



**SANTA CLARA COUNTY CLERK
CEQA FILING COVER SHEET**

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

Check Document being Filed:

- ☒ Notice of Determination
- ☐ Environmental Impact Report (EIR)
- ☒ Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- ☐ No Effect Determination
- ☐ Notice of Exemption (NOE)
- ☐ Other (Please fill in type):

1. LEAD AGENCY: Town of Los Gatos Community Development Department
2. LEAD AGENCY EMAIL: EWalters@losgatosca.gov
3. PROJECT TITLE: 14789 Oka Road Project
4. APPLICANT NAME: Erik Hayden, Urban Catalyst PHONE: (408) 624-5423
5. APPLICANT EMAIL: erikhayden@urbancatalyst.com
6. APPLICANT ADDRESS: 99 South Almaden Boulevard, Suite 500, San Jose, CA 95113
7. PROJECT APPLICANT IS A: ☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity
8. NOTICE TO BE POSTED FOR 30 DAYS.

Notice of Determination

To: ☒ Office of Land Use and Climate Innovation
P.O. Box 3044
Sacramento, CA 95812-3044

☒ County Clerk
County of Santa Clara
110 W. Tasman Drive, 1st Floor
San Jose, CA 95134

From: Town of Los Gatos
Community Development Department
110 E. Main Street
Los Gatos, CA 95030
Erin Walters, Senior Planner
(408) 354-6867

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code

State Clearinghouse Number (if submitted to State Clearinghouse): 2026030319

Project Title: 14789 Oka Lane Project

Project Applicant: Erik Hayden, Urban Catalyst

Project Location: 14789 Oka Road, Los Gatos, CA 95030 (APNs: 424-08-035 and -074)

Project Description:

The approximately 6.71-acre project site, identified by APNs 424-08-035 and -074, 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. Surrounding land uses include a mobile home community to the north; agricultural land and a single-family residence to the east; the Los Gatos Swim and Racquet Club to the northeast, across Oka Road; the Addison-Penzak Jewish Community Center of Silicon Valley and associated preschool, as well as apartments, to the south; and Los Gatos Creek Trail and multi-family residences to the west beyond Los Gatos Creek. The project site's land use designations are Public and Low Density Residential (LDR) pursuant to the Town of Los Gatos 2020 General Plan and 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 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 northwestern 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 the applicant 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.

This is to advise that the Town of Los Gatos (☒ Lead Agency or ☐ Responsible Agency) has approved the above-described project on August 18, 2026 and has made the following determination regarding the project:

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A Statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☐ were ☒ were not] made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration is available to the general public at:
<https://www.losgatosca.gov/2388/O>

Signature (Public Agency): Erin Walters Title: Senior Planner, Town of Los Gatos

Date: August 18, 2026 Date received for filing at LCI: _____