

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # _____

Project Title: 14789 Oka Road Project

Lead Agency: Town of Los Gatos Community Development Department Contact Person: Erin Walters, Senior Planner
Street Address: 110 East Main Street Phone: (408) 354-6867
City: Los Gatos Zip: 95030 County: Santa Clara

Project Location: County: Santa Clara City/Nearest Community: Los Gatos

Cross Streets: 14789 Oka Road Zip code: 95030

Lat./Long: 37 ° 15 ' 16.23 " N / 121 ° 57 ' 37.18 " W Total Acres: 6.71

Assessor's Parcel No. 424-08-035 and -074 Section: 10 Twp: 8S Range: 1W Base: MDBM

Within 2 miles: State Hwy#: SR 17, SR 85 Waterways: Los Gatos Creek

Airports: N/A Railways: Light rail Schools: Yavneh Day School, Carlton Elementary School, Hillbrook School, Farnham Elementary School, Capri Elementary School, Forest Hill Elementary School, Daves Avenue Elementary School, Union Middle School, Rolling Hills Middle School

CEQA: NOP Draft EIR **NEPA:** NOI **Other:** Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Use Permit Coastal Permit
 Community Plan Development Land Division Other: Architecture and Site Plan Review
 Site Plan (Subdivision, etc.)

Development Type:

Residential: Units 138 Acres 6.30 Water Facilities: Type _____ MGD _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational _____ Waste Treatment: Type _____ MGD _____
 Recreational 0.41-acre open space Hazardous Waste: Type _____
 Other: _____

Project Issues That May Have a Significant or Potentially Significant Impact:

Aesthetic/Visual Fiscal Public Services/Facilities Traffic/Circulation
 Agricultural Land/Forest Flood Plain/Flooding Recreation/Parks Vegetation
 Air Quality Forest Land/Fire Hazard Schools/Universities Water Quality
 Archeological/Historical Geologic/Seismic Septic Systems Water Supply/Groundwater
 Biological Resources Greenhouse Gas Emissions Sewer Capacity Wetland/Riparian
 Coastal Zone Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Drainage/Absorption Noise Solid Waste Land Use
 Economic/Jobs Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Other: Tribal Cultural Resources

Present Land Use/Zoning/General Plan Designation: 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).

Project Description: The proposed project would include the removal of the existing orchards, subdivision of the site into 18 residential lots, and 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.

Reviewing Agencies Checklist
continued

Appendix C

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below.

- | | |
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| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>4</u> | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>2</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling & Recovery, |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> Department of |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> S.F. Bay Conservation & Development |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers & |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input checked="" type="checkbox"/> Fish & Wildlife Region # <u>3</u> | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Forestry & Fire Protection, Department of | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input checked="" type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | <input type="checkbox"/> Other: _____ |

Local Public Review Period

Starting Date 03/06/2026 Ending Date 04/06/2026

Lead Agency: Town of Los Gatos **Applicant:** Erik Hayden, Urban Catalyst
Consulting Firm: Raney Planning & Management, Inc. **Address:** 99 South Almaden Boulevard, Suite 500
Address: 1501 Sports Drive **City/State/Zip:** San Jose, CA 95113
City/State/Zip: Sacramento, CA 95834 **Phone:** (408) 624 -5423
Contact: Nick Pappani
Phone: (916) 372-6100



Signature of Lead Agency Representative: _____ **Date:** 03/06/2026

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.