

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: 14798 Oka Road Project

Lead Agency: Town of Los Gatos, Community Development Department

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Project Location: Los Gatos

Santa Clara

City

County

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

The 6.71-acre project site (APNs 424-08-035 and -074), located at 14789 Oka Road in the Town of Los Gatos, California, is currently developed with orchards. The project site's land use designation is Public and Low-Density Residential (LDR) pursuant to the Town of Los Gatos 2020 General Plan and the site is zoned Residential, 8,000 square foot (sf) minimum lot area (R-1:8) and R-1:8: Housing Element Overlay (HEOZ). The proposed project would include the removal of the existing orchards, the subdivision of the site into 18 residential lots, and the development of 138 townhome units within 18 residential buildings. The townhomes would include 54 two-bedroom units with a tandem garage and 84 three-bedroom units with a two-car garage and a porch. An approximately 0.41-acre open space area with two stormwater bioretention basins, walkways, and a seating area would be located in the northeastern portion of the site. Primary site access would be provided by two new driveways off Oka Road. The proposed project shall also include the construction of a new sidewalk, planting strip, on-street parking, and a bike lane along the Oka Road frontage, consistent with the Jewish Community Center frontage to the south. The proposed project would require approval of a Condominium Vesting Tentative Map and an Architecture and Site Plan Review. The applicant team has submitted a formal Senate Bill (SB) 330 application for the project site and the project is subject to Builder's Remedy. Therefore, the proposed project does not require Town approval of a General Plan Amendment or Rezone.

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: Biological Resources, Cultural Resources, Geology and Soils, Hydrology and Water Quality, Noise, Transportation, and Tribal Cultural Resources. 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, 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, or human remains are discovered during ground-disturbing activities; compliance with the geotechnical recommendations of the project-specific geotechnical report; preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP); noise-reduction measures, such as staging equipment away from sensitive receptors, using electric tools and smart alarms, and installing temporary sound barriers during construction; preparation and implementation of a Construction Vibration Plan; and including the recommendations of the project-specific Transportation Analysis.

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 District;
California Department of Fish and Wildlife;
San Francisco Bay Regional Water Quality Control Board; and
Santa Clara County Department of Environmental Health.