



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Surrey Farms Estates Subdivision Project

TOWN OF LOS GATOS
110 E. MAIN STREET
LOS GATOS, CA 95030

PHONE: (408) 354-6872
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NOTICE IS HEREBY GIVEN that the Town of Los Gatos has prepared an Initial Study to evaluate the environmental impacts of the proposed Surrey Farms Estates Subdivision Project (proposed project), described below, and intends to adopt a Mitigated Negative Declaration in accordance with the California Environmental Quality Act. The Initial Study concludes that the proposed project would not have a significant adverse effect on the environment if the mitigation measures identified in the Initial Study are adopted and made conditions of approval of the proposed project.

FROM: Town of Los Gatos, Community Development Department
110 E. Main Street
Los Gatos, CA 95030
Contact, Erin Walters, Senior Planner (Phone: [408] 354-6867 / Email:
EWalters@losgatosca.gov)

PUBLIC REVIEW PERIOD: The Initial Study and proposed Mitigated Negative Declaration are available for a 20-day review beginning on **September 19, 2025**, and ending **October 8, 2025**. Comments on the Mitigated Negative Declaration must be submitted in writing within the 20-day review period and sent by email or fax to:

Town of Los Gatos
Attn: Erin Walters, Senior Planner
110 E. Main Street
Los Gatos, CA 95030
Email: EWalters@losgatosca.gov
Fax: (408) 354-7593

The Initial Study/Mitigated Negative Declaration and supporting technical studies can be accessed online at <https://www.losgatosca.gov/documentcenter> or in person at the Town's Community Development Department, located at 110 E. Main Street, Los Gatos, CA 95030.

PROJECT LOCATION: The approximately 17.55-acre project site, identified by Assessor's Parcel Number (APN) 532-16-006, is located on an undeveloped hillside at 178 Twin Oaks Drive in the Town of Los Gatos, California. The project site contains scattered oak woodlands throughout, and a small portion of East Ross Creek crosses the site's farthest southwestern corner. The project site is not identified on any list of hazardous materials sites compiled pursuant to California Government Code Section 65962.5.

SUMMARY PROJECT DESCRIPTION: The proposed project would subdivide the project 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, comprised of eight market-rate single-family residences and three below market-rate detached row houses. An additional single-family residence would be developed on the hillside's northeastern slope. Access to the project site would be provided through a new private driveway off of Twin Oaks Drive west of the project site, as well as a separate access route to Lot 10 from Cerro Vista Court. The proposed project would require Town approval of a Vesting Tentative Subdivision Map, Tree Removal Permit, and Architecture and Site Plan Review. Due to the applicant's formal Senate Bill (SB) 330 application and Builder's Remedy status, the project does not require approval of a General Plan Amendment or Rezone.

CONTACT: Please contact Erin Walters, Senior Planner by Phone at (408) 354-6867 or by email at EWalters@losgatosca.gov if you have questions regarding this Notice.

Erin Walters, Senior Planner

September 19, 2025
Date