



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 06/11/2026

ITEM NO: 1

DESK ITEM

DATE: June 11, 2026
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider a Request for Approval for the Subdivision of One Lot into Twelve Lots with a Vesting Tentative Map, Construction of a New Single-Family Residence on Each Lot, Site Work Requiring a Grading Permit, and Removal of Large Protected Trees Under Senate Bill 330 (SB 330) on Vacant Property Zoned RC. **Located at 178 Twin Oaks Drive.** APN 532-16-006. Architecture and Site Applications S-24-023 through -032 and S-24-059, Vesting Tentative Map Application M-24-013, and Mitigated Negative Declaration Application ND-25-001. A Recirculated Initial Study and Mitigated Negative Declaration Have Been Prepared. Property Owner/Applicant: Larry Dodge. Project Planner: Erin Walters.

REMARKS:

Exhibit 46 includes the Erratum to the project's Recirculated Initial Study/Mitigated Negative Declaration (IS/MND), which serves to amply the previously included performance standards of Mitigation Measure IV-10. Recirculation of the IS/MND is not required.

EXHIBITS:

Previously Received with the December 12, 2025, Staff Report:

1. Initial Study and Mitigated Negative Declaration with Appendices A through E (available online at <https://www.losgatosca.gov/178TwinOaksDr>)
2. Required Findings and Considerations
3. Recommended Conditions of Approval – M-24-013, S-24-023 to -033 and S-24-059
4. Location Map
5. Project Description and Letter of Justification
6. Consulting Architect's Report
7. Applicant's Response to Consulting Architect's Report
8. Final Arborist Report

PREPARED BY: Erin M. Walters
Senior Planner

Reviewed by: Planning Manager, Community Development Director, Town Attorney

SUBJECT: 178 Twin Oaks Drive, Lots 1-12/S-24-023 to 033, S-24-059, M-24-013, and ND-24-001

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9. Consulting Arborist's Peer Review
10. Visual Renderings
11. Public comments received by 11:00 a.m., Friday, December 12, 2025
12. Mitigation Monitoring and Reporting Program
13. Public Comments and Responses Regarding the Mitigated Negative Declaration
14. Initial Study/ Mitigated Negative Declaration Errata Sheet
15. Development Plans – Subdivision
16. Development Plans – Lot 1
17. Development Plans – Lot 2
18. Development Plans – Lot 3
19. Development Plans – Lot 4
20. Development Plans – Lot 5
21. Development Plans – Lot 6
22. Development Plans – Lot 7
23. Development Plans – Lot 8
24. Development Plans – Lot 9
25. Development Plans – Lot 10
26. Development Plans – Lot 11
27. Development Plans – Lot 12

Previously Received with the December 15, 2025, Addendum Report:

28. Public comments received between 11:01 a.m., Friday, December 12, 2025, and 11:00 a.m., Monday, December 15, 2025

Previously Received with the December 16, 2025, Addendum 2 Report:

29. Responses to the Santa Clara Valley Bird Alliance and Sierra Club Loma Prieta Chapter Letter
30. Public comments received between 11:01 a.m., Monday, December 15, 2025, and 11:00 a.m., Tuesday, December 16, 2025

Previously Received with the December 17, 2025, Desk Item Report:

31. Public comments received between 11:01 a.m., Tuesday, December 16, 2025, and 11:00 a.m., Wednesday, December 17, 2025

Previously Received with the June 11, 2026, Staff Report:

32. Planning Commission Meeting Minutes, December 17, 2025
33. Applicant's Response to December 17, 2026, Planning Commission Comments
34. Technical Note, Belgard Pavers Fire Truck Loading
35. Open Space Easements and Future Trial Easements

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SUBJECT: 178 Twin Oaks Drive, Lots 1-12/S-24-023 to 033, S-24-059, M-24-013, and
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- 36. Lots 5 and 6 Vegetation Buffer
- 37. Raney's Response to December 17, 2026, Planning Commission Comments
- 38. Recirculated Initial Study and Mitigated Negative Declaration with Appendices A through F
(available online at <https://www.losgatosca.gov/178TwinOaksDr>)
- 39. Recirculated Mitigation Monitoring and Reporting Program
- 40. Public Comments and Responses Regarding the Recirculated Mitigated Negative Declaration
- 41. Revised Required Findings and Considerations
- 42. Revised Recommended Conditions of Approval – M-24-013, S-24-023 to -033 and S-24-059
- 43. Public comments received between 11:01 a.m., Wednesday, December 17, 2025, and 3:00
p.m., Friday, June 5, 2026

Previously Received with the June 9, 2026, Addendum Report:

- 44. Applicant's Neighborhood Outreach
- 45. Public comments received between 3:01 p.m., Friday, June 5, 2026, and 3:00 p.m., Tuesday,
June 9, 2026

Previously Received with this Desk Item:

- 46. Erratum to the Recirculated Initial Study/ Mitigated Negative Declaration

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Erratum to the Surrey Farms Estates Recirculated IS/MND

The following amplifications have been made to Mitigation Measure IV-10 of the Surrey Farms Estates Recirculated Initial Study/Mitigated Negative Declaration (April 2026). As the revisions serve to merely amplify the previously included performance standards of Mitigation Measure IV-10, recirculation of the IS/MND is not required (CEQA Guidelines Section 15073.5).

IV-10

Prior to initiation of any ground disturbance activities, the project applicant shall submit to the San Francisco Bay Regional Water Quality Control Board (SFRWQCB) an application for Clean Water Act Section 401 Water Quality Certification and/or Waste Discharge Requirements for Projects Involving Discharge of Dredged and/or Fill Material to Waters of the State. The project proponent shall be responsible for conducting all project activities in accordance with the permit provisions outlined in the applicable SFRWQCB permit, which may include but not necessarily be limited to the following minimization and compensation measures.

Minimization. *Because full avoidance is not possible, actions shall be taken to minimize impacts to the ephemeral stream (e.g., potentially waters of the State and under the jurisdiction of both RWQCB and CDFW). Measures taken during construction activities ~~should~~shall include placing construction fencing around the ephemeral stream to be preserved to ensure that construction activities do not inadvertently impact these areas.*

Compensation. *The proposed project would impact some small areas of the ephemeral stream. Therefore, the project shall replace the lost habitat value resulting from this impact through the creation, restoration, and/or enhancement of habitat at one or more appropriate locations near the impacted areas at a minimum of a 1:1 replacement-to-loss ratio as well as reseeding or replanting of vegetation in temporarily disturbed areas. The final mitigation amounts will be based on actual impacts to be determined during the design phase. If impacts are lessened, then the amount of mitigation should be appropriately reduced.*

It is anticipated that all compensation measures can be accommodated on-site within the existing ephemeral stream. ~~An important consideration is to including remove removal of the existing culvert in the upper area of the stream and creation of new incised channel segments. In consultation with and as approved by the SFRWQCB. An on-site habitat mitigation and monitoring plan (HMMP) would need to~~ shall be developed with the goal of creating, restoring, and/or enhancing in order to create, restore, and/or enhance the ephemeral stream with habitat functions and values greater than or equal to those existing in the impact zone. At a minimum, the HMMP ~~should~~shall include, unless otherwise specified by the SFRWQCB:

- The location of all enhancement and/or restoration activities. The created/restored ephemeral channels shall be monitored for five years between the months of April through July during the mitigation monitoring years, and after any storm greater or equal to the 10-year rainfall event, as defined by Valley Water. The performance*

criterion for the stability and function of the ephemeral stream channels is that the bed and banks of the created channels shall be stable with no observed excessive erosion or deposition of sediment, or signs of instability;

- Planting and irrigation specifications;
- Site maintenance and management requirements (weeding of invasive species, providing for supplemental water, repair of water delivery systems, etc.);
- Vegetation Monitoring requirements for five years between April and July, with the goal of ensuring the created/restored channels are adequately vegetated to stabilize surface soils and to ensure harmful invasive species are not dominating these areas. The absolute cover of herbaceous vegetative cover shall reach a minimum of 70% by year 5. Highly invasive weeds (Cal-IPC 2026) and other potentially damaging plants in the channel creation areas shall be at a minimum of less than 20% in Year 5;
- Final success criteria; and
- Adaptive management procedures, which could include replanting of restoration areas following annual monitoring surveys; channel stabilization measures; etc.

Written verification of the 401 Water Quality Certification or Waste Discharge Requirements shall be provided to the Town of Los Gatos Community Development Department, prior to initiation of any ground disturbance activities.