



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

14789 Oka Road Project

TOWN OF LOS GATOS
110 E. MAIN STREET
LOS GATOS, CA 95030

PHONE: (408) 354-6872
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NOTICE IS HEREBY GIVEN that the Town of Los Gatos has prepared an Initial Study to evaluate the environmental impacts of the proposed 14789 Oka Road Project (proposed project), described below, and intends to adopt a Mitigated Negative Declaration in accordance with the California Environmental Quality Act. The Initial Study concludes that the proposed project would not have a significant adverse effect on the environment if the mitigation measures identified in the Initial Study are adopted and made conditions of approval of the proposed project.

FROM: Town of Los Gatos, Community Development Department
110 E. Main Street
Los Gatos, CA 95030
Contact, Erin Walters, Senior Planner (Phone: [408] 354-6867 / Email:
EWalters@losgatosca.gov)

PUBLIC REVIEW PERIOD: The Initial Study and proposed Mitigated Negative Declaration are available for a 30-day review beginning on **March 6, 2026**, and ending **April 6, 2026**. Comments on the Mitigated Negative Declaration must be submitted in writing within the 30-day review period and sent by email or fax to:

Town of Los Gatos
Attn: Erin Walters, Senior Planner
110 E. Main Street
Los Gatos, CA 95030
Email: EWalters@losgatosca.gov
Fax: (408) 354-7593

The Initial Study/Mitigated Negative Declaration and supporting technical studies can be accessed online at <https://www.losgatosca.gov/14789Oka> or in person at the Town's Community Development Department, located at 110 E. Main Street, Los Gatos, CA 95030.

PROJECT LOCATION: The approximately 6.71-acre project site, identified by APNs 424-08-035 and -074, is located at 14789 Oka Road in the Town of Los Gatos, California. The project site is currently developed with orchards planted throughout. Los Gatos Creek and its associated levee and riparian corridor are located west of the project site and State Route (SR) 17 is located to the east beyond existing agricultural land. The project site is not identified on any list of hazardous materials sites compiled pursuant to California Government Code Section 65962.5.

SUMMARY PROJECT DESCRIPTION: The proposed project would include the removal of the existing orchard to allow for the subdivision of the site into 18 residential lots and subsequent development of 138 townhome units within 18 residential buildings. The townhomes would include 54 two-bedroom units, each with a tandem garage, and 84 three-bedroom units, each with a two-car garage and a porch. Of the total 138 townhomes, 28 units would be affordable and limited to the maximum income level for "low-income" units.

The proposed project would also include an approximately 0.41-acre open space area located in the northeastern portion of the site, which would include two stormwater bioretention basins, walkways surrounding the basins, and a seating area located south of the basins. 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 is seeking to use the Builder's Remedy. Therefore, the proposed project does not require Town approval of a General Plan Amendment or Rezone to allow for approval of the proposed residential project.

CONTACT: Please contact Erin Walters, Senior Planner, by phone at (408) 354-6867 or by email at EWalters@losgatosca.gov if you have questions regarding this Notice.



Erin Walters, Senior Planner

March 6, 2026

Date