

Notice of Preparation

To: Trustee/Responsible Agencies/Interested Parties

Date: December 12, 2025

Subject: Notice of Preparation of Draft Environmental Impact Report
15300 and 15330 Los Gatos Boulevard (The Arya Mixed-Use Development)

Lead Agency: Town of Los Gatos
Community Development Department
110 E. Main Street
Los Gatos, CA 95030
Contact: Erin Walters, Senior Planner: (408) 354-6867 or
EWalters@losgatosca.gov

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 project. This NOP includes a project description, figures, and an overview of the potential impacts that will be addressed in the EIR.

Project Title: 15300 and 15330 Los Gatos Boulevard (The Arya Mixed-Use Development)

Project Applicant: Arya Properties, LLC

Project Location: The subject property is located at 15300 and 15330 Los Gatos Boulevard. The property is accessed directly off of Los Gatos Boulevard near the intersection with Gateway Drive.

The project description, location, and the potential environmental effects are contained in the attached materials. An initial study was not prepared.

The purpose of this notice is: (1) to serve as the Notice of Preparation to potential Responsible Agencies, agencies involved in funding or approving the project, and Trustee Agencies responsible for natural resources affected by the project, pursuant to Section 15082 of the CEQA Guidelines; and (2) to advise and solicit comments and suggestions regarding the preparation of the EIR, environmental issues to be addressed in the EIR, and any related issues, from interested parties in addition to those noted above, including interested or affected members of the public. The Town of Los Gatos requests that any potential Responsible or Trustee Agency responding to this notice do so in a manner consistent with CEQA Guidelines Section 15082(b).

All parties that have submitted their names and mailing addresses will be notified as part of the project's CEQA review process. If you wish to be placed on the mailing list or have any questions or need additional information, please contact the project planner identified below.

A copy of the NOP is available for review on the Town's website <https://www.losgatosca.gov/15300LGB>, 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 (check Town's website for hours of operation at www.losgatosca.gov).

30-Day NOP Review Period: In accordance with the time limits identified in state law, responses to this NOP must be submitted to the Town on Friday, December 12, 2025, through Monday, January 12, 2026, at 5:00 p.m. (30 days following the date this notice was first posted). Please submit written comments to the Los Gatos Community Development Department staff listed below:

Erin Walters, Senior Planner
Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95030

Telephone: (408) 354-6867
Email: EWalters@losgatosca.gov

12/12/25

Date

Erin Walters

Erin Walters, Senior Planner
Town of Los Gatos

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15300 and 15330 Los Gatos Boulevard (The Arya Mixed-Use Development) Notice of Preparation

Project Overview

Setting/Project Location

The approximate 1.9-acre project site is located at 15300 and 15330 Los Gatos Boulevard in the Town of Los Gatos. The site is currently developed with an Ace Hardware store, laundromat, and a dry cleaner business. The site is surrounded by commercial uses to the north; a gas station, Gateway Drive and Sutter Urgent Care to the south; a residential neighborhood to the east; and Los Gatos Boulevard, a San Jose Water Company facility, and the Oak Hill Play Lot to the west.

The project site has a general plan land use designation of Mixed-Use Commercial and Low Density Residential (2020 Land Use Element) and is zoned Neighborhood Commercial: Housing Element Overlay Zone (C-1:HEOZ) and Neighborhood Commercial (C-1).

[Figure 1, Location Map](#), shows the regional setting of the project site. [Figure 2, Aerial Photograph](#), presents an aerial photograph of the project site along with surrounding land uses. [Figure 3, Site Plan](#), illustrates the proposed site plan. Proposed building size and mass is presented in [Figure 4, Street Elevations and Views](#).

Project Description

The proposal includes the demolition of the existing structure and the construction of a nine-story building, with three levels of underground parking. Uses include a seven-level, 175-unit luxury condominium project (including 20 percent affordable units) constructed over street level commercial space (37,862 square feet) and three levels of underground parking. An 6,988 square foot open plaza would be located at the street level. An additional commercial space on the roof (4,006 square feet) for a prospective eating establishment is also included.

The total project is 575,634 square feet and has an overall height of 116 feet and 6 inches from the commercial floor level to the top of the building located at the roof deck. There would be seven stacked residential levels with 25 units per level totaling at 175 units (21 studios, 21 one-bedroom units, 70 two-bedroom units, and 63 three-bedroom units). The second floor includes a pool, spa, barbecue areas, and outdoor community space. The roof level would include a private fitness area, a private community room, and a private outdoor roof deck. The private outdoor roof deck would include a community spa, a covered barbecue area, outdoor game area, outdoor seating, outdoor

dining, pet area, and raised planting beds for residents' use only. The public portion of the roof deck would include a restaurant and bar, an outdoor lounge, an outdoor bar, and outdoor seating and dining.

Excavation for the garage would result in a net export of 98,000 cubic yards of soil.

Probable Environmental Effects

Aesthetics

The proposed structure is nine stories and 116 feet and 6 inches in height. Surrounding uses (residential and commercial structures) range in height from one- to two-stories. Therefore, the proposed structure would be substantially larger than the surrounding uses. The EIR will address visual impacts associated with the proposed project.

Air Quality

The proposed project would generate criteria air pollutant emissions during its construction and operation. The Bay Area Air Quality Management District ("air district") provides direction for CEQA air quality analyses. The project includes both residential and commercial development, as well as demolition of an existing building. The California Emissions Estimator Model (CalEEMod) will be used to assess potential impacts associated with both construction and operational criteria air pollutant emissions. A health risk assessment will be prepared to evaluate the cancer risk associated with construction and operational diesel particulate matter and PM_{2.5} concentrations on nearby sensitive receptors.

Energy

Energy will be required to construct and operate the project. The primary sources of energy consumption will be fuel use in vehicles traveling to and from the project site, natural gas, and electricity in buildings.

Energy demand will be calculated and reported. Vehicle miles traveled will serve as a general proxy for determining the magnitude of transportation fuel consumption. The vehicle miles traveled data will be input into the Emissions Factor Model to quantify transportation fuel demand.

Greenhouse Gas Emissions

The predominant sources of GHG emissions are likely to be vehicle travel, with electricity and potentially natural gas use also being notable sources.

The GHG impacts of a project can be found to be less than significant if the project is consistent with a qualified plan for reducing GHG emissions. GHG impacts will be assessed using guidance provided by the air district in the *2022 CEQA Thresholds for Evaluating the Significance of Climate Impacts from Land Use Projects and Plans*. The guidance suggests that a project which meets the following key

performance standards would have a less than significant impact: 1) applicant commits to installing no permanent natural gas infrastructure to support the project (the project will be all electric and use no natural gas; 2) the applicant commits to meeting the Tier 2 electric vehicle support infrastructure standards in the latest version of the California Green Building Standards Code; 3) the project energy impacts are less than significant; and 4) the project is found to have a less than significant vehicle miles traveled impact.

Geology and Soils

The proposal includes the demolition of the existing structures and the construction of a seven-level, 175-unit luxury condominium project (including 20 percent affordable units) constructed over street level commercial space (37,862 square feet) and three levels of underground parking. Excavation for the garage would result in a net export of 98,000 cubic yards of soil. A preliminary geotechnical evaluation will be prepared and summarized in the EIR.

Hazards and Hazardous Materials

A dry cleaner business is currently located on the project site and a gas station is located immediately adjacent to the south of the site. Therefore, a Phase I Environmental Site Assessment will be prepared for the project site and summarized in the EIR.

Additionally, this section of the EIR will document the existing high tension power lines along Gateway Drive adjacent to the project site, and present existing, scientific data regarding potential health hazards associated with living near these lines. This section will report on existing data and would not include further research associated with exposure to electromagnetic fields to major health issues.

Noise

The primary noise- and vibration-related issues associated with the project would result from temporary project construction activities and permanent project operations. A noise and vibration assessment of the proposed project will be conducted to address the noise sources from the proposed project and whether noise level increases could adversely affect noise sensitive receptors.

Public Services

This section will address whether the proposed project would require new or expanded public services facilities, and whether construction and operation of those facilities would result in significant environmental impacts. Public services to be addressed include fire protection and emergency medical services, law enforcement, public schools, and parks and recreation.

Transportation

Operation of the proposed project would result in new vehicle trips. The EIR will include an evaluation of vehicle miles traveled, as well as potential impacts on the circulation system, including transit, roadway, bicycle, and pedestrian facilities; and the impacts of any improvements that would

be required should the project substantially increase hazards due to a geometric design feature, or result in inadequate emergency access.

Tribal Cultural Resources

The proposed project could have the potential to impact tribal resources. A summary of the results of the Town's AB 52 consultation with local tribal representatives will be presented in the EIR.

Water Demand and Supply

The proposed project will require water supply. This section of the EIR will address whether the applicable water provider (San Jose Water Company) will have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years.

Wastewater Generation and Treatment

The proposed project will generate wastewater. This section of the EIR will address whether project would require or result in the relocation or construction of new expanded wastewater treatment facilities where construction or operation of such facilities could result in environmental impacts. This section will also address whether the project would result in a determination by the wastewater treatment provider, which serves or may serve the project, that it has adequate capacity to serve the projected demand in addition to the provider's existing commitments. Physical changes, if necessary, would be evaluated.

Solid Waste

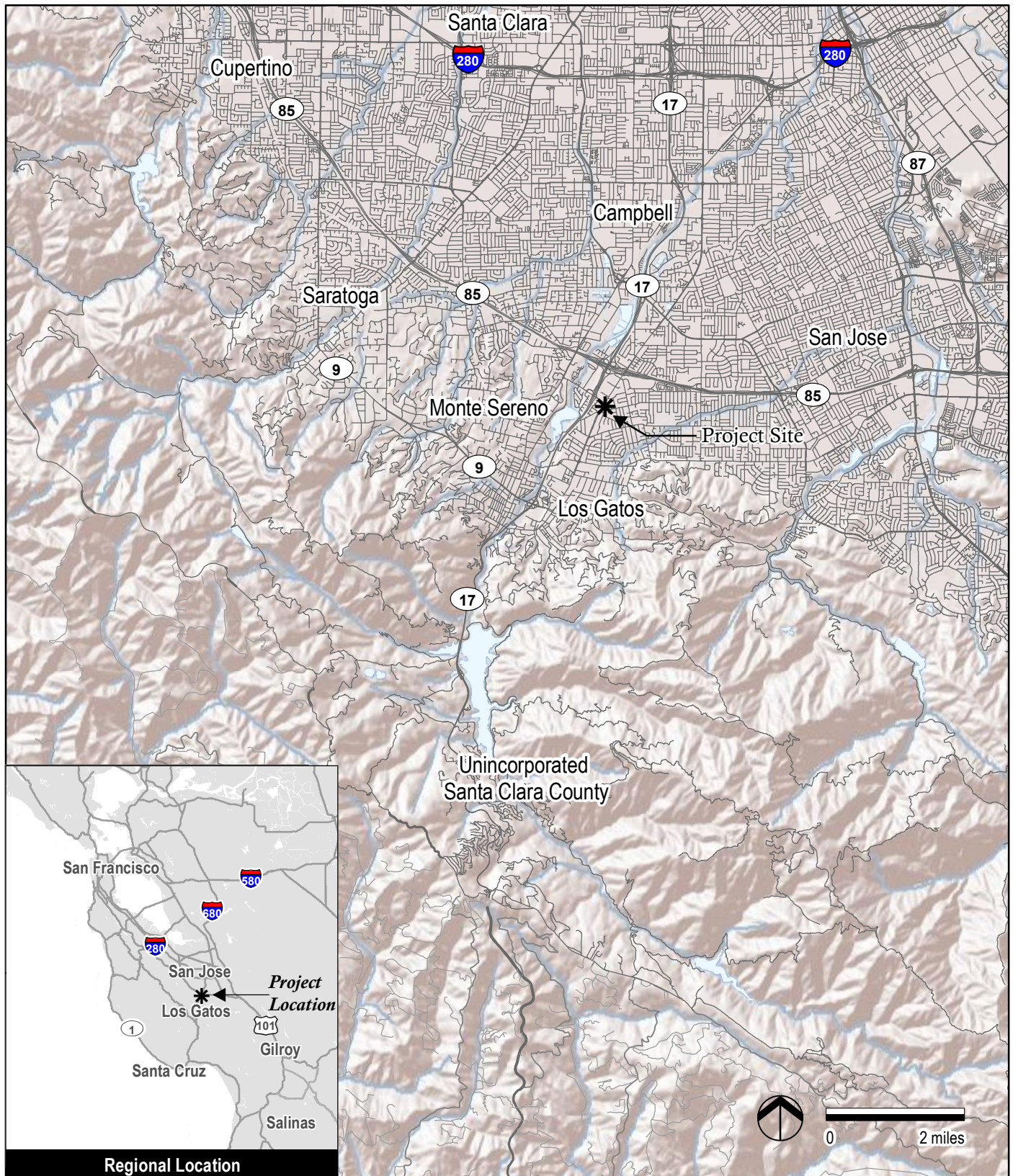
The proposed project will generate solid waste. This section of the EIR would address whether the proposed project would generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. Additionally, this section will address whether the project would comply with federal, state, and local management and reduction statutes and regulations related to solid waste.

Other Topics to be Addressed

The following issues will also be addressed in the EIR; however, the impacts are anticipated to be less than significant, or less than significant when standard mitigation measures are applied:

- Biological resources;
- Cultural resources;
- Hydrology and water quality; and
- Wildfire.

Other topics may be added to this section of the EIR when the analyses are complete.



Source: ESRI 2024

Figure 1
Location Map

15300 and 15330 Los Gatos Boulevard
(The Arya Mixed-Use Development) Notice of Preparation

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0 165 feet



Project Site

Source: Santa Clara County GIS 2025,
Google Earth 2025



15300 and 15330 Los Gatos Boulevard (The Arya Mixed-Use Development) Notice of Preparation

Figure 2
Aerial Photograph

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Figure 3
Site Plan

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Source: Anderson Architects 2025

Figure 4
Street Elevations and Views

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