



**TOWN OF LOS GATOS  
COUNCIL AGENDA REPORT**

MEETING DATE: 08/11/2026

ITEM NO: 1  
ADDENDUM B

DATE: August 10, 2026  
TO: Mayor and Town Council  
FROM: Chris Constantin, Town Manager  
SUBJECT: **Consider a Recommendation by the Planning Commission to Approve 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 (SB330) 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, Subdivision Application M-24-013, and Mitigated Negative Declaration Application ND-25-001. An Initial Study and Recirculated Mitigated Negative Declaration Have Been Prepared. Property Owner/Applicant: Larry Dodge. Project Planner: Erin Walters.**

REMARKS:

The applicant has provided a revised Lots 5 and 6 Vegetation Buffer Exhibit, which is included as Attachment 15.

Public Comments received between 3:01 p.m., Friday, August 7, 2026, and 3:00 pm, Monday, August 10, 2026, are included as Attachment 16.

ATTACHMENTS:

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

1. Draft Resolution making the required findings and approving the applications subject to the Conditions of Approval (included as Exhibit A)
2. December 17, 2025, Planning Commission Staff Report, with Exhibits 1-27
3. December 15, 2025, Planning Commission Addendum, with Exhibit 28
4. December 16, 2025, Planning Commission Addendum 2 Report, with Exhibits 29 and 30
5. December 17, 2025, Planning Commission Desk Item, with Exhibit 31
6. December 17, 2025, Planning Commission Verbatim Minutes
7. June 11, 2026, Planning Commission Staff Report, with Exhibits 32 through 43
8. June 9, 2026, Planning Commission Addendum, with Exhibits 44 and 45

PREPARED BY: Erin M. Walters  
Senior Planner

PAGE 2 OF 2

SUBJECT: 178 Twin Oaks Drive

DATE: August 10, 2026

9. June 11, 2026, Planning Commission Desk Item, with Exhibit 46
10. June 11, 2026, Planning Commission Verbatim Minutes
11. Revised Recirculated Mitigation Monitoring and Reporting Program, July 2026
12. Modified Conditions of Approval – Redlined
13. Public Comments received between 11:01 a.m., Thursday, June 11, 2026, and 3:00 pm, Thursday, August 6, 2026

Previously Received with the August 7, 2026, Addendum Report:

14. Public Comments received between 3:01 p.m., Thursday, August 6, 2026, and 3:00 pm, Friday, August 7, 2026

Received with this Addendum B Report:

15. Revised Lots 5 and 6 Vegetation Buffer Exhibit
16. Public Comments received between 3:01 p.m., Friday, August 7, 2026, and 3:00 pm, Monday, August 10, 2026

**From:** Jim Foley [REDACTED]  
**Sent:** Monday, August 10, 2026 10:08 AM  
**To:** Erin Walters <EWalters@losgatosca.gov>  
**Subject:** updated exhibit

[EXTERNAL SENDER]

Hi Erin – attached is the updated exhibit shared with the neighbors with additional screening measures.

Thank you,

*Jim Foley*

*Principal/Broker-Owner*



DRE # 01841825



**Confidentiality Statement:** This communication, including any attachments, constitutes an electronic communication within the meaning of the Electronic Communications Privacy Act, 18 USC 2510, and its disclosure is strictly limited to the intended recipient. This communication may contain confidential and privileged material for the sole use of the intended recipient and receipt by anyone other than the intended recipient does not constitute a loss of the confidential or privileged nature of the communication. Any review or distribution by others is strictly prohibited and is in violation of the rights of privacy provided for by the United States Constitution and the Constitution of the State of California. If you are not the intended recipient, please contact the sender and delete or destroy all copies of this communication including any attachments.



**SURREY FARMS ESTATES**  
**TWIN OAKS DRIVE, LOS GATOS**  
**DEVELOPMENT REVIEW PLAN SET**  
**LOT 5 & 6 | APP #S-24-027**

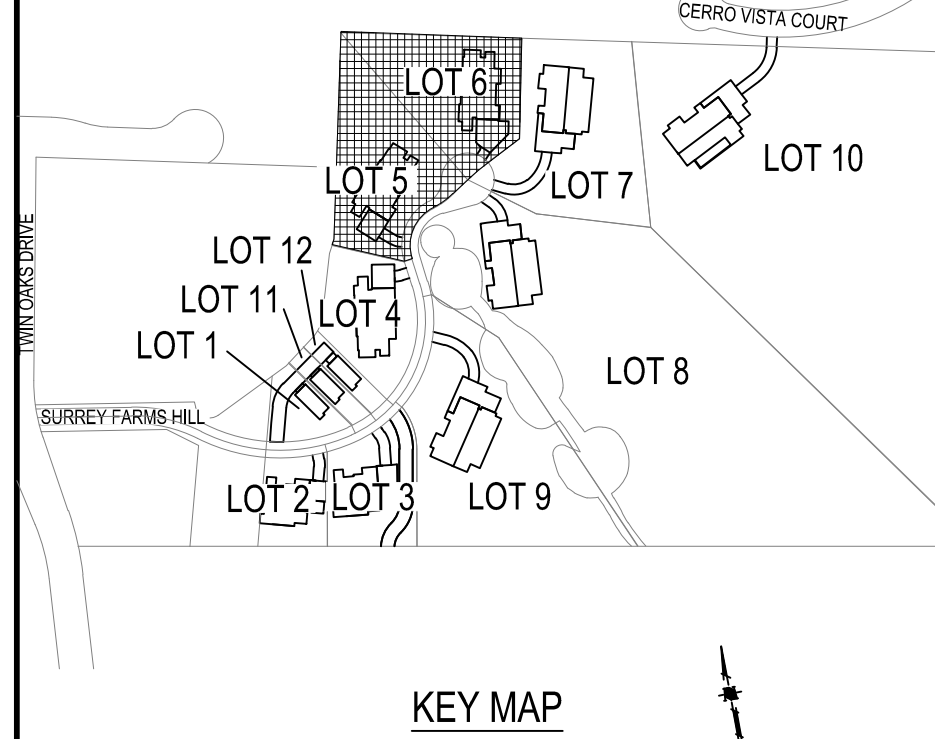
**LOT 5 & 6**  
**VEGETATION BUFFER**  
**EXHIBIT**

| TREE LEGEND |                                |
|-------------|--------------------------------|
| SYMBOL      | BOTANICAL NAME                 |
|             | ARBUTUS UNEDO                  |
|             | CERCIS OCCIDENTALIS            |
|             | FEIJOA SELLOWIANA              |
|             | LAGERSTROEMIA INDICA 'NATCHEZ' |
|             | PLATANUS ACERIFOLIA 'COLUMBIA' |
|             | QUERCUS AGRIFOLIA              |
|             | QUERCUS DOUGLASII              |

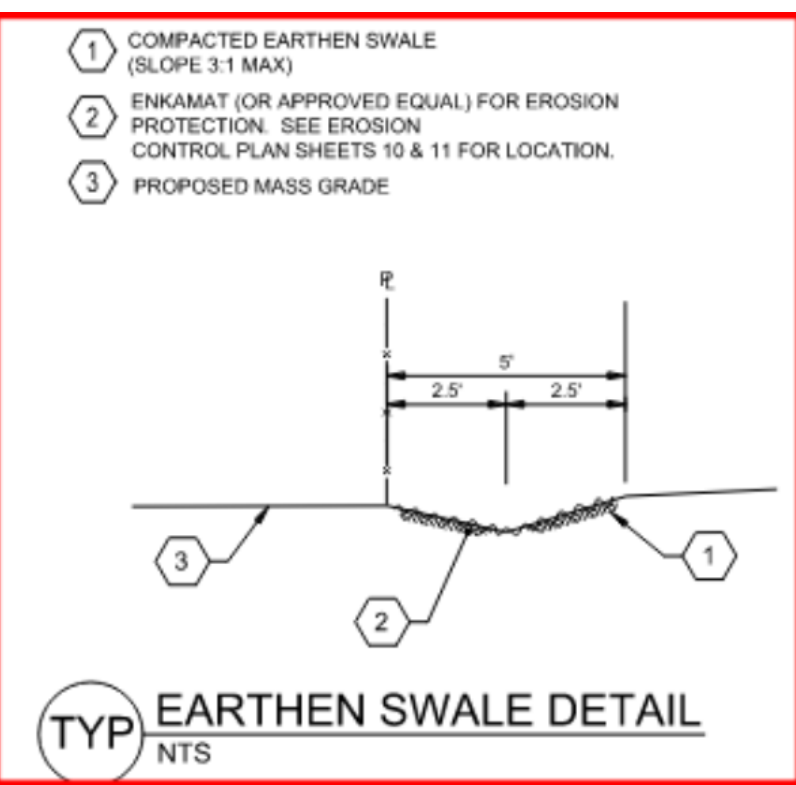
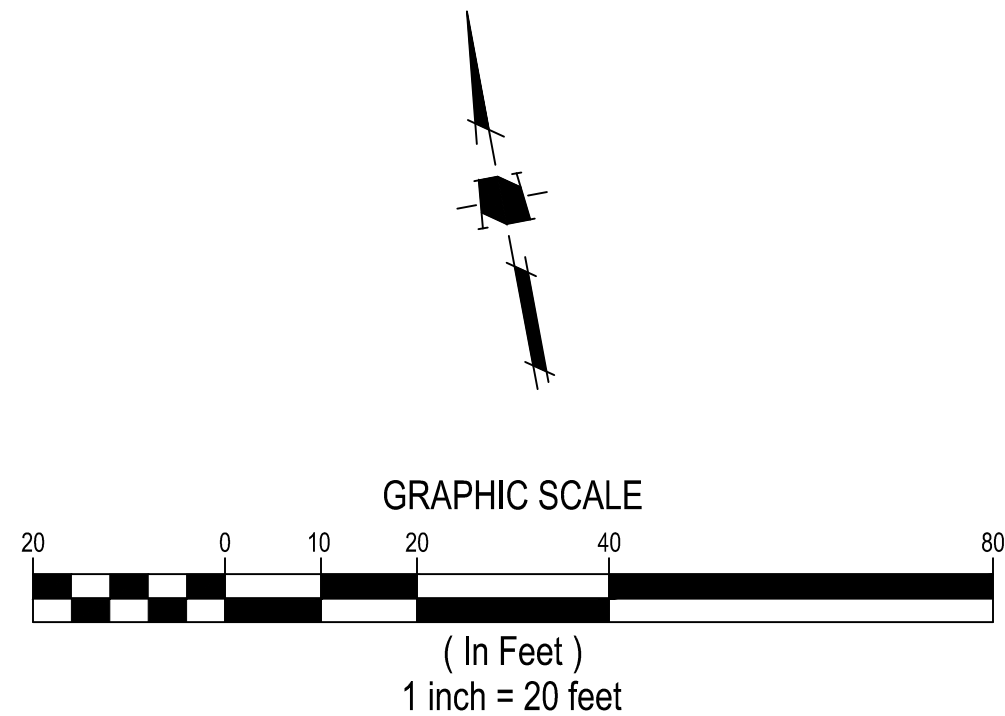
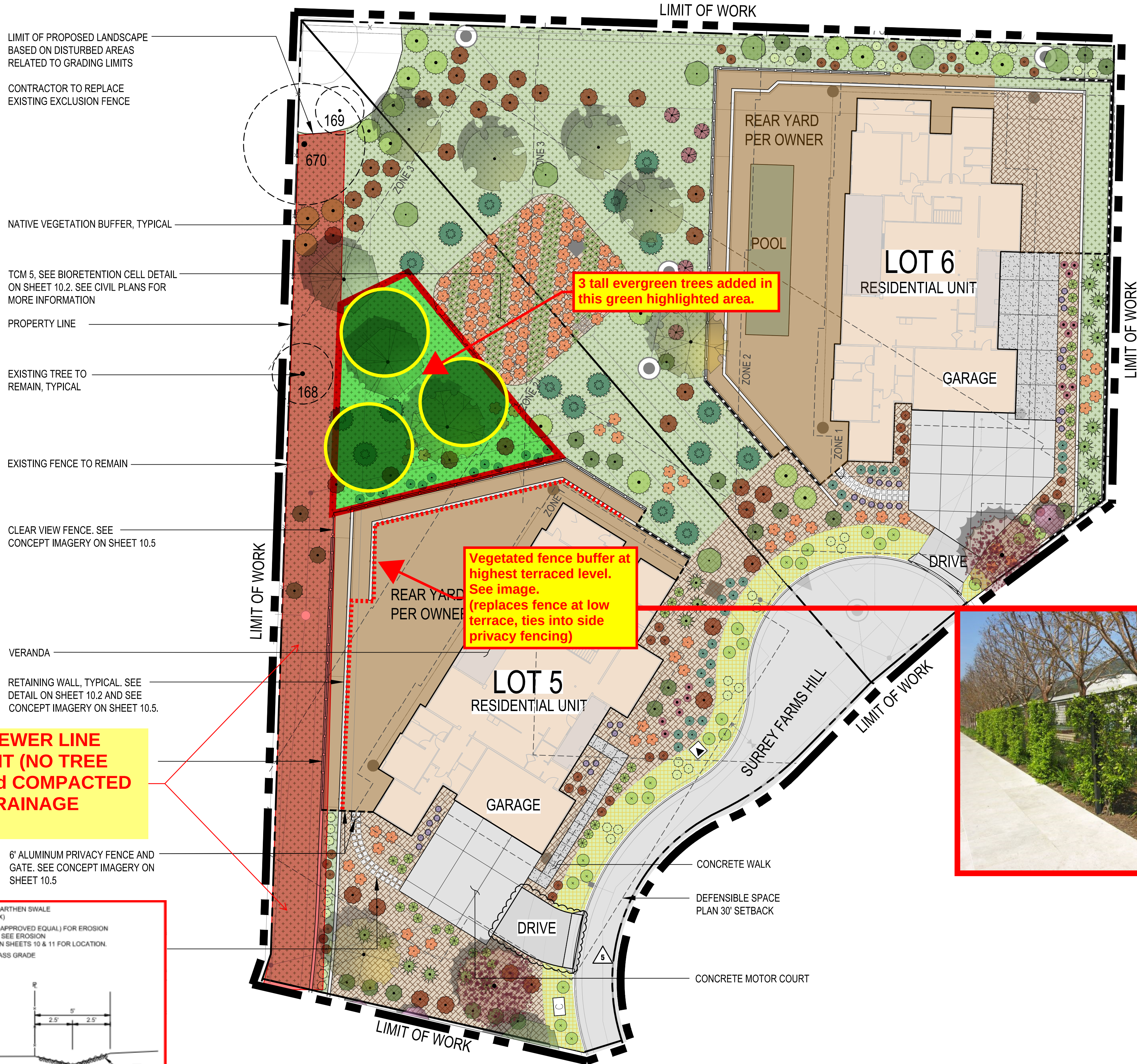
| SHRUB LEGEND |                                  |
|--------------|----------------------------------|
| SYMBOL       | BOTANICAL NAME                   |
|              | ACHILLEA MILLEFOLIUM 'MOONSHINE' |
|              | ANIGOZANTHOS FLAVIDUS 'BIG RED'  |
|              | ARCTOSTAPHYLOS 'HOWARD MCMINN'   |
|              | CAREX DIVULSA                    |
|              | CEANOTHUS 'CONCHA'               |
|              | CEANOTHUS 'DARK STAR'            |
|              | EPILOBIUM CANUM                  |
|              | HETEROMELES ARBUTIFOLIA          |
|              | LEUCADENDRON DISCOLOR            |
|              | MIMULUS AURANTICAS               |
|              | MUHLENBERGIA RIGENS              |
|              | NEPETA X FAASSENII               |
|              | RHAMNUS CALIFORNICA              |
|              | SALVIA SPATHACEA                 |
|              | WESTRINGIA FRUTICOSA             |

| GROUNDCOVER LEGEND |                                      |
|--------------------|--------------------------------------|
| SYMBOL             | BOTANICAL NAME                       |
|                    | ARCTOSTAPHYLOS UVA-URSI              |
|                    | BARK MULCH                           |
|                    | SLOPE STABILIZING - NATIVE HYDROSEED |

| BIOTREATMENT LEGEND |                |
|---------------------|----------------|
| SYMBOL              | BOTANICAL NAME |
|                     | JUNCUS PATENS  |



| NO                                 | DATE       | DESCRIPTION       |
|------------------------------------|------------|-------------------|
| 1                                  | 10/17/2025 | PER CITY COMMENTS |
| 2                                  | 9/15/2025  | PER CITY COMMENTS |
| 3                                  | 7/25/2025  | PER CITY COMMENTS |
| 4                                  | 4/18/2025  | PER CITY COMMENTS |
| 5                                  | 3/31/2025  | PER CITY COMMENTS |
| 6                                  | 1/8/2025   | PER CITY COMMENTS |
| PROJECT NO: 4185.10                |            |                   |
| CAD DWG FILE: BUFFER LOT 5 & 6.DWG |            |                   |
| DESIGNED BY: JN                    |            |                   |
| DRAWN BY: JN                       |            |                   |
| CHECKED BY: ST                     |            |                   |
| DATE: JUNE 6, 2025                 |            |                   |
| SCALE: 1"=20'                      |            |                   |
| © HMH                              |            |                   |





PLANTING PLAN NOTES

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.

UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, STRUCTURAL IMPROVEMENTS AND HARDSCAPE SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.

PLANT LIST ON THE DRAWINGS SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANTITIES BY PLAN CHECK.

A SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO THE CLIENT, PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. THE SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) OR LOCAL AGENCY ADOPTED WELO. CONTRACTOR SHALL OBTAIN A SOILS MANAGEMENT REPORT AFTER GRADING OPERATIONS AND PRIOR TO PLANT INSTALLATION.

SAMPLES OF FERTILIZERS, ORGANIC AMENDMENT, SOIL CONDITIONERS, AND SEED SHALL BE SUBMITTED PRIOR TO INCORPORATION. CONTRACTOR SHALL FURNISH TO THE OWNER'S AUTHORIZED REPRESENTATIVE A CERTIFICATE OF COMPLIANCE FOR SUCH FURNISHED MATERIALS.

ALL WORK ON THE IRRIGATION SYSTEM, INCLUDING HYDROSTATIC, COVERAGE, AND OPERATIONAL TESTS AND THE BACKFILLING AND COMPACTION OF TRENCHES SHALL BE PERFORMED PRIOR TO PLANTING OPERATIONS.

LOCATIONS OF PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.

TREES SHALL BE PLANTED NO CLOSER THAN TEN FEET (10') FROM UTILITIES.

TREES PLANTED WITHIN FIVE FEET (5') OF HARDSCAPE OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

ONTRACTOR MUST CONTACT THE CITY OF LOS GATOS ARBORIST TO VERIFY SPECIES (EVEN IF SHOWN ON THE PLANS), LOCATIONS, AND QUANTITIES OF ALL STREET TREES PRIOR TO ORDERING MATERIAL. IF STREET TREES ARE TO BE PLANTED IN TREE WELLS, FINAL LOCATION OF TREE WELLS SHALL BE DETERMINED BY THE ARBORIST PRIOR TO INSTALLATION OF SIDEWALK.

ALL PLANTING AREAS TO RECEIVE 3" THICK BARK MULCH LAYER. CONTRACTOR SHALL PROVIDE SAMPLE OF PROPOSED BARK MULCH FOR APPROVAL. BARK MULCH SHALL BE LYGSO SMALL FIR BARK (3/4" TO 1-1/2") OR APPROVED EQUAL.

ALL PLANT MATERIAL SHALL BE SELECTED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) FOR STANDARD FORM TREES, CALIPER SIZE SHALL BE MEASURED 6" ABOVE THE SOIL LINE FOR CALIPERS EQUAL TO OR LESS THAN 4" FOR CALIPERS GREATER THAN 4", CALIPER SHALL BE MEASURES 12" ABOVE THE SOIL LINE. FOR MULTI-TRUNK TREES THE CALIPER SHALL BE ESTABLISHED BY TAKING THE AVERAGE OF THE CALIPER OF THE TWO LARGEST TRUNKS. CALIPER IS MEASURED 6" ABOVE ORIGINATION POINT OF THE SECOND LARGEST TRUNK OR 6" ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL.

CALIPER SIZES STANDARDS:  
15 GALLON: 0.75-1.25"  
24" BOX: 1.25-2"  
36" BOX: 2-3.5"  
48" BOX: 3.5-5"  
60" BOX: 4-6"

WATER NEEDS CATEGORY BASED ON WUCOLS IV (JANUARY 2014) LANDSCAPE COEFFICIENT METHOD:  
CATEGORY PERCENTAGE OF ETo  
(H) HIGH: 0.7-0.9  
(M) MEDIUM: 0.4-0.6  
(L) LOW: 0.1-0.3  
(VL) VERY LOW: <0.1

PROPOSED PLANT PALETTE

SYMBOL

QTY.

BOTANICAL NAME

COMMON NAME

MINIMUM  
CONTAINER  
SIZE

HxW

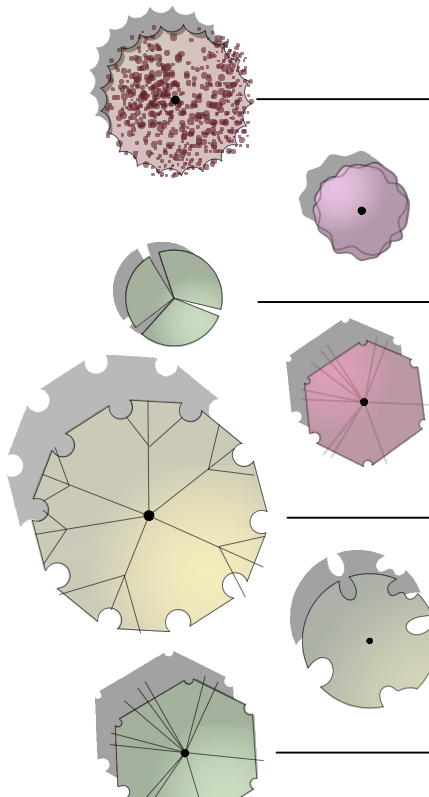
WUCOLS

NOTES

HDS&G  
RECOMMENDED

OTHER  
FIRE RESISTANT  
PLANTS

TREES



|   |                                   |                       |         |           |    |                |   |   |
|---|-----------------------------------|-----------------------|---------|-----------|----|----------------|---|---|
| 2 | ARBUTUS UNEDO **                  | STRAWBERRY TREE       | 24" BOX | 20' X 20' | L  | STANDARD FORM  | X |   |
| 1 | CERCIS OCCIDENTALIS *             | WESTERN REDBUD        | 24" BOX | 15' X 10' | VL | TREE FORM ONLY |   | X |
| 0 | FEIJOA SELLOWIANA **              | PINEAPPLE GUAVA       | 24" BOX | 20' X 15' | VL | MULTI-TRUNK    |   | X |
| 0 | LAGERSTROEMIA INDICA 'NATCHEZ' ** | NATCHEZ CRAPE MYRTLE  | 24" BOX | 25' X 15' | L  | MULTI-TRUNK    |   |   |
| 2 | PLATANUS ACERIFOLIA 'COLUMBIA' ** | COLUMBIA LONDON PLANE | 36" BOX | 60' X 30' | M  | STANDARD FORM  |   |   |
| 4 | QUERCUS AGRIFOLIA *               | COAST LIVE OAK        | 36" BOX | 50' X 15' | M  | STANDARD FORM  | X |   |
| 2 | QUERCUS DOUGLASII *               | BLUE OAK              | 36" BOX | 60' X 30' | VL | STANDARD FORM  | X |   |

SHRUBS

|     |                                    |                         |          |          |   |              |   |   |
|-----|------------------------------------|-------------------------|----------|----------|---|--------------|---|---|
| 37  | ACHILLEA MILLEFOLIUM 'MOONSHINE' * | YELLOW YARROW           | 1 GALLON | 3' X 3'  | L |              | X |   |
| 15  | ANIGOZANTHOS FLAVIDUS 'BIG RED' ** | BIG RED KANGAROO PAWS   | 1 GALLON | 2' X 2'  | L |              |   |   |
| 7   | ARCTOSTAPHYLOS 'HOWARD MCMINN' *   | HOWARD MCMINN MANZANITA | 1 GALLON | 8' X 10' | L |              | X |   |
| 30  | CAREX DIVULSA **                   | FOOTHILL SEDGE          | 1 GALLON | 2' X 2'  | L |              |   | X |
| 17  | CEANOTHUS 'CONCHA' *               | CONCHA CEANOTHUS        | 1 GALLON | 6' X 8'  | L |              | X |   |
| 24  | CEANOTHUS 'DARK STAR' *            | DARK STAR CEANOTHUS     | 1 GALLON | 5' X 6'  | L |              | X |   |
| 38  | EPILOBIUM CANUM *                  | CALIFORNIA FUCHSIA      | 1 GALLON | 3' X 3'  | L |              |   | X |
| 38  | HETEROMELES ARBUTIFOLIA *          | TOYON                   | 1 GALLON | 8' X 5'  | L |              | X |   |
| 19  | LEUCADENDRON DISCOLOR **           | CONEBUSH                | 5 GALLON | 6' X 6'  | L |              |   |   |
| 117 | MIMULUS AURANTICAS *               | STICKY MONKEY FLOWER    | 1 GALLON | 4' X 4'  | L |              |   | X |
| 34  | MUHLENBERGIA RIGENS *              | DEER GRASS              | 1 GALLON | 4' X 4'  | L |              |   | X |
| 31  | NEPETA X FAASSENII **              | CATMINT                 | 1 GALLON | 1' X 2'  | L |              |   |   |
| 18  | RHAMNUS CALIFORNICA*               | CALIFORNIA COFFEEBERRY  | 1 GALLON | 8' X 8'  | L |              | X |   |
| 6   | SALVIA SPATHACEA*                  | HUMMINGBIRD SAGE        | 1 GALLON | 5' X 4'  | L | UPRIGHT FORM |   | X |
| 25  | WESTRINGIA FRUTICOSA **            | COAST ROSEMARY          | 1 GALLON | 4' X 4'  | L |              |   |   |

GROUNDCOVERS

|  |                                      |            |          | SPREAD  | SPACING        |   |  |  |
|--|--------------------------------------|------------|----------|---------|----------------|---|--|--|
|  | ARCTOSTAPHYLOS UVA-URSI*             | BEARBERRY  | 1 GALLON | 1' X 4' | SET @ 36" O.C. | X |  |  |
|  | BARK MULCH                           | BARK MULCH |          |         |                |   |  |  |
|  | SLOPE STABILIZING - NATIVE HYDROSEED | HYDROSEED  |          |         |                |   |  |  |

BIOTREATMENT

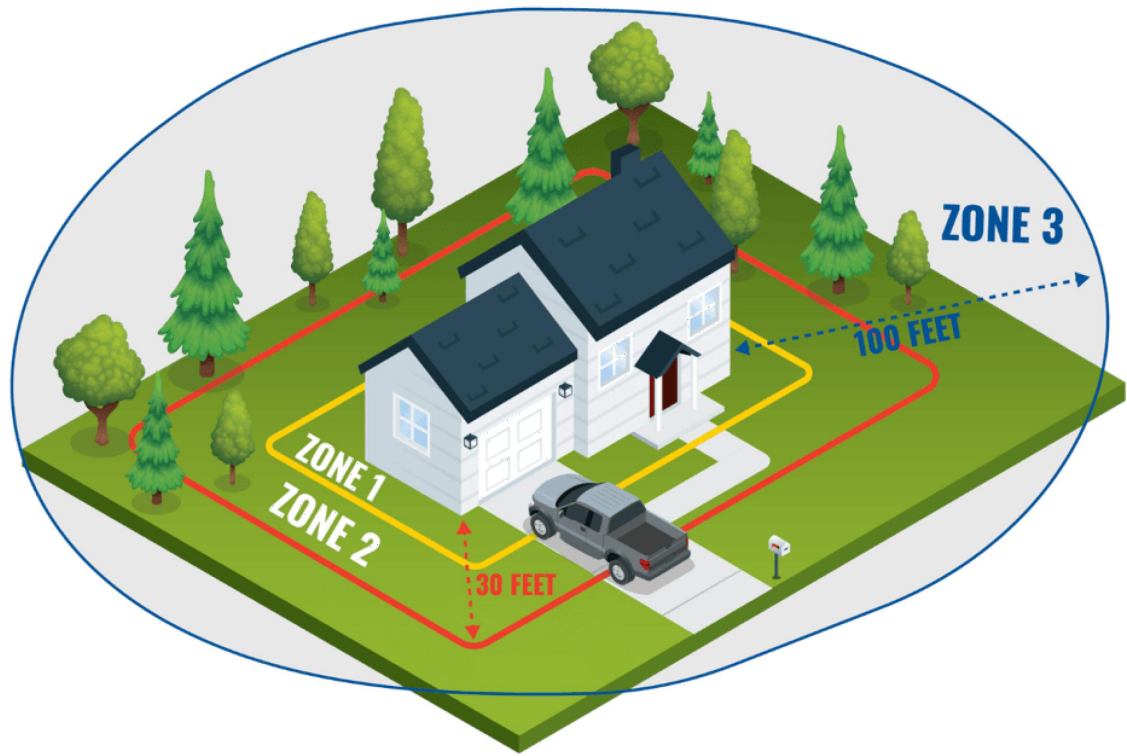
|  |     |                 |                      | SPREAD   |         |  |  |  |
|--|-----|-----------------|----------------------|----------|---------|--|--|--|
|  | 222 | JUNCUS PATENS * | CALIFORNIA GRAY RUSH | 1 GALLON | 2' X 2' |  |  |  |

NOTES:

- \* NATIVE PLANT
- \*\* ADAPTIVE PLANT
- BARK MULCH: ALL PLANTING AREAS TO RECEIVE A 3" THICK LAYER OF BARK MULCH.
- BIOTREATMENT PLANTING AREAS TO RECEIVE A 3" THICK LAYER OF NON-FLOATABLE BARK MULCH.
- TREE SPECIES TO BE APPROVED BY TOWN ARBORIST.

Defensible Space Zones

Following are guidelines from Santa Clara County Fire Department on how to create and maintain effective defensible space zones:



Zone 1, extends 0 to 5 feet out: The Noncombustible Zone

- Remove all plants and vegetation, especially those touching your home.
- Clean roofs and gutters of dead leaves, debris and pine needles that could catch embers.
- Replace or repair any loose or missing shingles or roof tiles to prevent ember penetration.
- Reduce embers that could pass through vents in the eaves by installing 1/8 inch metal mesh screening.
- Clean debris from exterior attic vents and install 1/8 inch metal mesh screening to block embers.
- Repair or replace damaged or loose window screens and any broken windows.
- Screen or box-in areas below patios and decks with wire mesh to prevent debris and combustible materials from accumulating.
- Move any flammable material away from wall exteriors – mulch, flammable plants, leaves and needles, firewood piles – anything that can burn. Remove anything stored underneath decks or porches.
- Mandated for new construction

Zone 2, extends 30 feet out: The Clean and Green Zone

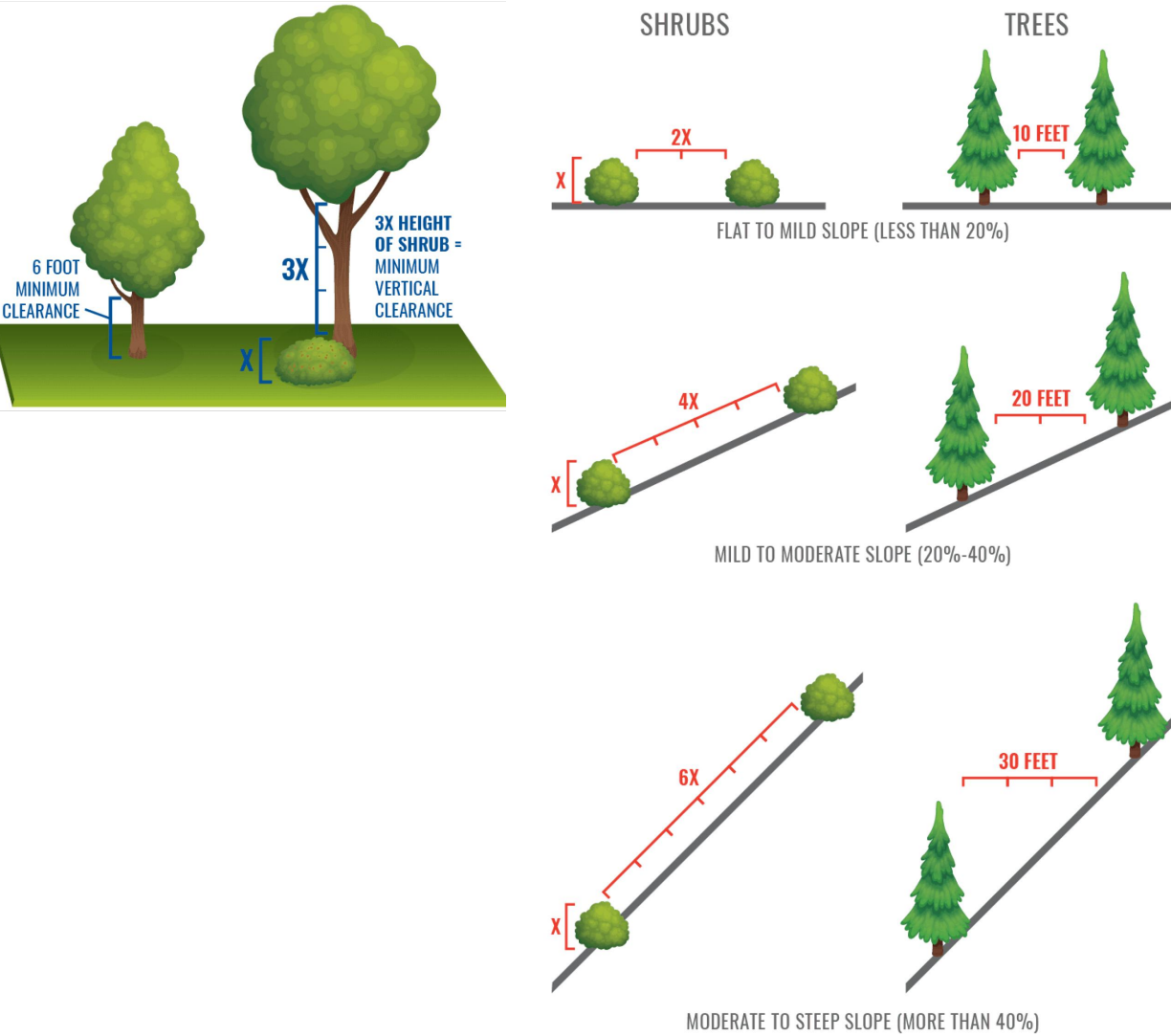
- Remove all dead plants, grass and weeds (vegetation).
- Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
- Trim trees regularly to keep branches a minimum of 10 feet from other trees.
- Remove branches that hang over your roof and keep dead branches 10 feet away from your chimney.
- Create a separation between trees, shrubs and items that could catch fire, such as patio furniture, wood piles, swing sets, etc.

Zone 3, extends 100 feet out: The Reduced Fuel Zone

- Create horizontal spacing between shrubs and trees. (See diagram below)
- Create vertical spacing between grass, shrubs and trees. (See diagram below)
- Dispose of heavy accumulations of ground litter/debris.
- Remove dead plant and tree material.
- Remove small conifers growing between mature trees.
- Remove vegetation adjacent to storage sheds or other outbuildings within this area.
- Trees 30 to 60 feet from the home should have at least 12 feet between canopy tops.
- Trees 60 to 100 feet from the home should have at least 6 feet between the canopy tops.

Plant and Tree Spacing

For vertical spacing remove all tree branches at least 6 feet from the ground. If there is a shrub near the tree, the branch clearance needs to be 3 times the height of the shrub. Example: A 5-foot shrub is growing near a tree. 3x5 = 15 feet of clearance needed between the top of the shrub and the lowest tree branch.



|               | 10/17/2025 | PER CITY COMMENTS    |
|---------------|------------|----------------------|
|               | 9/15/2025  | PER CITY COMMENTS    |
|               | 7/25/2025  | PER CITY COMMENTS    |
|               | 4/18/2025  | PER CITY COMMENTS    |
|               | 3/31/2025  | PER CITY COMMENTS    |
|               | 1/8/2025   | PER CITY COMMENTS    |
| NO            | DATE       | DESCRIPTION          |
| PROJECT NO:   |            | 4185.10              |
| CAD DWG FILE: |            | BUFFER LOT 5 & 6.DWG |
| DESIGNED BY:  |            | HMH                  |
| DRAWN BY:     |            | JN                   |
| CHECKED BY:   |            | ST                   |
| DATE:         |            | JUNE 6, 2025         |
| SCALE:        |            | NONE                 |
|               |            |                      |

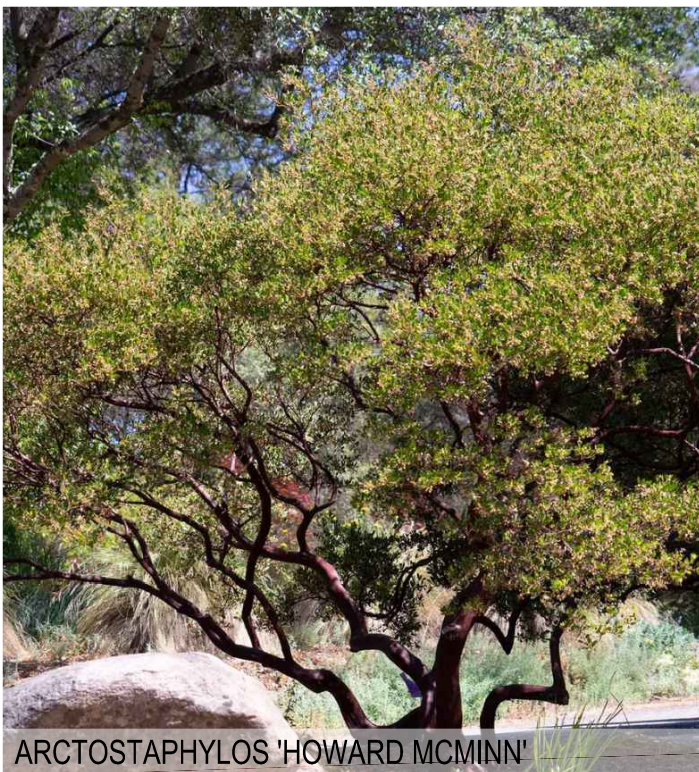


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SURREY FARMS ESTATES  
TWIN OAKS DRIVE, LOS GATOS  
DEVELOPMENT REVIEW PLAN SET  
LOT 5 | APP #S-24-027

|               | 10/17/2025 | PER CITY COMMENTS    |
|---------------|------------|----------------------|
|               | 9/15/2025  | PER CITY COMMENTS    |
|               | 7/25/2025  | PER CITY COMMENTS    |
|               | 4/18/2025  | PER CITY COMMENTS    |
|               | 3/31/2025  | PER CITY COMMENTS    |
|               | 1/8/2025   | PER CITY COMMENTS    |
| NO            | DATE       | DESCRIPTION          |
| PROJECT NO:   |            | 4185.10              |
| CAD DWG FILE: |            | BUFFER LOT 5 & 6.DWG |
| DESIGNED BY:  |            | HMH                  |
| DRAWN BY:     |            | HMH                  |
| CHECKED BY:   |            | ST                   |
| DATE:         |            | JUNE 6, 2025         |
| SCALE:        |            | NONE                 |
|               |            |                      |

CONCEPT IMAGERY



ARCTOSTAPHYLOS 'HOWARD MCMINN'



HETEROMELES ARBUTIFOLIA



CEANOTHUS 'CONCHA'



RHAMNUS CALIFORNICA



D 6' CLEAR VIEW FENCE  
COLOR SHALL BE BLACK



C 6' ALUMINUM PRIVACY FENCE AND GATE  
COLOR SHALL BE BLACK



A RETAINING WALL  
SHALL BE VARIEGATED CMU WITH WALL CAP FROM ORCO BLOCK AND HARDSCAPE  
COLOR SHALL BE BORREGO  
SPLIT FACE ON EXPOSED SURFACE  
LRV SHALL BE MAX 30%



**From:** Eric van Miltenburg [REDACTED]  
**Sent:** Sunday, August 9, 2026 8:00 AM  
**To:** Erin Walters <EWalters@losgatosca.gov>  
**Cc:** Lori Owen <[REDACTED]>  
**Subject:** Proposed Development of 178 Twin Oaks

[EXTERNAL SENDER]

Dear Erin (and Members of the Planning Commission),

We will be out of town the evening of the upcoming Planning Commission meeting, but as residents of Los Gatos for nearly 30 years, wanted to write once again to formally object to the proposed development at 178 Twin Oaks Avenue in the Surrey Farms neighborhood. Our primary concern is that this project, particularly with the inclusion of ADUs increasing overall unit count, is not supported by the surrounding infrastructure, and that this shortfall creates a serious public safety risk for our community.

Surrey Farms and the surrounding streets already experience significant traffic congestion, especially during peak beach traffic to Santa Cruz along Highway 17. On weekends and summer afternoons, vehicles regularly back up well beyond the neighborhood, with congestion extending to Longmeadow Drive. Adding a development of this scale to a neighborhood with only a single point of egress will materially worsen this problem.

Compounding this, the town has not yet fully absorbed the traffic and housing impacts of the North 40 and Swenson developments, both of which have added substantial new homes and vehicle trips to this same corridor. Layering another sizable development on top of impacts that are still working their way through our streets is premature and does not reflect the cumulative burden already placed on local infrastructure.

The number of homes combined with the single-egress design is our most urgent concern. With only one way in and out of the development, any traffic backup — whether from beach traffic, an accident, fire, or ordinary rush-hour congestion — can effectively seal off the neighborhood. In an emergency, this is not a matter of inconvenience but of life and death. If a resident suffers a medical emergency and an ambulance cannot get in, or if there is a fast-moving fire, the delay could result in grievous injury or death. Fire and police response times would be similarly compromised.

Beyond the human cost, we believe this creates a significant liability exposure for the Town. Approving a development that predictably impedes emergency vehicle access could



expose the Town to litigation in the event that a delayed emergency response leads to injury or loss of life. We would ask the Commission to consider this risk seriously, and to request a formal traffic and emergency-access study — including analysis of peak beach-traffic conditions and fire danger — before any approval is granted.

Given these concerns, we respectfully urge the Commission to deny the current proposal, or at minimum to require a secondary emergency egress and a comprehensive traffic impact study addressing peak-season congestion before this project moves forward.

Thank you for your time and consideration of these serious concerns.

Lori Owen & Eric van Miltenburg

████ Longmeadow Drive, Los Gatos



**From:** Shani Kleinhaus <shani@scvbirdalliance.org>  
**Sent:** Sunday, August 9, 2026 12:59 PM  
**To:** Council <Council@losgatosca.gov>  
**Cc:** Erin Walters <EWalters@losgatosca.gov>; Clerk <Clerk@losgatosca.gov>  
**Subject:** Town Council Meeting August 11, 2026 - Item 1 - 178 Twin Oaks Drive

[EXTERNAL SENDER]

Dear Mayor Moore and Members of the Town Council,

Please see the attached comments from the Santa Clara Valley Bird Alliance regarding Agenda Item 1, 178 Twin Oaks Drive.

We appreciate the revisions that have been made since our earlier comments, but believe several important biological-resource concerns remain unresolved. We hope you will consider our comments as you deliberate on the project Tuesday evening.

Thank you for your consideration.

Warmly,

Shani Kleinhaus, Ph.D.

Environmental Advocate

Santa Clara Valley Bird Alliance

650-868-2114

[shani@scvbirdalliance.org](mailto:shani@scvbirdalliance.org)







August 9, 2026

Mayor Rob Moore and Members of the Town Council  
Town of Los Gatos  
110 E. Main Street  
Los Gatos, CA 95030

Re: August 11, 2026 Town Council Agenda Item 1 - 178 Twin Oaks Drive

Dear Mayor Moore and Members of the Town Council:

The Santa Clara Valley Bird Alliance (SCVBA) appreciates the Town's responses to our May 18 comments and subsequent revisions to the Mitigation Monitoring and Reporting Program (MMRP) and Conditions of Approval. However, important biological-resource concerns remain unresolved. We continue to believe that the record supports preparation of an Environmental Impact Report (EIR). If the Council nevertheless approves the project, additional enforceable protections should be incorporated into the Conditions of Approval.

### **Ephemeral Stream and Deferred Mitigation**

Although Mitigation Measure IV-10 has been strengthened, the July MMRP still states that the "final mitigation amounts will be based on actual impacts to be determined during the design phase." The Habitat Mitigation and Monitoring Plan (HMMP), including the locations and details of restoration and enhancement, will also be developed later in consultation with the Regional Water Quality Control Board.

The Town therefore proposes to make a less-than-significant finding before the actual impacts, final mitigation amounts, and HMMP have been determined. Particularly given the Regional Water Board's concerns, we do not believe the record demonstrates at this time that impacts to waters of the State will in fact be reduced below significance.

The MMRP states generally that the applicant is responsible for implementation and the Town for monitoring compliance. For the five-year HMMP, it should specifically identify responsibility for conducting and reviewing monitoring, determining whether performance criteria have been met, requiring corrective action, and approving completion of the mitigation.



## **Bird-Glass Collisions**

The Town acknowledges bird-collision risk but concludes that hazardous glazing features are not anticipated. **If the absence of these features supports the finding that impacts will be insignificant, it should be enforceable. We request a Condition of Approval requiring bird-safe glazing and prohibiting or appropriately treating transparent railings, corners, and other hazardous glazing,** consistent with General Plan Policy ENV-7.10.

## **Artificial Light at Night**

Current lighting requirements address light spill but do not adequately address the biological effects of artificial light at night. **In addition to the proposed measures, we request that exterior lighting be limited to the minimum illumination required by applicable building codes.** Lighting not required for code compliance, including ornamental, façade, and landscape lighting, should not be installed within or directed toward open-space easements, the ephemeral stream, Ross Creek, or associated habitat. Exterior fixtures should be fully shielded and downward directed, 2700K or lower, and nonessential exterior lighting should be extinguished by 11:00 p.m.

## **Conclusion**

The unresolved aquatic mitigation, bird-collision risk, and biological effects of nighttime lighting prevent us from concluding that all potentially significant biological impacts have been adequately addressed. We therefore respectfully ask the Council not to adopt the MND and to require preparation of an EIR.

If the Council nevertheless approves the project, we ask that it strengthen the Conditions of Approval to address HMMP implementation and accountability, bird-safe design, and wildlife-sensitive lighting.

Sincerely,

Shani Kleinhaus, Ph.D.  
Environmental Advocate  
Santa Clara Valley Bird Alliance



**From:** Zamudio, Grant [REDACTED]  
**Sent:** Sunday, August 9, 2026 2:09 PM  
**To:** Erin Walters <EWalters@losgatosca.gov>  
**Subject:** Opposition of Surrey Farms Development

[EXTERNAL SENDER]

Hi Erin,

I am writing to object to the proposed project. The grounds for my objection are below

**Health & Safety Issues:**

- fire, flooding, earthquake, and landslide hazards
- drainage and flooding of adjacent properties
- mosquito/disease abatement (due to retention ponds adjacent to our homes and Hillbrook School)
- pollution (light, air, water, noise)
- increased traffic through Surrey Farms and Kennedy corridor

**Irreparable Environmental Harm Issues:**

- harm to biological resources, protected species, and wildlife
- degradation of the hillside/ noncompliance with Hillside Development Standards and Hillside Specific Plan
- removal of protected trees
- interference with the Riparian Habitat (Ross Creek)
- detrimental effect on site geology and soils
- encroachment on protected wetlands

**EIR Issue:**

Additionally, we believe that a development of this scope and size on a rural hillside requires a formal EIR. Pursuant to CEQA, if there is substantial evidence, including



reasonable inferences, supporting a *fair argument that a project may cause a significant environmental effect*, an EIR is mandatory. The “fair argument” standard is intentionally low, designed to ensure environmental impacts are fully studied. *(It should be noted that the MND cites a 2017 EIR that was never adopted and certified by the Town.)*

Grant Zamudio

Vice Chair

Global Brokerage & Strategy



-----Original Message-----

From: karri greenfield [REDACTED]

Sent: Sunday, August 9, 2026 2:14 PM

To: Erin Walters <EWalters@losgatosca.gov>

Subject: Twin Oaks Project

[EXTERNAL SENDER]

Hello Ms. Walter's,

I am not happy about a housing project being built in my neighborhood but I understand we need more housing. With that said, I strongly suggest that there be two ways to enter and exit the new property for fire evacuation, emergency personnel being able to have easier access to the new homes on the hill and to lessen traffic in our exciting neighborhood.

Thank you for your consideration.

Karri Greenfield

[REDACTED] Longmeadow Dr.

Sent from my iPhone



**From:** [REDACTED]

**Sent:** Sunday, August 9, 2026 2:34 PM

**To:** Erin Walters <EWalters@losgatosca.gov>

**Subject:** 178 Twin Oaks

[EXTERNAL SENDER]

Hi Erin, I understand your difficult position in this matter and appreciate all the mitigations you have introduced. However, in order to give my approval I need to know answers to the following 4 questions: Why was a EIR not ordered; what could the town do if mitigations are not or are only partially or shoddily implemented; why was it permitted that all the construction traffic (over how many years?) was solely directed through Longmeadow, a major walking course for LG residents; and what ever happened to the town's claim that the original property owners owed back property taxes upon sales of the property?

**From:** Connor Oneal [REDACTED]  
**Sent:** Monday, August 10, 2026 12:21 PM  
**To:** Erin Walters <EWalters@losgatosca.gov>  
**Subject:** 178 Twin Oaks Drive Comments

[EXTERNAL SENDER]

Hi Erin,

I am writing to express my strong opposition to the proposed Surrey Farms Estates development at 178 Twin Oaks Drive.

I have serious concerns in three areas:

**Environmental impacts:**

This is an environmentally sensitive hillside that currently contains oak woodland and an on-site ephemeral drainage. The project would introduce significant grading, new structures, roads, drainage infrastructure, lighting, and other development into an area that is currently largely natural. There are legitimate concerns regarding stormwater runoff, erosion, flooding, wildlife habitat, habitat fragmentation, and impacts to the drainage system. Our yard routinely is flooded in heavy rains. I believe these concerns have also been raised during the Town's environmental review process.

**Safety and fire concerns:**

Developing additional homes on a hillside creates important concerns regarding emergency access, evacuation, wildfire response, drainage, slope stability, and the ability of existing neighborhood infrastructure to safely accommodate additional residents. Having this development share the same exit as the rest of the neighborhood is unsafe. I would like to see another exit that isn't just for EVA vehicles.

**Traffic and neighborhood impacts:**

The added residences will increase vehicle trips through an existing residential neighborhood. Construction will also bring years of heavy trucks, equipment, workers, deliveries, and construction traffic to Twin Oaks Drive and surrounding streets. Our home is directly in front of the proposed street and will dramatically change the day to day feel.

I want people to enjoy Los Gatos as much as we do, but I don't think this development has the best of Los Gatos in mind.



Thank You,

Connor Oneal

■ Twin Oaks Drive

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