



NOTICE OF INTENT TO ADOPT A RECIRCULATED MITIGATED NEGATIVE DECLARATION

Surrey Farms Estates Subdivision Project

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

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NOTICE IS HEREBY GIVEN that the Town of Los Gatos has prepared a Recirculated Initial Study to evaluate the environmental impacts of the proposed Surrey Farms Estates Subdivision Project (proposed project), described below, and intends to adopt a Recirculated Mitigated Negative Declaration in accordance with the California Environmental Quality Act. The Recirculated Initial Study concludes that the proposed project would not have a significant adverse effect on the environment if the mitigation measures identified in the Recirculated 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 Recirculated Initial Study and proposed Recirculated Mitigated Negative Declaration are available for a 30-day review beginning on **April 17, 2026**, and ending **May 18, 2026**. Comments on the Recirculated Mitigated Negative Declaration must be submitted in writing within the 30-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 Recirculated Initial Study/Mitigated Negative Declaration and supporting technical studies can be accessed online at <https://www.losgatosca.gov/178TwinOaksDr> 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.

Modifications to the Previously Circulated Mitigated Negative Declaration: The Surrey Farms Estates Subdivision Project Initial Study/Mitigated Negative Declaration was circulated by the Town of Los Gatos on September 19, 2025 for public review and comment until October 8, 2025. Following the public review period, the Town prepared responses to public comments pertaining to the environmental

analysis, and the project was considered by Planning Commission on December 17, 2025. In response to public comments and input at the Planning Commission hearing, on February 12, 2026, Live Oak Associates conducted additional on-site field investigation of the ephemeral feature located on the project site after a storm event, when water was flowing in the on-site ephemeral feature. This follow-on assessment resulted in the determination that the northerly limits of the ephemeral feature extend into the proposed internal driveway and Lot 5 development footprint. As a result, consistent with CEQA Guidelines Section 15073.5, the Initial Study/Mitigated Negative Declaration has been revised and recirculated to identify a new potentially significant impact related to having a substantial adverse effect on aquatic features, and include new mitigation measures under question IV-b,c to reduce the newly identified impact to a less-than-significant level (Mitigation Measures IV-10 and -11). Additional Town-initiated changes have been made consistent with the errata sheet included as Exhibit 14 of the Town's December 17, 2025, Planning Commission Staff Report. All revisions made within the Recirculated Initial Study/Mitigated Negative Declaration are shown in ~~strike-through~~ and double-underline format.

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

Erin Walters, Senior Planner

April 17, 2026

Date