Print Form

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Surrey Farms Estates Subdivision Project

Lead Agency: Town of Los Gatos, Community Development Department

Contact Name: Erin Walters, Senior Planner

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Project Location: Los Gatos *City* Santa Clara *County*

Project Decription (Proposed actions, location, and/or consequences).

The 17.55-acre site (APN 532-16-006) is located on an undeveloped hillside at 178 Twin Oaks Drive. The site contains scattered oak woodlands, steep to near-flat slopes, an ephemeral drainage channel, a culverted portion of East Ross Creek, and a 100- to 110-foot Santa Clara Valley Water District flood easement. Surrounding existing uses include single-family residences, as well as the Hillbrook School to the north. The General Plan designates the site as Agriculture and the site is zoned Resource Conservation (RC). The project site is located within the Town's 1978 Hillside Specific Plan and the Town's Hillside Area. A Williamson Act contract expired on January 1, 2025.

The project would subdivide the site into 12 residential lots on the western slope; the eastern portion of the project site would remain undeveloped. A single-family residence would be constructed on Lot 10, on the northeastern slope. Access would be provided by a new private driveway off Twin Oaks Drive to the west, and a separate route from Cerro Vista Court for Lot 10. The project would require Town approval of a Tentative Subdivision Map, Tree Removal Permit, and Architecture Site Plan Review. Due to the applicant's SB 330 and Builder's Remedy status, a General Plan Amendment or Rezone is not needed. The applicant proposes voluntary compliance with several Hillside Development Standards and Guidelines.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Initial Study/Mitigated Negative Declaration (IS/MND) identifies potentially significant impacts for the following issue areas: Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hydrology and Water Quality, Noise, Transportation, and Tribal Cultural Resources. However, the IS/MND includes mitigation measures to reduce all potentially significant impacts to less-than-significant levels. For example, the mitigation measures include, but are not limited to, restricting concurrent on- and off-site construction or using Tier 4 final equipment with idling limits and proper permits to reduce NOx emissions below thresholds; pre-construction surveys and avoidance measures if special-status species are found during the surveys; compliance with the Town's Tree Protection Ordinance; specific protocols if any previously unknown cultural resources, tribal cultural resources, or human remains are discovered during ground-disturbing activities; compliance with the geotechnical recommendations of the project-specific geotechnical report; preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP); and noise-reduction measures, such as staging equipment away from sensitive receptors, using electric tools and smart alarms, and installing temporary sound barriers during construction.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Significant areas of controversy have not been identified for the proposed project. However, typical concerns related to development projects in the Town include:

- impacts to wildlife habitat;
- increased pollutant emissions;
- increases in noise; and
- increases in traffic.

Provide a list of the responsible or trustee agencies for the project.

Bay Area Air Quality Management District
California Department of Fish and Wildlife
San Francisco Bay Regional Water Quality Control Board
Santa Clara County Department of Environmental Health