units
Commercial, Restaurant, Entertainment, Health Club	up to 400,000 square feet
Office	up to 125,000 square feet
Hotel/Conference Center	up to 125,000 square feet

Source: RRM 2011

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**Note:** Non-residential area includes approximately 66,000 square feet of existing buildings, some of which may be redeveloped and others are newer construction and may remain. Maximum non-residential building square footage shall not exceed 580,000, inclusive of the existing building square footage. Commercial; which includes retail, restaurants, personal services, health club, and entertainment; cannot exceed 400,000 square feet.

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**Commercial Development.** Land uses are expected to include retail, personal services, entertainment, health club, restaurants, and office uses, as well as a 125-150-room hotel with conference center. The retail and restaurant development would consist mostly of one- and two-story buildings. The plan may allow for taller office buildings and a hotel up to 45 feet high and possibly higher with conditional use permit approval. Surface parking and parking structures would serve the commercial development. Several of the existing commercial buildings are envisioned to remain at build-out of the plan area.

**Mixed Use Development.** A “transitional area” along the central entry to the plan area provides the opportunity for mixed use development that will primarily feature neighborhood serving retail.

**Residential Development.** The residential development would consist of a range of product types including multi-family housing, townhomes, and potentially smaller cottage-style single-family detached units. Park areas would be integrated into the design of the residential areas. The residential buildings could be from 25 to 45 feet tall and possibly higher with conditional use permit approval.

- The EIR traffic analysis will include two variations of the project description to allow further study of potential traffic impacts. Each of the variations is within the scope of the maximum commercial square footage and residential units discussed in the aforementioned sections.
- **Alternative A:** 385,000 square feet of commercial, including a 150-room hotel and fitness club; 125,000 square feet of office, including 62,500 square feet of medical office and 62,500 square feet of general office; 364 residential units comprised of 73 single-family detached homes, 73 apartments and 218 condominium/townhouse units.
- **Alternative B:** 510,000 square feet of commercial, including a 150-room hotel and fitness club; and 364 residential units comprised of 73 single-family detached homes, 73 apartments and 218 condominium/townhouse units.

**Circulation.** Access to the plan area would be provided at one location along Lark Avenue and at three locations along Los Gatos Boulevard. These streets would inter-connect within the plan area.

**Rezoning.** The specific plan would include revised zoning to be consistent with the proposed land uses.

**Storm Drainage.** Several potential storm drainage approaches are possible. One approach would include transport of storm water run-off under State Route 17 to Los Gatos Creek as was previously approved by the Town and partially constructed. The second approach would utilize the existing drainage system, whereby existing storm water runoff from the project site currently discharges into the Caltrans drainage system located within the State Route 17/85 interchange. A combination of the two approaches may be considered.

## 8. Environmental Factors Potentially Affected:

**Aesthetics:** The EIR will evaluate the proposed project’s potential impacts on the scenic vistas, public views, existing visual character, as well as potential effects from light and glare. The EIR will evaluate any potential impacts related to the height and scale of the proposed new development.

**Biological Resources:** The EIR will evaluate potential biological impacts associated with the removal of trees on the project site, including whether the loss of trees will have a substantial impact on any native or migratory birds. In addition, it will evaluate whether there are any special species, such as bats, whose habitat or roosting sites may be adversely affected by the proposed project.

**Geology/Soils:** As is true for the entire region, the project would be likely be subject to one or more severe earthquakes and associated seismic hazards during the life of the project. The EIR will evaluate seismic issues as well as any risks of undocumented fill soils onsite that could impact future structures.

**Transportation and Traffic:** The EIR will evaluate the proposed project's impacts to traffic, circulation, intersection operation, level of service, public transit, pedestrian and bicycle conditions.

**Air Quality:** The EIR will evaluate the proposed project's consistency with applicable air quality plans. evaluate project-specific air quality issues, including both those related to construction activities and operation, and a health risk assessment will be prepared and reported in the EIR.

**Greenhouse Gases:** The EIR will evaluate the proposed project's contribution to greenhouse gas emissions and its compliance with applicable GHG reduction strategies and goals in the recently adopted Town of Los Gatos Sustainability Plan.

**Noise:** The EIR will discuss temporary short-term noise increases due to construction activities and any long term noise impacts due to operations.

**Hazards & Hazardous Materials:** The EIR will discuss possible risks that projected implementation could result in exposure of the public to the release of hazardous materials into the environment. The EIR will also discuss that the site has supported orchards where pesticides may have been applied and will address whether the disturbance of onsite soils during the construction phase may expose the public to contaminated soils that exceed established screening levels.

**Cultural Resources:** The EIR will evaluate the proposed project's impacts on the unknown subsurface cultural resources, including the disturbance of human remains.

**Land Use/Planning:** The EIR will evaluate the proposed project's consistency with local land use policies and regulations that have jurisdiction over the project and any applicable habitat conservation plan or natural communities plan and report on the findings of an urban decay analysis.

**Public Services:** The EIR will discuss the proposed project's impact on public services, including fire protection, police protection, schools, and other public facilities. The project site is partially developed and served by water, waste water, drainage, and solid waste collection facilities. The EIR will evaluate the impact from the expansion and upsizing of these services to the undeveloped portions of the property.

**Recreation:** The EIR will discuss the impacts of the proposed project on the existing neighborhood parks, regional parks, and other recreation facilities.

**Hydrology/Water Quality:** The EIR will evaluate the project for consistency with local and regional water quality standards and will assess any impacts that the project will have on existing drainage patterns. Potential flooding risks will also be discussed.

**Agriculture and Forestry Resources:** The EIR will evaluate the proposed project's impact on the conversion of Unique Farmlands to urban uses.

**Population/Housing:** The EIR will evaluate the proposed project's impact on the potential for new residential growth and displacement of existing housing as well as evaluate any inconsistencies with any housing land use policies or regulations.

**Cumulative Impacts:** Cumulative Impacts of the project will be addressed in the EIR, as required by CEQA.

**Alternatives:** In addition to the CEQA required no project alternative, as required by CEQA Guidelines §15126.6, a range of reasonable alternatives to the proposed Project will be addressed within the EIR.

## **9. Public Scoping Meeting:**

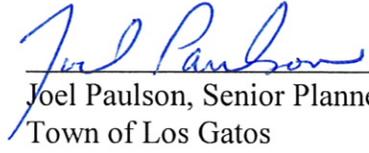
During the 30-day comment period, the Town will hold a public scoping meeting on **March 6, 2013 from 6:00-8:00 p.m. The location of this meeting will be in the Town Council Chambers, 110 E. Main Street.** The purpose of this meeting is to inform the public and interested public agencies about the proposed project and to solicit public comment on the scope of the environmental issues to be addressed in the EIR.

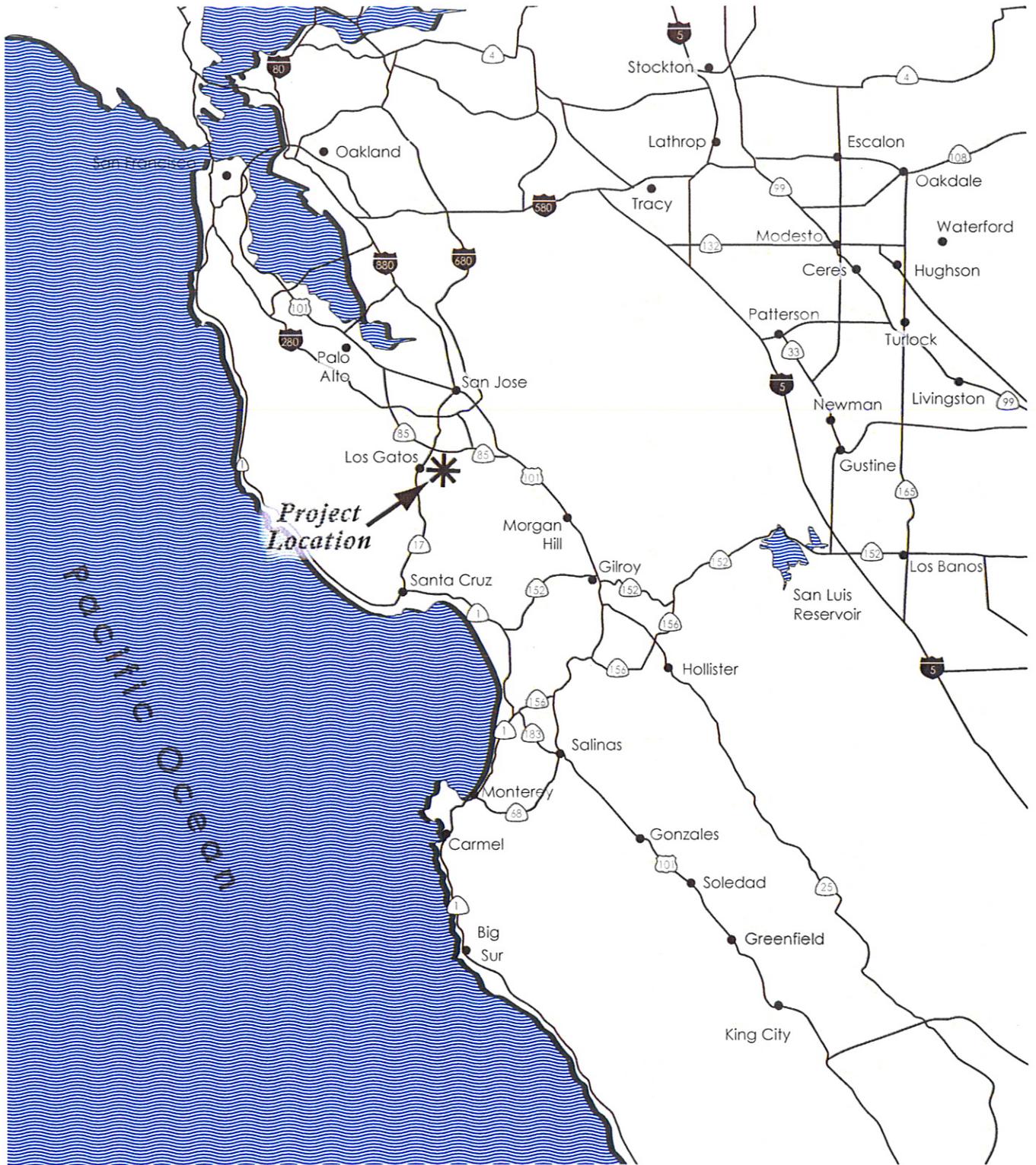
## **10. Environmental Review Process:**

Following completion of the 30-day Notice of Preparation public review period, the Town of Los Gatos will incorporate relevant information into the Draft EIR, including results of public scoping and technical studies. The Draft EIR will be circulated for public review and comment for the required 45-day public review period. All individuals and organizations that have requested, in writing, will be placed on the Notice of Availability list for the Draft EIR. In addition, the Draft EIR and related materials will be available for review on the town of Los Gatos' website: <http://www.losgatosca.gov/northforty>, at the Los Gatos Public Library, located at 100 Villa Avenue, Los Gatos, CA 95030, and at the Town of Los Gatos Community Development Department and Town Clerk Department, located at 110 E. Main Street, Los Gatos, CA 95030. Following receipt of all written comments on the Draft EIR, the Town of Los Gatos will prepare Responses to Comments as part of the Final EIR, which will be considered and acted upon by the Town of Los Gatos Council. The Town of Los Gatos will provide notification of future meetings for this project to individuals that have requested to be included on the project interest list.

Should you have any questions or comments regarding this Notice of Preparation, please contact Joel Paulson, Senior Planner, Town of Los Gatos at (408) 354-6879 or [jpaulson@losgatosca.gov](mailto:jpaulson@losgatosca.gov).

2/12/13  
Date

  
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Joel Paulson, Senior Planner  
Town of Los Gatos



Not to Scale



Figure 1  
Regional Location

North Forty Specific Plan Notice of Preparation



Source: ESRI 2010  
Google Earth 2011



Figure 2  
Project Vicinity

**VISION STATEMENT:**

The North 40 reflects the special nature of our hometown. It celebrates our history, agricultural heritage, hillside views, and small town character. The North 40 is seamlessly woven into the fabric of our community, complementing other Los Gatos residential and business neighborhoods. It is respectful of precious community resources and offers unique attributes that enrich the quality of life of all of our residents.

**GUIDING PRINCIPLES TO ACHIEVE THIS VISION:**

- The North 40 will look and feel like Los Gatos.
- The North 40 will embrace hillside views, trees, and open space.
- The North 40 will address the Town's residential and/or commercial unmet needs.
- The North 40 will minimize or mitigate impacts on town infrastructure, schools, and other community services.