February 21, 2026

Re: Surrey Farms – Planning Commission Hearing Comments – Narrative Response
HMH Project Number: 4185.10

The following is a narrative response to the 2025-12-17 Planning Commission Hearing comments:

- **PC Hearing Comment: Site Visit** - Is the applicant willing to stake the site and delineate the roadway and/or property corners prior to a site visit?
  - **Response:** yes, the applicant is currently scheduling a survey crew the beginning of January 2026 to provide construction staking for locations of pertinent relevance for the proposed project.

- **PC Hearing Comment: Ross Creek & Stormwater**
  - Plans indicate stormwater discharge into Ross Creek
    - **Response:** The existing conditions of the site are currently draining to Ross Creek. The proposed site design measures do not delineate from draining to Ross Creek. With that said, the proposed site design measure improves the drainage pattern with a series of C3-mandated stormwater treatment measures (i.e. biotreatment basins, underground storm drain system and pervious pavers – with check dams) and hydromodification measures that capture, treat, detain and release stormwater at post-development levels no greater than pre-development levels. In Summary the proposed improvements do not impact ross creek more than the existing condition.
  - What are the anticipated impacts to the creek, and how are they being mitigated?
    - **Response:** There will be no negative impacts to Ross Creek because of the proposed design. As previously noted, the existing site drains to Ross Creek. Proposed site design measures will not increase the stormwater drainage to Ross Creek from pre-development levels. The proposed C3 and Hydromodification measures for the project will have a positive impact to Ross Creek.

- **PC Hearing Comment: Pervious Concrete**
  - Provide experience with pervious concrete.
    - **Response:** The design team has incorporated pervious pavers/concrete into numerous successful projects, including City of San Jose, City of Santa Clara and Town of Los Gatos as it is an acceptable common practice to achieve C3 compliance (stormwater treatment) per SCVURPPP standards. Additionally, pervious paver/concrete is widely accepted by local fire agencies including City of San Jose, City of Santa Clara and Town of Los Gatos. Santa Clara County Fire Department has provided approval for pervious paver use for this project
  - Demonstrate its ability to support weight loads, including emergency vehicles.

        - **Response:** As noted on our Fire Access Plan sheet in all our submittals, “All Fire Department access roadways including the private street, driveways and emergency access shall be an all-weather surface designed to support the imposed load of 75,000 pounds”. This weight is widely acceptable to local Fire Dept. agencies, including Santa Clara County Fire Department. A manufacturer specification sheet is included as a product sample that meets the weight load requirements. A Pervious paver detail – with check dams - is also included in our plan sets. A supplemental spec showing pervious pavers compliant to the required loading is has been provided to the town staff.
    - Address long-term maintenance requirements.
        - **Response:** Per the SCVURPPP C3 Guidelines, a Routine Maintenance Activity Schedule is to be followed for the pervious pavers/pavement. This schedule is included in our plan set (Stormwater Control Hydromodification Details sheet). The specific maintenance action items will be done by the owners of the individual lots for not only their lots but also the private street where pervious pavers are being proposed. Enforcement of said activities will be conveyed through project CC&R documents as well as the Operations and Maintenance Agreement with the Town.
- **PC Hearing comment: Flooding and Drainage**
    - Provide additional information on existing flooding of neighboring properties.
        - Response: It is our understanding from the project topography that the existing site surface drains down the hill ultimately into the ephemeral creek, or will continues down hill to and existing earth swale that directs storm drain runoff to existing storm drain inlets.
    - Explain how the proposed drainage design addresses these issues, particularly along Lots 4 and 5.
        - Response: The proposed drainage design introduces multiple measures strategically located throughout the project site. Bioretention basins are located on each Lot and pervious pavers/concrete is being proposed for some Lot driveways and a portion of the private street. These proposed design measures capture the downhill surface drainage, detain it, provide water quality treatment, and provide flow-duration control (as described in the BAHM report prepared by Balance Hydrologics) which addresses the hydromodification management for the project site. Overall, these proposed measures drastically reduce the amount of surface drainage for the site which will greatly benefit the downhill adjacent property owners by capturing the stormwater runoff sooner and directing it to and underground storm drain system. A series of proposed terraced retaining walls along the west side of Lots 4 & 5 will provide additional remediation measures for the said property owners. The small area of landscape between the western-most retaining wall and the property line will be hydroseeded per guidelines to provide a binding measure of the soil to reduce runoff. Due to Fire Department requirements pertaining to tree density, adding more trees in this area is not allowable.
- **PC Hearing comment: Open Space Easement and Trails- Feasibility and Cost**
    - Applicant to clarify whether open space easement and/or trails or trail easements can be implemented in the proposed project.

        - Please see new exhibit depicting proposed open space and trail easements.
    - If the applicant's position is that open space easement and/or trails or trail easements are cost-prohibitive, provide detailed cost estimates so the Planning Commission can evaluate that position
        - Please see new exhibit depicting proposed open space and trail easements.

- **PC Hearing comment: Trees and Privacy**
    - Address privacy concerns through tree placement and buffering with native species.
        - Response: HMH can add shrubs and propose trees to create a stronger vegetative buffer in the area discussed. Please reference updated lot 5 & 6 planting plan.

- **PC Hearing comment: Trails – Alternative Options**
    - Encourage the applicant to consider alternative trail options.
    - The existing trail alignment may be challenging and costly due to lot crossings, slope, and the need for off-site easements.
    - Consider alternatives such as:
    - Routing through Brook Acres
    - Adding a pedestrian easement over the EVA and providing a connection to Twin Oaks
        - Please see new exhibit depicting proposed open space and trail easements.

Additionally, please review the HMH memorandum illustrating our narrative responses to the last comments received from the third-party C3 reviewer as well as the BAHM report prepared by Balance Hydrologics, which addresses hydromodification management for the proposed site. Site runoff will be directed to one of nine proposed bioretention basins that provide both water quality treatment and flow-duration control. Each bioretention area has been designed in accordance with the standard design criteria outlined in the SCVURPPP C.3 Stormwater Handbook.

Each facility is modeled with 6 inches of surface ponding, 18 inches of biotreatment soil media, and 12 inches of drain rock. A 4-inch underdrain will collect the treated water, which will then be metered through a 2-inch orifice integrated into the storm drain overflow structure. The 2-inch orifice is required to meet the hydromodification management criteria. Again, for additional details, refer to the "Summary of BAHM Modeling for the Surrey Farms Project, Town of Los Gatos" report dated July 31, 2025.

End of Narrative Response

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