

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 # 2025090920

Project Title: Surrey Farms Estates Subdivision 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: Cerro Vista Drive, Brooke Acres Drive, and Longmeadow Drive Zip code: 95030
Lat./Long: 37 ° 13 ' 31.31 " N/ 121 ° 57 ' 4.91 " W Total Acres: 17.55
Assessor's Parcel No. 532-16-006 Section: 22 Twp: 8S Range: 1W Base: MDBM
Within 2 miles: State Hwy#: SR 17, SR 85, SR 9 Waterways: Los Gatos Creek
Airports: N/A Railways: N/A Schools: Hillbrook School, Blossom Hill Elementary, Los Gatos High, Fusion Academy Los Gatos, Daves Avenue Elementary, Alta Vista Elementary, Union Middle, Carlton Elementary, Leigh High, Shannon Nursery 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:
[ X ] Mit Neg Dec [ ] Other:

Local Action Type:

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

Development Type:

[ X ] Residential: Units 12 Acres 17.55 [ ] 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 [ ] Hazardous Waste: Type
[ ] Other:

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

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

Present Land Use/Zoning/General Plan Designation: The 17.55-acre project site (APN 532-16-006) is located on an undeveloped hillside at 178 Twin Oaks Drive in Los Gatos. 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 Hillside Area.

Project Description: The project would subdivide the site into 12 residential lots, ranging in size from approximately 0.1-acre to 5.48 acres. The eastern portion of the project site would remain undeveloped. The western slope would be developed with 11 residences, and an additional 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, including lot configuration and building location.

**Reviewing Agencies Checklist**  
*continued*

*Appendix C*

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

- |   |   |
|---|---|
| <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 04/17/2026 Ending Date 05/18/2026

**Lead Agency:** Town of Los Gatos **Applicant:** Larry Dodge, Jim Foley  
**Consulting Firm:** Raney Planning & Management, Inc. **Address:** 223 West Main Street, Suite D2  
**Address:** 1501 Sports Drive **City/State/Zip:** Los Gatos, CA 95030  
**City/State/Zip:** Sacramento, CA 95834 **Phone:** (408) 813-7490  
**Contact:** Angela DaRosa  
**Phone:** ( 916 ) 372-6100

**Signature of Lead Agency Representative:**  **Date:** 04/17/2026

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