

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Santa Clara

110 West Tasman Drive, First Floor

San Jose, CA 95134

From: (Public Agency): Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95030

(Address)

Project Title: North Forty Phase II - Mixed-Use Residential Development

Project Applicant: Ryan Stewart, Grosvenor - USA

Project Location - Specific:

14859, 14917, 14925, & 16392 Los Gatos Blvd.; 16250, 16260, & 16270 Burton Rd.; A

Project Location - City: Los Gatos

Project Location - County: Santa Clara

Description of Nature, Purpose and Beneficiaries of Project:

The project includes construction of a mixed-use residential building with approximately 7,874 square feet of commercial space on the ground floor along with 255 apartments; construction of a 100 percent affordable housing building consisting of 67 apartments for lower-income households along with one unit for an on-site manager; construction of 127 townhomes; construction of two commercial buildings totaling 7,200 square feet; and approximately 3.5 acres of publicly accessible open space.

Name of Public Agency Approving Project: Town of Los Gatos

Name of Person or Agency Carrying Out Project: Town of Los Gatos

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☐ Categorical Exemption. State type and section number: _____
- ☒ Statutory Exemptions. State code number: Section 15183

Reasons why project is exempt:

An Initial Study was prepared and no additional environmental review is necessary pursuant to CEQA Guidelines Section 15183: Streamlining Process, since the proposed project's environmental impacts were adequately addressed in the 2040 General Plan EIR.

Lead Agency

Contact Person: Jocelyn Shoopman

Area Code/Telephone/Extension: 408-354-6875

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ■ Yes ☐ No

Signature: Jocelyn Shoopman Date: 1/16/2026 Title: Senior Planner

■ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: 1/16/2026