

March 17, 2022
Sean Mullin
Senior Planner
Town of Los Gatos
110 E. Main St.
Los Gatos, Ca. 95030

**RE: Rebuild of Los Gatos Meadows
Letter of Response to Planning Commission Comments**

Dear Sean:

Thank you for your continued assistance in helping navigate the proposed rebuild of Los Gatos Meadows, a Covia non-profit community, through the Town's planning and entitlement process.

As you know, based on our meetings with Town Staff and further consideration, we have requested the opportunity to go back to Planning Commission to address the comments made during the January 12th Planning Commission hearing. Given the action taken by Planning Commission, we understand we must proceed to Town Council at this time.

Therefore, the purpose of this letter is to provide you and the Town Council a detailed response to the comments and concerns expressed by the Town Planning Commissioners and members of the public during the January Public Hearing.

The Meadows has fulfilled the need for senior housing in Los Gatos for more than 50 years. Our proposal offers an opportunity to rebuild a beautiful, treasured Los Gatos asset in a manner that enhances public safety and respects the character of this unique site. We are eager to extend the historic legacy of much-needed residences and compassionate, high-quality healthcare services to the broader Los Gatos senior community.

Our project application together with the corresponding Letter of Justification provide comprehensive details related to all aspects of our rebuild proposal, including our extensive and ongoing community outreach and engagement with our neighbors, stakeholders and seniors. Our project incorporates the comments received during review by the Conceptual Development Advisory Committee (CDAC), and the Technical Project Review meetings held with Town Staff and fully complies with the Town's 2020 General Plan and the direction proposed in the 2040 General Plan Update. Our full proposal and letter of justification are available on the Town's website (<https://www.losgatosca.gov/2393/W>).

Additional details regarding our proposal are addressed in regularly updated responses to frequently asked questions (FAQs) and informational videos on Covia's project website (<https://covia.org/los-gatos-meadows/>).

The rebuild proposal as submitted represents the culmination of more than three years of community outreach and scores of meetings with stakeholders. It was calibrated finely to meet the needs of the neighbors and of the community. Our request for approval of a Planned Development Overlay permit remains unchanged, as we are confident that our project as submitted would make a significant and beneficial contribution to Los Gatos.

We are pleased to present Town Staff and Town Council with specific options for consideration to address the Planning Commissioners' feedback while respecting the time and effort of our stakeholders to shape our design. The result is a proposal that preserves the integrity of the Project Application while staying strictly within the parameters of the Town's Environmental Impact Report.

We are also taking this opportunity to better explain some of our key priorities and/or critical project elements that we may not have articulated well during the Planning Commission public hearing. Some of these were most notably raised by the Planning Commissioners and quite validly warrant better explanation.

The Tradeoff Between Height/Massing versus Housing

The primary theme of comments made by the Planning Commission and the public is related to the height/massing of our proposed project as well as issues related to the project's contribution to provide appropriate housing. These issues are directly linked. The smaller we make our project; the fewer units we can provide. As the project gets smaller, several fixed upfront and on-going costs are allocated over fewer units, increasing the minimum pricing to maintain feasibility. While Covia is a non-profit organization, it is not immune from these fundamental economic forces.

With this understanding in mind, coupled with our sensitivity to the concerns raised during the Planning Commission hearing, we are offering the following options for the Town Council's consideration that carefully balances these tradeoffs. We plan to review these options in a town hall with our neighbors prior to presentation of the project to the Council.

Option A: Select Reduction in Height and Massing

We believe that our proposal "as-is" achieves an appropriate balance between the numerous applicable factors involved.

However, herein we summarize an option (Option A) that reduces the scale of the proposed project by eliminating a floor in Villa C (loss of six units) and stepping back Villa A (loss of two units). This change would reduce visual impacts from public *and* private views.

Appendix A includes more details related to this option.

We are planning to add additional flags in a contrasting color to demarcate the revised massing and height of Option A using the existing Story Poles. The new flags will be in place prior to the Town Council meeting. Besides the additional flags, a new visualization exhibit, while not included herein, will be prepared and available at the Town Council meeting.

It's worth noting that the Town's Consulting Architect Report (May 8, 2020) and the Draft EIR concluded, respectively, that no changes to the proposed building design are warranted and that the "impacts to the visual character of the project site associated with the proposed project would be less than significant" (Impact 5-3).

Option B: Change in Unit Mix

Several comments made during the Planning Commission meeting questioned the "luxury" positioning of the proposed project. To be clear, it is our objective to rebuild Los Gatos Meadows as a beautiful community. The proposed use and proposed target positioning of the current application does not differ from our original entitlement application secured in the late 1960s. What has changed are the expectations for senior living that have evolved markedly over the past half-century. The preferences and expectations of people born in the later part of the 1800s (the intended age cohort of the original design) differ greatly from those of the baby-boomer generation.

The unit sizes and unit mix of the proposed project is based on focus group studies with local residents and decades of Covia's experience providing similar services to thousands of older adults. A project positioning that is not in alignment with the market is not feasible.

We believe our proposal "as-is" aligns well with current local and market preferences.

However, herein we summarize an option (Option B) that makes a modest adjustment to the proposed unit mix by eliminating the five top-story penthouse units entirely, reducing the number of two bedroom/dens by eight units, increasing the number of one bedroom/dens by one unit, and adding 12 additional one-bedroom units. This option recovers the eight units lost in the implementation of Option A, while also achieving a more diverse mix in unit size/mix. **Appendix B** includes more details related to this option.

Option C: Reduction in Net Off-Haul

Meeting the operational needs for the former Los Gatos Meadows site required the use of numerous surface parking spaces as well as extensive use of off-site public and private parking that compromised fire department access. Resolving this has been a major priority of our planning efforts. In response to CDAC's recommendation, our rebuild proposal incorporates a substantial increase in the number of below grade parking spaces that would necessitate a substantial volume of soil off-hauls.

We believe our proposal "as-is" balances the trade-off between parking needs and other factors such as volume of soil removed, off-haul impacts, visual impacts, fire access and tree removal impacts.

However, we've heard Planning Commission's concerns. Herein we summarize an option (Option C) that reduces the number of parking spaces provided and the volume of soil removed by approximately 10 percent. **Appendix C** includes more details related to this option.

Each of these options, independently and collectively, preserve the integrity of our rebuild proposal. Further, they fall within the parameters of the EIR Project Description, corresponding impacts analysis and conclusions, as prepared by the Town's environmental consultant. Finally, based on review by our civil engineer, we are confident that any one or the combination of Options will result in only minor modifications to the plan sets on file.

Potential Below Market Rate Housing Contribution

We are not proposing to change the existing use. The State of California specifically prohibits the imposition of rent restrictions on this use.

In the spirit of contributing to the Town's housing goals, subject to certain conditions, **we are proposing that 7 units of our proposed rebuild be subject to similar restrictions as those imposed by the Town on the Terraces of Los Gatos.** Details regarding this proposal are outlined in **Appendix D**.

Tree Impacts

The Planning Commission review raised a concern regarding our proposed project's impact on trees. We believe we may not have sufficiently addressed this in our communications. Without such explanation and key context, we understand these concerns.

The decision to maintain and, in fact, slightly reduce the development pad was made to *prioritize tree preservation* and to keep the design consistent with the spirit of the hillside guidelines. We made a judgment call that tree preservation should be a higher priority than height and massing impacts. Accordingly, we elected not to pursue an approach that would have stepped the project up the hill any further, resulting in shorter buildings and a loss of open space and existing trees.

Given this priority, why does our rebuild proposal affect so many trees? In two words: fire access. Most of the trees affected by our project directly relate to fire access improvements including:

- Creating a drive aisle around the entire property
- Widening the access route
- Adding staging areas
- Reducing grade changes in conformance with current standards

We have taken extraordinary care to work with the Santa Clara County Fire Department to design a rebuild that respects the retention of existing trees and minimizes the existing wildfire risk.

Any rebuild on the existing development pad would be expected to trigger these requirements and would result in the loss of some trees. In the event that the property is not rebuilt, one possible scenario is that the property would be re-opened with severely compromised fire accessibility with only few improvements to wildfire risk.

Further, the new plantings as described in our rebuild proposal will provide major improvements to mitigating wildfire risk in conformance with current best practices.

Finally, please consider the long-term impact of our proposed project to the ecology of trees on our site. Our proposed project will increase the amount of open space and the number of trees, as demonstrated by Sheets LS-1 through LS-11 of our submittal.

Community Benefit

Our Justification Letter addresses community benefits related to human services, town integration, improved on-site circulation, enhanced fire access, enhanced emergency access, improved vehicle and bicycle safety, reduction of vehicle trips, and energy and healthy environment improvements (see Section V of the Justification Letter).

In addition to these benefits, we are offering to support housing objectives (see “Below Market Rate Housing” section above).

Other Questions

There were questions related to off-haul and construction traffic, PG&E lines, water pressure, pedestrian access along Wood Road, and public access over Farwell Lane. We have updated our FAQ (Appendix E) to address these questions (See Questions 11 through 20). We have been updating periodically this FAQ document. The most current version of the FAQ document is available on the Covia Los Gatos Meadows website (<https://covia.org/los-gatos-meadows/>).

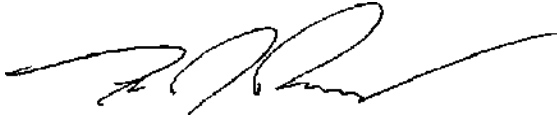
* * *

Our current project team began our journey to rebuild Los Gatos Meadows four years ago and along the way we have had the opportunity to communicate with numerous neighbors, business leaders, community leaders and stakeholders. This project represents the culmination of their hard work and participation in our community process.

We greatly appreciate the comments provided by members of the public and Planning Commission and appreciate having the opportunity to respond in detail. Given that our request is for a PD Overlay permit, we are optimistic that any *design* refinements from this point forward can be addressed during the Architectural and Site review process, thereby allowing this process to continue its path forward.

We look forward to continuing to work with you and the Town Council to provide the residents of Los Gatos with a markedly improved, beautiful and safer Los Gatos Meadows.

Respectfully,



Francesco J. Rockwood
Rockwood Pacific Inc. (Applicant)
On behalf of Covia Communities (Owner)

c: Chris Ichien, Vice President of Life Plan Operations, Covia Communities

Attachments

Appendix A – Option A

Appendix B – Option B

Appendix C – Option C

Appendix D – Potential Below Market Rate Housing Contribution

Appendix E – FAQs as of March 2022

Appendix A – Option A

In response to feedback on views from Main Street and neighboring properties, the design team has reduced building heights in select locations. This option includes removing a full floor from Villa C and further stepping back the upper floors of Villa A as shown in Figures 1, 2, 3 and 4. The 5th floor of Villa A in the current proposal (refer to A-105A) was stepped back with a clubhouse and rooftop patio. Figure 7 below shows the reduction of the 4th floor of Villa A (previously the 5th floor) and Figure 8 shows the 5th floor further stepped back. Figures 9 and 10 below show the impact of these reductions in section with Option A in red lines and the current proposal dashed in blue. Figures 11 and 12 illustrate the reduction in Villa A, primarily impacting the public view, and Figures 13-14 illustrate the reduction in Villa C, impacting the neighbors' views.

This will result in a reduction of 8 units, representing 14,612 gross square feet and 12,240 rentable square feet.

We are planning to add additional flags in a contrasting color to demarcate the revised massing and height of Option A using the existing Story Poles. The new flags will be in place prior to the Town Council meeting. Besides the additional flags, a new visualization exhibit, while not included herein, will be prepared and available at the Town Council meeting.



Figure 1: Current Proposal; unit count at top floor

Appendix A – Option A

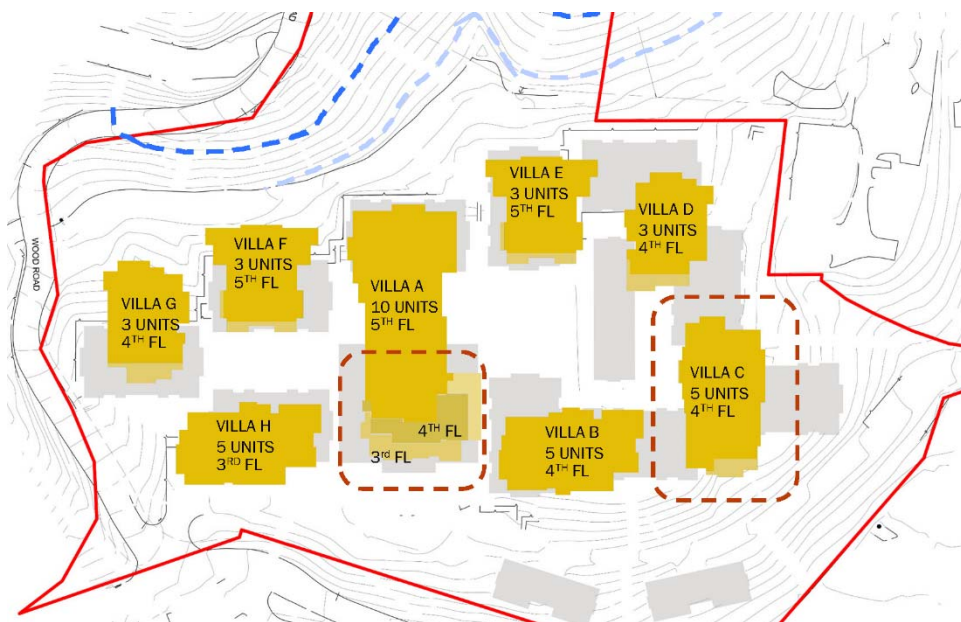


Figure 2: Option A;
unit count at top
floor

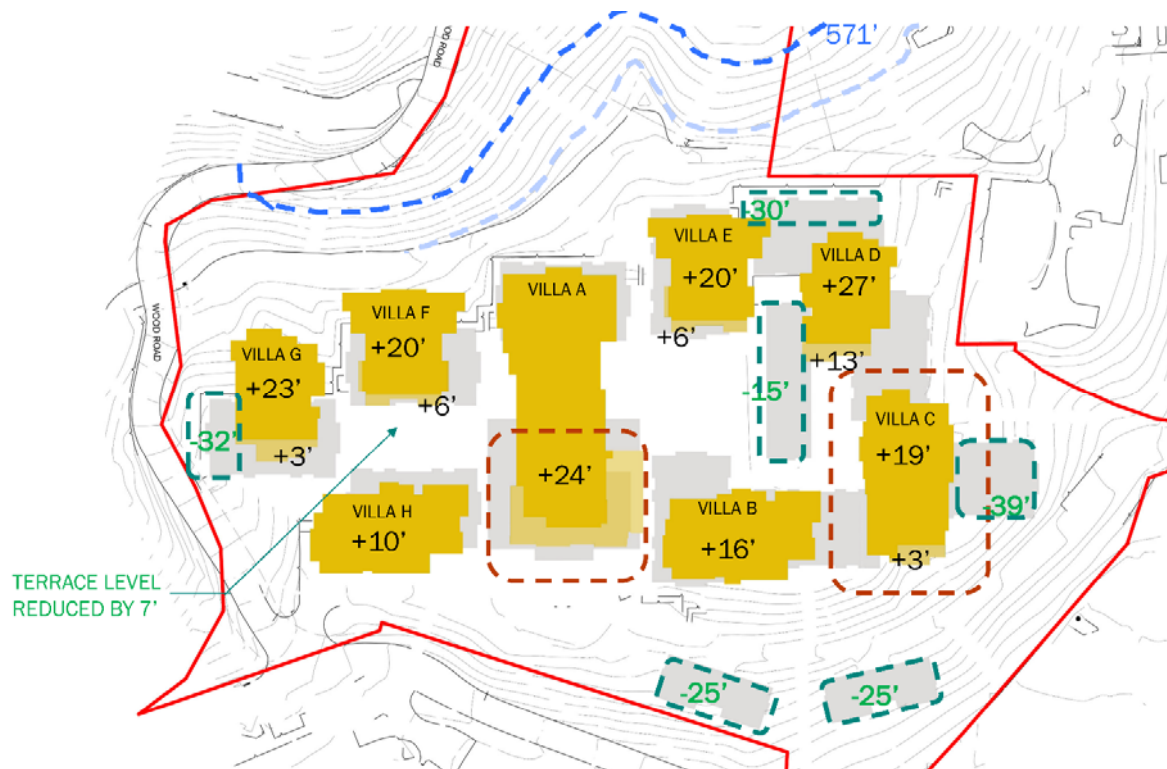


Figure 3: Current Proposal; Height comparison from existing

Appendix A – Option A



Figure 4:
Option A;
Height
comparison
from
existing

Table 2: Summary of Proposed Buildings			
Building	# of Apartments	Gross Square Feet (GSF)	Building Height (ft) ²
Building A	46	157,054 ¹	85.5
Building B	20	41,483	70.5
Building C	29	56,891	81.5
Building D	15	31,426	70.5
Building E	18	40,712	82
Building F	17	40,712	82
Building G	14	31,426	70.5
Building H	15	31,112	59

¹ Building A GSF includes service spaces on Level G including entry/reception, fitness area, health center and several back of house areas.
² Finished building height dimensions are to ground level (+488').
Source: Perkins Eastman, January 2020

Figure 5: Current Proposal; Summary of Proposed Buildings

Appendix A – Option A

Table 2: Summary of Proposed Buildings			
Building	# of Apartments	Gross Square Feet (GSF)	Building Height (ft) ²
Building A	44	152,795 ¹	85.5
Building B	20	41,483	70.5
Building C	23	46,538	70
Building D	15	31,426	70.5
Building E	18	40,712	82
Building F	17	40,712	82
Building G	14	31,426	70.5
Building H	15	31,112	59

¹ Building A GSF includes service spaces on Level G including entry/reception, fitness area, health center and several back of house areas.

² Finished building height dimensions are to ground level (+488').

Source: Perkins Eastman, January 2020

Figure 6: Option A; Revised Summary of Proposed Buildings

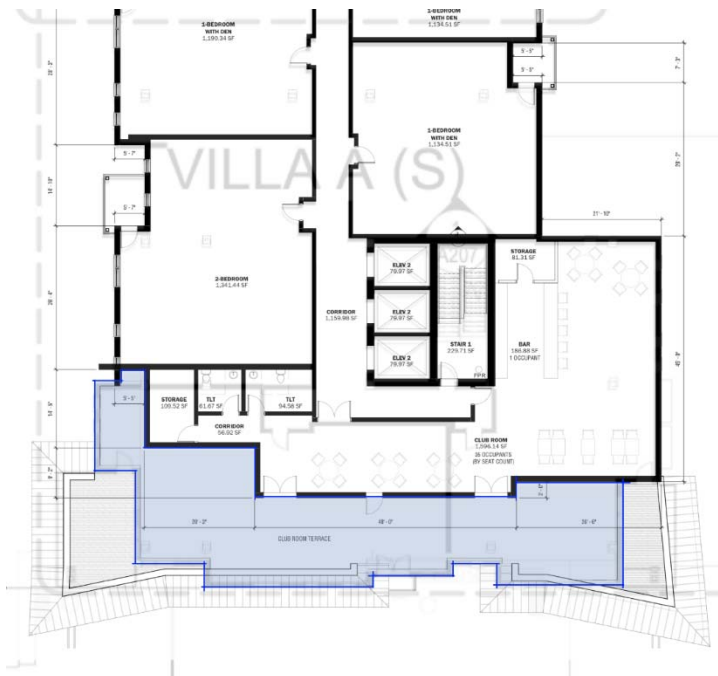


Figure 7: Villa A 4th Floor – Option A

Appendix A – Option A

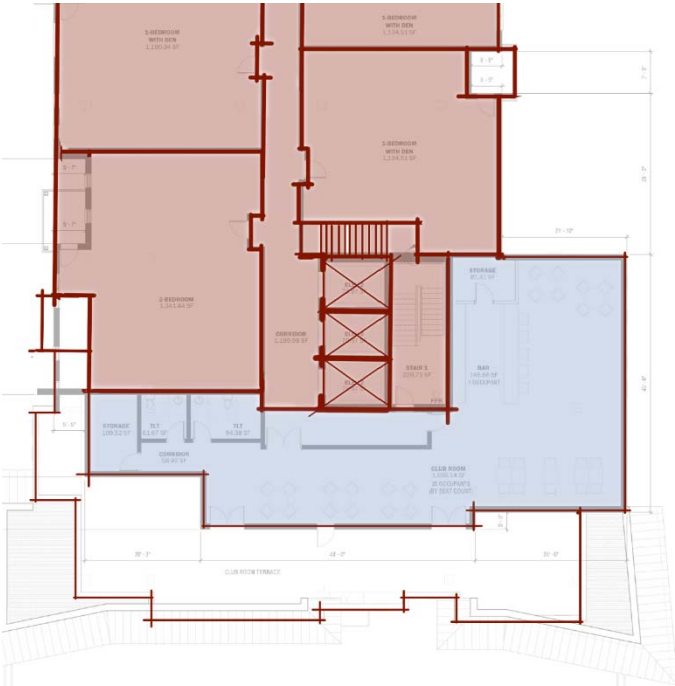


Figure 8: Villa A 5th Floor – Option A

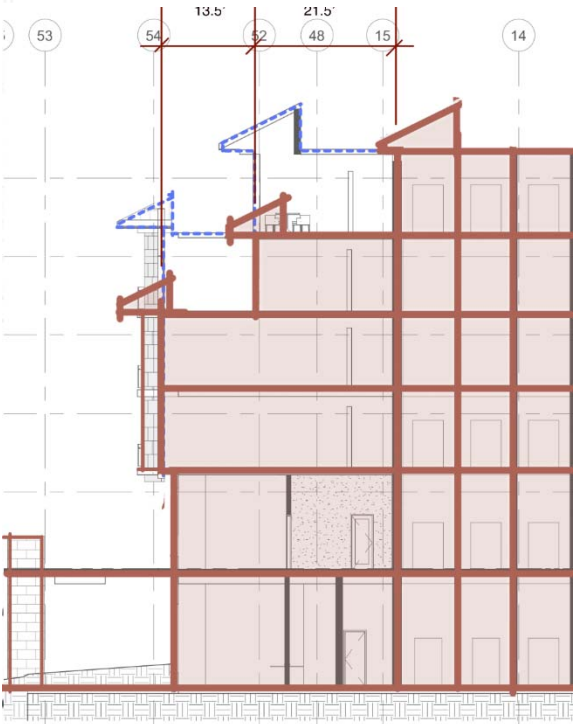


Figure 9: Villa A Section through elevators

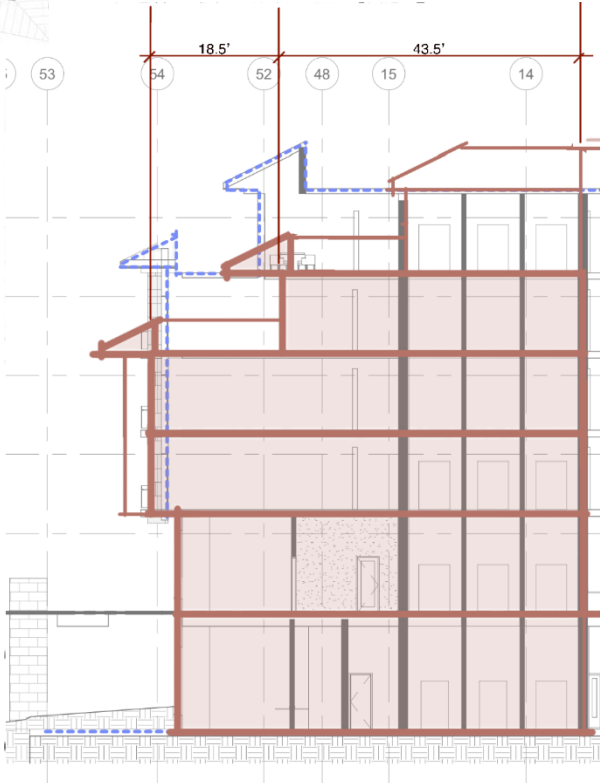


Figure 10: Villa A Section through lounge

Appendix A – Option A



Figure 11: Current Proposal View; Villa A



Figure 12: Option A View; Villa A

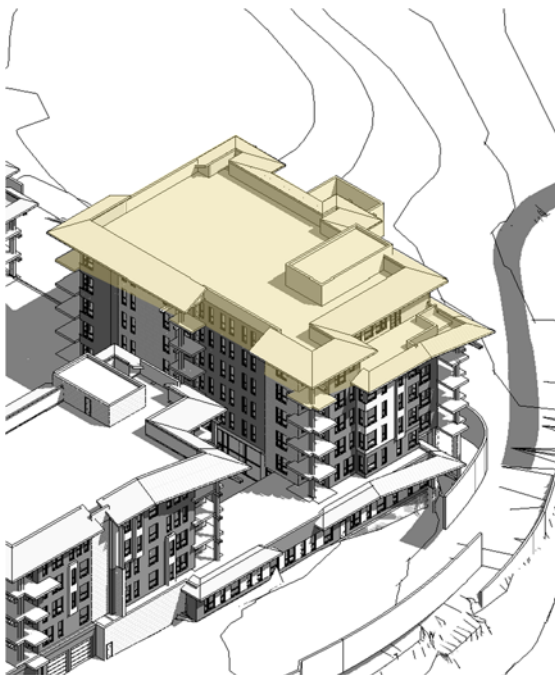


Figure 13: Current Proposal View; Villa C



Figure 14: Option A View; Villa C

Appendix B – Option B

Option B

In order to maintain an overall unit count of 174, the penthouse units on the upper floors of Villa E and F were reduced in size and divided into multiple units, while the stepped penthouses on C, D and G were eliminated and replaced with small units.

Figure 1 below shows the unit count in the current proposal as compared to the revised mix resulting from the reduction of units in Villas A and C and the division of units in Villas B, E, F and H.

	Current Proposal			Option B		
	Totals			Totals		
	<i>Avg Area in SF</i>	<i>Unit Count</i>	<i>Total SF of Units</i>	<i>Avg Area in SF</i>	<i>Unit Count</i>	<i>Total SF of Units</i>
1 Bedroom	1,067	9		1,011	21	
1 Bed/Den	1,248	48		1,231	49	
2 Bedroom	1,531	66		1,510	66	
2 Bed Den	1,693	46		1,703	38	
Penthouse	2,267	5				
TOTALS	1,493	174	259,744	1,414	174	245,974

Figure 1: Unit Mix Comparison

Appendix C – Option C

Option C

Reductions to the parking garage were studied in order to reduce the hillside excavation and off-haul quantities. Figure 2 shows the lower level garage reduced by the area highlighted in red, reducing parking by 15 spaces in order to eliminate approximately 10,600 CY of off-haul (per Figure 1). Figure 3 shows the ground floor parking garage reduced by the area highlighted in red, reducing parking by 4 spaces in order to eliminate approximately 2,800 CY of off-haul (per Figure 1).

As a result, total parking spaces would decrease from 200 parking spaces to 181 parking spaces. Standard parking spaces would decrease from 77 standard parking spaces to 62 standard parking spaces. At the previous site, Covia provided valet attendants that were available from 8AM and 5PM and had posted a phone number for valet services requested outside those hours. Covia intends to continue providing a similar valet service.

LOS GATOS PLANNING ANALYSIS					
Off Haul Analysis					
	GSF of Floor	Height	Total SF	CY	Parking Spaces Lost
Lower Level	8,730	11	96,030	10,670	15
Ground Floor	1,526	17	25,942	2,882	4
TOTALS	10,256	28	121,972	13,552	19

Figure 1: Off-haul Analysis

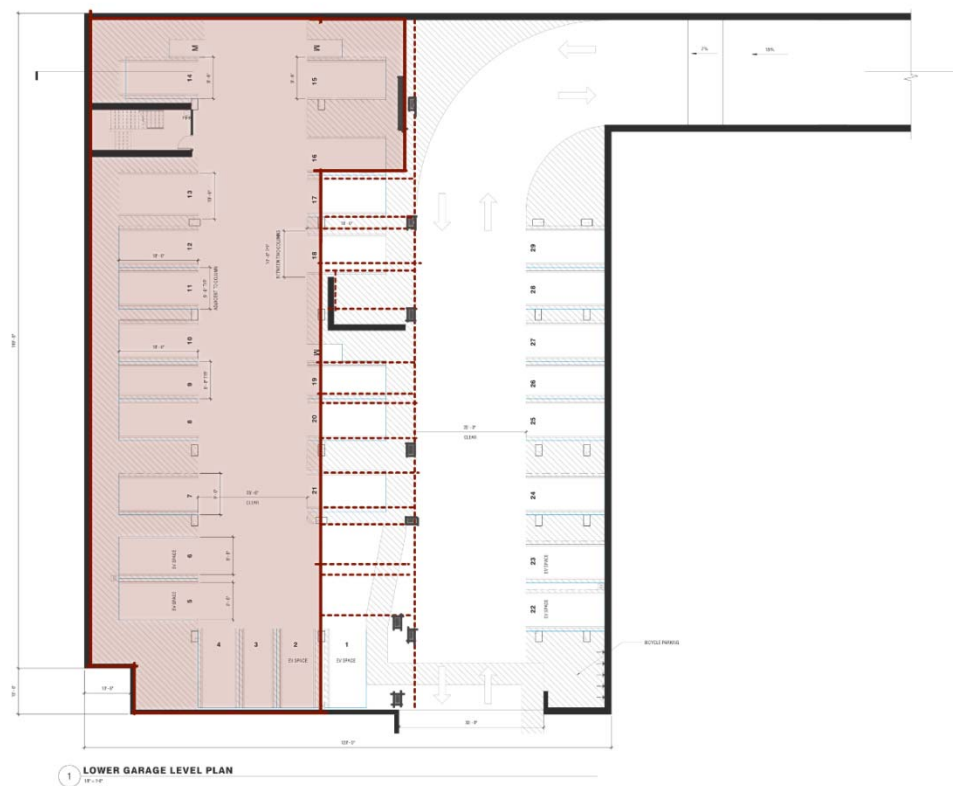


Figure 2: Lower-Level Garage Floor Reduction

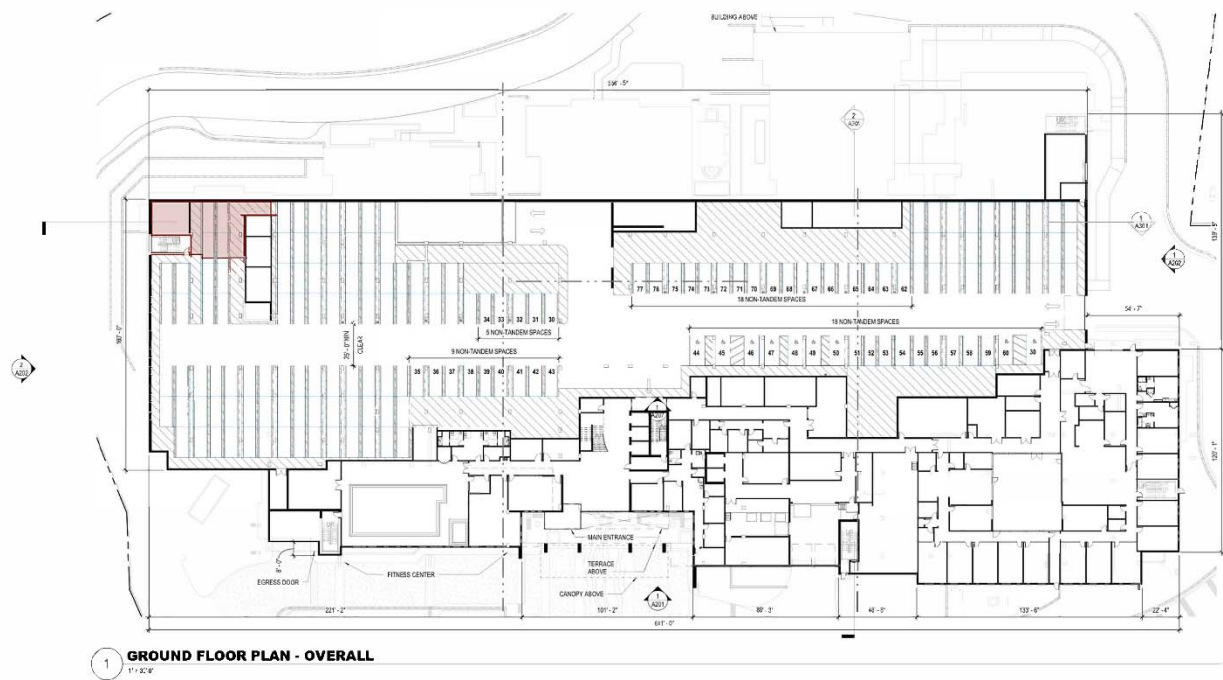


Figure 3: Ground Floor Garage Reduction

Appendix D – Potential Below Market Housing Contribution

Background: The proposal to rebuild Los Gatos Meadows does not increase the number of units, residents, or on-site staff, and accordingly, the project would not affect local affordable housing conditions. Furthermore, the imposition of rent and income restrictions for the Los Gatos Meadows use category (which is proposed to remain unchanged) is prohibited by state law. However, in the spirit of expanding community benefits of the proposed project, Covia would be willing to implement a below market rent agreement contingent upon terms generally and similarly imposed on the Terraces of Los Gatos (the “Terraces”) per Town of Los Gatos Resolution 1993-49 (the “1993-49 Resolution”) with the adjustment, exceptions and qualifications outlined herein.

Units: Unlike the “Terraces”, the proposal is a rebuild project and would not increase the number of units, residents, or staff above the current baseline conditions as reflected in our existing entitlement approval granted in 1968. We propose that units subject to this limitation be based on the number of additional units we can accommodate by having Villa buildings up to five stories versus having Villa buildings up to only four stories.

Based on our proposed project and utilizing the 20% ratio specified in the 1993-49 Resolution, this would result in 7 units being subject to the below market rate restrictions.

Proposed Project with Option B Updates

	1-BED	1-BED w DEN	2-BED	2-BED w DEN	TOTAL	RATIO	BMR Units
Terrace	8	4	10	8	30		
2nd Level	4	15	17	10	46		
3rd Level	2	14	18	11	45		
4th Level	3	11	14	7	35	x 20%	7 units
5th Level	4	5	7	2	18		
TOTAL	21	49	66	38	174		7 units

In the above calculation, we are assuming that we would keep similar setbacks, so accordingly, for the purpose of this calculation we utilize the unit counts on the fourth level.

Another way to get to the same result would be to: (i) calculate the total number of units for a hypothetical version of the project limited to four stories, (ii) determine the change in the number of units in comparison to the proposed version, and (iii) apply the 20% ratio to the difference.

By permitting the project to go up to five stories, the project can accommodate an additional 35 units (174 units less 139 units as outlined below). Applying the 20% ratio to this increase (and rounding up) yields 7 units.

Appendix D – Potential Below Market Housing Contribution

Hypothetical Project

	1-BED	1-BED w DEN	2-BED	2-BED w DEN	TOTAL
Terrace	8	4	10	8	30
2nd Level	4	15	17	10	46
3rd Level	2	14	18	11	45
4th Level	4	5	7	2	18
TOTAL	18	38	52	31	139

Note that the calculations above assume the adoptions of adjustments contemplated in Option A and Option B as outlined in Appendix A and Appendix B herein respectively. It is worth repeating, the proposed project is a rebuild proposal that is not proposing to increase the number of units.

As with the terms specified in the 1993-49 Resolution, only smaller units (one-bedroom units and one-bedroom with den units) would be subject to the below market rate terms. The rent discount would only apply to the independent residential apartments and would not apply to the supporting care units.

Monthly Rent Discount: The market rate monthly service fee shall be reduced by the percentage specified below to determine the amount of the below market price monthly fee.

One Bedroom	18.2%
One Bedroom with Den	14.7%

These percentages may not be decreased.

Qualifications:

1. No Material Changes: This proposal is contingent on there being no material changes to the proposed project imposed by the Town Council (aside from those offered herein), including a minimum Los Gatos Meadows unit count of 174 units with a minimum average unit size of 1,414 square feet of useable area per unit.
2. Internal Approvals: Imposition of these limitations are subject to appropriate internal Covia approval processes.



Rebuild of Los Gatos Meadows Frequently Asked Questions

March 2022

Q1: What is the Los Gatos Meadows proposal?

A1: Our proposal to rebuild Los Gatos Meadows provides innovative senior care and housing on a safe and modern campus that ensures the safety and well-being of residents, employees and neighbors. It will include sustainable, accessible and state-of-the-art features that are aligned with the Town of Los Gatos' long-term vision. We are committed to working closely with the community and Town leaders to ensure a transparent and thoughtful proposal review process.

Q2: What is the status of the proposal?

A2: Rockwood Pacific Inc. on behalf of Covia, the non-profit owner of Los Gatos Meadows, submitted a formal application for re-development review for 110 Wood Road to the Town of Los Gatos Planning Division on Jan. 22, 2020. The project application and all related documents, including the Draft Environmental Impact Report are available on the Town of Los Gatos website (www.losgatos.com) and at <https://www.losgatosca.gov/2393/W>.

Q3: What is the expected timeline for the rebuild proposal?

A3: The project is expected to be reviewed by the Town Council in the Spring of 2022. Preparation of construction documents and permit approvals are likely to take at least another 18 months following the Town's action on the project. The soonest construction would start is mid-2024 and we anticipate it lasting two and a half years.

Q4: What is happening now to the buildings and grounds?

A4: Since the Los Gatos Meadows facility closed Sept. 30, 2019, Covia has provided on-site property management and security, ensuring the campus remains safe from fire, trespassing, vandalism and illegal dumping. In addition, ongoing maintenance has been provided as needed. Covia has erected a perimeter fence around the main campus and has posted no trespassing signs. We do not anticipate demolishing our existing facilities until we have a permit for the rebuild proposal.

Q5: Why did Los Gatos Meadows close?

A5: In early 2019, after completion of a rigorous facilities assessment, Covia concluded that continuing operations of the 48-year-old Los Gatos Meadows facility presented too great a wildfire risk to our residents and employees. We worked closely with all our residents, their families, our employees, neighbors and the Town of Los Gatos to ensure a thoughtful and smooth closing on Sept. 30, 2019.



Q6: Who is managing the proposal?

A6: Covia, the long-standing Los Gatos Meadows non-profit property owner/operator with 50 years' experience managing senior living communities, is overseeing the proposal. Covia recently affiliated with Front Porch, a non-profit family of senior communities and partnerships. The two organizations are stronger together in an evolving marketplace and have increased their ability to deliver services.

Covia has retained Rockwood Pacific Inc. to provide development management services. Other members of the team include Perkins Eastman (site planning and architecture); Kimley-Horn (planning and civil engineering); and Gates + Associates (landscape architecture).

Q7: What is the visual impact of the project on the surrounding community?

A7: Covia has erected story poles on all perimeter buildings to provide the community with the anticipated visual impact of the proposal for Los Gatos Meadows. We have developed numerous visualization exhibits to assist in gauging the impact of our proposed rebuild. The visual impacts have been significantly mitigated.

Q8: Who will own and operate the proposed Los Gatos Meadows?

A8: Covia, as part of its recent affiliation with the non-profit Front Porch, intends to continue to operate the proposed community and to retain full control of the property.

Q9: Are there any updates regarding the “Town Integration Plan”?

A9: Yes, design and programs for the proposed community may include improved quality-of-life experiences for residents, increased accessibility to Los Gatos businesses, and fewer car trips.

Q10: Is the proposed project expected to affect the Town of Los Gatos' Regional Housing Needs Assessment (RHNA)?

A10: No. The current and proposed use is as a Continuing Care Retirement Community. The proposal is to amend and replace an existing Planned Development. These actions are not expected to affect the Town's RHNA calculations.

Q11: What are the plans for Farwell Lane?

A11: The proposal would minimize on-campus interactions between vehicles and pedestrians. The current plan includes the integration of one or more electric autonomous vehicles (similar in size to a golf cart) to be used along a re-built and widened (with some portions widened from 12' to 26') Farwell Lane to enable the safe, convenient and alternative means of transport for residents between Los Gatos Meadows and Los Gatos retail, entertainment and civil services and reduce traffic and parking demand. The autonomous vehicles are not expected to leave the Los Gatos Meadows property.



Neighbors have expressed a concern regarding evacuation alternatives in the event of an emergency. Though it is a private road, Covia intends to improve and operate Farwell Lane in a manner that would permit accessible use of this route by our neighbors in the event of an emergency.

The rebuilt Farwell Lane will also be a critical fire access route. The Santa Clara County Fire Department intends to utilize Farwell Lane as the primary access point to the property in the event of a fire.

Q12: What is the expected traffic impact after completion?

Q12: Per the traffic analysis provided in the memorandum of Dec. 10, 2020 regarding Los Gatos Meadows – Transportation Analysis, the rebuild is expected to result in a reduction in the number of peak hour trips in the mornings and evenings.

The project is expected to result in a modest increase in the number of trips on Wood Road due to the change in the use of Farwell Lane (see question above). The proposed rebuild would result in not more than an additional 30 cars per hour in or out which equates to about one car per every 2 minutes. On Saturdays, the peak hour in-bound is 39 trips.

This still equates to less than one trip per minute which is minimal. It is anticipated that the improvements to the parking conditions at Los Gatos Meadows will reduce the number of trips under prior conditions, where a visitor or staff attempts to find parking, fails and has to park at one of the off-site options.

The site further mitigates its traffic impact by utilizing electric autonomous shuttles to connect residents to downtown without impacting parking demand.

Q13: What is the expected construction traffic impact related to off-haul?

Q13: The estimated net off-haul dirt volume is 144,000 cubic yards. A combination of double bottoms, end dumps, and super dump trucks are expected to be utilized for this task. The total number of expected trips is approximately 14,000. At roughly 200 loads per day, the duration of this task is approximately three months. For outbound trips, trucks are expected to turn right onto Santa Cruz Avenue and head south on CA-17 and, as appropriate, turnaround on Bear Creek Road. For inbound trips, trucks are expected to approach the site from the CA-17 exit onto Santa Cruz Ave.

The existing draft Conditions of Approval includes a requirement for Covia to rebuild the segment of Wood Road from Santa Cruz Avenue to the project.

Per the current draft of Conditions of Approval, hauling of soil shall not occur during the morning and evening peak periods (between 7 a.m. and 9 a.m. and between 4 p.m. and



6 p.m.) and such hauling shall be subject to a traffic control plan acceptable to the Town.

Q14: Will the project include sidewalk improvements on Wood Road?

Q14: Yes. The current draft Conditions of Approval require the installation of a sidewalk connecting the project to the intersection of Wood Road and Santa Cruz Avenue and construction of the necessary retaining wall(s), potential pedestrian crosswalk and associated ADA ramps for connectivity to the existing sidewalk on the south side of Wood Road.

Q15: Will the project affect water pressure?

Q15: No. The project is not expected to affect pressure in the area. As part of the project planning process, San Jose Water Company performed hydraulic analysis and confirmed that water pressure is suitable.

Q16: Will the project result in the undergrounding of PG&E lines?

Q16: The proposal does not address under-grounding of power lines. At an appropriate time, the project team intends to inquire with PG&E regarding the undergrounding of power lines and will plan to coordinate with interested neighbors on this matter.

Q17: Will the new roof be white?

Q17: No. Unlike the existing roof color, the new buildings are not expected to have white roofs. However, to address sustainability goals, the selected color is not expected to be dark. Roof color and other design attributes are expected to be addressed in a future phase of the project.

Q18: Will the project include solar panels and what would the panels look like?

Q18: The current proposal does not address this level of detail. The use, placement and configuration of solar panels, as applicable, are expected to be addressed in a future phase of the project (during the architectural and site application review process).

Q19: During what hours will construction occur?

A19: Per current Town policy, all construction activities shall be limited to the hours of 8 a.m. to 6 p.m. on weekdays and 9 a.m. to 4 p.m. on Saturdays. No construction is allowed on Sundays or holidays.

Q20: What are the current plans related to trails and paths?

A20: We are not planning to incorporate trails or walking paths into the project based on feedback from some neighbors.



Q21: How did Los Gatos Meadows engage the community through the design process?

A21: Rockwood Pacific Inc., Covia's project manager, organized and participated in at least 15 public forums and approximately 75 meetings with community members, local businesses, neighbors, community groups and other stakeholders to gather public input to shape the project designs.

Q22: How will the project respect hillside character?

A22: Although Hillside Design Standards and Guidelines do not apply to this project, Los Gatos Meadows will be built in accordance to the spirit of the guidelines. Los Gatos Meadows steps into the hillside and increases available open space. Architects have selected natural, muted tones to blend in seamlessly with the surrounding environment.

Q23: Will the project meet green building standards?

A23: The project will exceed the California Green Building Standards Code, which is more rigorous than other independent certifications. In response to community feedback, the project will incorporate recycling, ample natural light, energy and water efficiency, and other environmentally sound practices.

Q24: How do I get information regarding pricing, units and services?

A24: Information about pricing and services is not expected to be available until 2023. Please send your name, mailing address and email address to Susan Rockwood (susan@rockwoodpacific.com) to be added to a list of interested future residents.

Q25: How can I receive updates about the Los Gatos Meadows proposal? Who do I contact if I have questions?

A25: Please visit our website - <https://covia.org/los-gatos-meadows/> - to stay informed about the proposal or the Town of Los Gatos Planning Division's website at <https://www.losgatosca.gov/2393/W>. Covia has retained Rockwood Pacific Inc. to assist in the management of the proposal. Please contact Frank Rockwood of Rockwood Pacific Inc. by emailing frank@rockwoodpacific.com for further details about information sessions and open houses.

###