



**TOWN OF LOS GATOS**  
**PLANNING COMMISSION STAFF REPORT**  
**Meeting Date: September 9, 2015**

**ITEM NO: 6**

**PREPARED BY:** Marni F. Moseley AICP, Associate Planner  
MMoseley@losgatosca.gov

**APPLICATION NO:** Planned Development PD-10-006  
Environmental Impact Report EIR 14-001  
General Plan Amendment GP-12-001

**SUBJECT:** Draft Environmental Impact Report (DEIR) for Twin Oaks Drive PD

**LOCATION:** The 17-acre site is bounded by Twin Oaks Drive, Cerro Vista Court, and Brooke Acres Drive. Primary access to the site is from Twin Oaks Drive. Assessor Parcel Number 532-16-006.

**PROJECT SUMMARY:** Requesting of a General Plan Amendment from Agriculture to Hillside Residential and property rezoning from RC to HR:1:PD for a ten-lot single-family subdivision.

**RECOMMENDATION:** Open and hold a public hearing to allow the public to provide verbal comments on the Draft EIR.

**EXHIBITS:** Received under a separate cover

1. DEIR

Note that the complete Draft EIR is also available online at:  
<http://www.losgatosca.gov/twinoaks-surreyeir>

**PURPOSE OF HEARING:**

As required by CEQA, this public hearing is being held during the 45-day public review period of the Draft Environmental Impact Report (DEIR) for a proposed General Plan Amendment from Agriculture to Hillside Residential and a proposed rezoning from RC to HR:1:PD for a ten-lot single-family subdivision. The Notice of Availability for review of the DEIR was released on August 25, 2015, with the 45-day public review period ending on October 9, 2015. This public hearing is an opportunity for members of the public to provide verbal comments on the completeness and adequacy of the DEIR. Written comments will be accepted until the close of the public review period that ends at 5:00 p.m. on October 9, 2015.

The DEIR is an informational document that informs the public and the Town's decision-makers of significant physical environmental impacts related to the proposed project. The DEIR also identifies ways to minimize the significant impacts to a less than significant level through

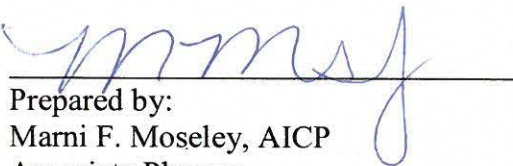
implementation of mitigation measures. The DEIR is one piece of information that will be considered by the decision-makers in their review of the proposed project. The findings within the DEIR do not mandate a particular decision on the proposed project nor does it act as a recommendation for the proposed project. The proposed project may ultimately be approved, even if the DEIR discloses significant unavoidable impacts. Similarly, a project may be denied even if the DEIR found that there are no significant impacts. A decision on the proposed project will be made based on the merits of the project and the total record of which the DEIR is one part.


This public hearing is not intended for consideration of the proposed project or for the actual certification of the DEIR. The Planning Commission may not act on the merits of the proposed project until the Final Environmental Impact Report (FEIR) has been prepared. This public hearing is intended solely to allow the public an opportunity to provide verbal comments on the DEIR. The Town's Environmental Consultant will not be attending this meeting, but will be present at subsequent Planning Commission hearing(s) when the project is considered. Staff will not be responding to comments on the DEIR received during the public hearing. Comments will be addressed in the FEIR.

NEXT STEPS:

Following the public hearing on September 9, 2015 and the close of the 45-day public review period on October 9, 2015, staff and the Town's Environmental Consultant will respond to all written comments and to the testimony received at this Planning Commission public hearing. Responses to the comments will be provided in the FEIR, which will include any revisions to the DEIR necessitated by the comments that are received.

A public hearing for consideration of the proposed project and FEIR has not been scheduled. The public hearing will likely be in early 2016. The Town Council is the deciding body for the proposed General Plan Amendment and rezoning.

  
Prepared by:  
Marni F. Moseley, AICP  
Associate Planner

  
Approved by:  
Laurel R. Prevetti  
Town Manager/ Community Development  
Director

LRP:MFM:cg

cc: Tom Dodge, 851 McGlincey Lane, Campbell CA 95008