TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT

MEETING DATE: 11/13/2024

ITEM NO: 3

DATE: November 8, 2024

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Requesting Approval of a Planned Development for Demolition of a Senior Living Community, Construction of a New Senior Living Community, Removal of Large Protected Trees, and Site Improvements Requiring a Grading Permit on Property Zoned R:PD. **Located at 110 Wood Road.** APN 510-47-038. An Environmental Impact Report (EIR), Mitigation Monitoring and Reporting Program, and Modified CEQA Checklist have been Prepared for this Project. Planned Development Application PD-20-001 and Environmental Impact Report EIR-21-002. Applicant: Frank Rockwood. Property Owner: Front Porch Communities. Project Planner: Sean Mullin.

RECOMMENDATION:

Forward a recommendation to the Town Council on a request for approval of a Planned Development (PD) for demolition of an existing senior living community, construction of a new senior living community, removal of large protected trees, and site improvements requiring a Grading Permit on property Zoned R:PD, located at 110 Wood Road.

PROJECT DATA:

General Plan Designation:	Medium Density Residential: 5-12 dwelling units/acre
Zoning Designation:	Residential, Planned Development, R:PD
Applicable Plans & Standards:	General Plan; Hillside Specific Plan
Parcel Size:	10.84 acres

PREPARED BY: Sean Mullin, AICP
Planning Manager

Reviewed by: Planning Manager and Community Development Director

Surrounding Area:

	Existing Land Use	General Plan	Zoning
North	Single- and Multi-Family Residential	Medium Density Residential	R-1D
East	Office-Professional and Commercial	Central Business District	C-2 and C-2:PD
South	Office-Professional and Single-Family Residential	Hillside Residential and Central Business District	HR-5
West	Single-Family Residential and Vacant	Hillside Residential	HR-5

CEQA:

An Environmental Impact Report (EIR) and Mitigation Monitoring and Reporting Program (MMRP) have been prepared for the project (Exhibits 1 and 2) and are available online at www.losgatosca.gov/110WoodRoad. Additionally, a Modified CEQA Checklist (based on the CEQA Guidelines Appendix G Checklist) was prepared that concluded that the revised project is adequately addressed in the EIR (Exhibit 6). Any new or increased environmental impacts would be reduced to a less-than-significant level through implementation of the MMRP prepared for the 2021 EIR and standard Town conditions of approval. Additional environmental analysis and/or recirculation of the 2021 EIR is not required.

FINDINGS:

- As required by the California Environmental Quality Act (CEQA) for certifying the Final EIR.
- That the PD to rezone the property is consistent with the General Plan.
- That the project is in compliance with the Hillside Specific Plan.
- As required by Section 29.80.095 of the Town Code for adoption of a Planned Development Ordinance.

ACTION:

- Forward a recommendation regarding Environmental Impact Report EIR-21-002 to the Town Council.
- Forward a recommendation regarding Planned Development application PD-20-001 to the Town Council.

BACKGROUND:

The subject site is approximately 10.84-acres consisting of two underlying parcels at the intersection of Wood Road and South Santa Cruz Avenue (Exhibit 3). The property rises east-to-west approximately 240 feet, and approximately 95 feet across the area of development. The subject property is characterized by a hillside setting and is in the Hillside Specific Plan area, but it is not located within the hillside area as defined by the Hillside Development Standards and Guidelines (HDS&G). The site has been occupied by the Los Gatos Meadows since 1971, a senior living development approved under a PD ordinance in 1968.

On April 9, 2018, the Conceptual Development Advisory Committee (CDAC) reviewed a preliminary proposal for redevelopment of the subject property. The staff report and minutes of the CDAC meeting are available at www.losgatosca.gov/110WoodRoad.

In February 2019, the Los Gatos Meadows facility initiated a month's long closure and transition process to relocate all residents. By September 2019, the facility was vacant. While the property owner, Front Porch Communities, has completed the closure process, the property continues to be staffed to provide on-going maintenance and to ensure security of the property.

On February 12, 2020, an application was filed by Frank Rockwood of Rockwood Pacific requesting a new PD zoning for the property for the purpose of building a new senior living community. The existing zoning is Residential, Planned Development (R:PD) and the General Plan Land Use designation is Medium Density Residential.

A Draft Environmental Impact Report (EIR) for the project was prepared and circulated for a 45-day public review period from May 28, 2021, through July 12, 2021. The Final EIR, which includes the Response to Comments, was distributed on September 3, 2021. These environmental documents are available at www.losgatosca.gov/110WoodRoad.

On January 12, 2022, the Planning Commission considered the application and forwarded a recommendation of denial to the Council based on the following concerns:

- Building heights;
- Tree removal;
- Lack of diversity in housing types;
- Concentration of luxury housing units; and
- Ratio of the number of units (fewer than existing) to the overall height (greater than existing).

Additionally, the Planning Commission voted not to certify the Final EIR because it is based on a project that the Planning Commission found to be inappropriate, and environmental review is

not required for denial of a project. The Planning Commission staff reports and meeting minutes are available at www.losgatosca.gov/110WoodRoad.

On April 5, 2022, The Town Council considered the application and several options presented by the applicant developed to respond to the concerns expressed by the Planning Commission. Included with these options was relocation of some of the building mass by reducing the height of some villas and increasing the height of other villas. Following public comment and Council discussion, the application was remanded back to the Planning Commission for further discussion with consideration of comments provided by the Town Council, which included but are not limited to, the following:

- Concern with proposed building heights, tall wall plains, and lack of screening;
- Appreciative of applicant's regard for fire safety;
- Preference for Options A and B;
- Support removal of penthouse units;
- Not supportive of removing parking to reduce grading; and
- Provide full set of drawings and details of revised project.

The Town Council staff reports and meeting minutes are included as Exhibits 7 through 9 and available at www.losgatosca.gov/110WoodRoad.

On October 25, 2023, the Planning Commission conducted a Study Session on a revised proposal presented in a conceptual fashion to allow the applicant to received initial feedback prior to submitting a full revised project. During the Study Session, the Planning Commission noted the following positive aspects of the revised conceptual project:

- Reduction in grading;
- Elimination of the penthouse units; and
- Potential offsite programming at 142 S. Santa Cruz Avenue as a community benefit.

The Planning Commission also expressed concerns on the following aspects of the revised conceptual project:

- Overall height, consider expanding the development pad to lower height of buildings;
- Visibility impacts when viewed from downtown and from neighboring residences on Wood Road; and
- Unit size and targeting of luxury market.

The Planning Commission staff report and meeting minutes are included as Exhibits 10 through 12 and available at www.losgatosca.gov/110WoodRoad.

DISCUSSION:

The applicant now presents a revised project (Exhibit 16B) for consideration by the Planning Commission and provided a revised Letter of Justification discussing the project changes (Exhibit 13). The Commission's review should consider whether the revised submittal adequately responds to the comments and concerns expressed by the Planning Commission and Town Council on January 12, 2022, and April 5, 2022, respectively; and the feedback provided at the October 25, 2023, Planning Commission Study Session.

Building Height

The development footprint of the revised project is consistent with the previous iteration. The project revisions are primarily focused on a redistribution of building height and mass amongst the villas above the podium level. The revised project removes upper floors from the front portion of Villa A and adds a sixth floor to the rear portion of Villa A. Moving from the front/downhill portion of the building to the rear/uphill portion, Villa A now steps up from three stories, to four, five, and then six stories. Villa B has been reduced from four stories to three, and Villa H remains at three stories. Villa C has been reduced from five to four stories. Villas D and E, previously separated, have been combined at the second floor creating a breezeway below. Villa D remains at four stories while Villa E has increased from five to six stories. Similarly, Villas F and G have been combined at the first floor, with Villa F remaining at five stories and Villa G remaining at four stories. These revisions push some of the taller building mass to the rear/uphill portions of the site and reduce building mass at the front/downhill portions of the site. As a result, the maximum building height of Villa A increased at the rear by approximately 11 feet, six inches and decreased at the front by approximately 26 feet; Villa B decreased in height by approximately 11 feet, six inches; Villa C decreased in height by approximately 12 feet; Villa E increased in height by approximately 12 feet, five inches; and Villa F decreased by approximately two feet. Maximum building heights of Villas D, G, and H remain unchanged.

In their Letter of Justification (Exhibit 13), the applicant indicates that they explored options to expand the development pad in order to reduce building heights, as recommended by the Planning Commission during the Study Session. The applicant selected not to expand the building pad, indicating that the overall impacts to the site would be increased.

Visibility Impacts

In their Letter of Justification (Exhibit 13), the applicant indicates that the changes in height and massing are intended to mitigate the visual impacts of the development by relocating height and massing deeper into the uphill portions of the site. Additionally, the revised project no longer includes height increases to Villas F and G, as presented as an option to the Council, to address the concerns of the neighbors along Wood Road. The applicant provided visual

renderings and a video to demonstrate the visual impacts of the development from several locations in the areas surrounding the project site (Exhibit 14).

Unit Size and Luxury Marketing

The revised project no longer includes any penthouse units, and the average unit size has decreased from 1,493 square feet to 1,414 square feet. The revised submittal also includes changes in the number of units and unit types. Total independent living units would increase from 174 to 187 units through elimination of the penthouse units and redistribution of the one- and two-bedroom units. The independent living unit mix includes four types of units: one-bedroom, one-bedroom with den, two-bedroom, and two-bedroom with den. Additionally, the number of supporting care units would increase from 17 to 24.

Grading

The revised submittal reduces grading off-haul by approximately 11,500 cubic yards by reducing the size of the parking garages.

Parking

The revised plan shows that total parking spaces, including tandem spaces, would increase from 200 to 214 parking spaces. The parking increase is achieved through a reduction in standard spaces and an increase in tandem spaces. The tandem parking spaces would be managed under a 24/7 valet parking program.

The tables on the following page provide a comparison of the original project from 2021 to the revised project.

Comparison of Existing Development with 2021 and 2024 Proposals				
Project Component	**1968 PD (2019 Baseline)**	**Project Evaluated in Draft/Final EIR - 2021**	**Revised Project 2024**	**Impact of Project Revisions (2021 to 2024)**
Site Coverage (%)	24.6	22.5	23	2.2% increase
Site Coverage (sf)	116,427	106,540	108,640	+2,100 (2% increase)
Total Independent Living Units	184	174	187	+13 (7.5% increase)
Total Supporting Care Units	38	17	24	+7 (41% increase)
Total Units	205	191	211	+20 (10.5% increase)
Total Gross Square Footage (SF)	150,475	430,816	438,971	+8,155 (2% increase)
Open Space	75.4%	77.5%	76.7%	1% decrease
Building Setbacks	Front: 20'-0" Side: 15'-0", 27'-0 Rear: 15'-0"	Front: 34'-10" Side: 40'-10", 60'-10 Rear: 32'-11"	Front: 34'-10" Side: 40'-10", 60'-10 Rear: 32'-11"	No Change
Parking	111 spaces	78 non-tandem 200 total spaces	40 non-tandem 214 total spaces	-38 non-tandem +12 total spaces
Height	2 stories 30'9" to 55'-2"	3 to 5 stories 59'-0" to 85'-6"	3 to 6 stories 59'-0" to 97'-0"	+ 1 story +11'-6" max. height increase
Population and Employment	205 units 222 residents 120 FTE	191 units 223 residents 120 FTE	211 units 251 residents 120 FTE	+20 (10.5% increase) +28 (13% increase) No change in FTEs

Comparison of Villas in 2021 and 2024										
	Project Evaluated in Draft/Final EIR – 2021					**Revised Project – 2024**				
Villa	**Units**	**Residential Square Footage**	**Gross Square Footage**	**Height from Ground Floor (ft)**	**Stories**	**Units**	**Residential Square Footage**	**Gross Square Footage**	**Height from Ground Floor (ft)**	**Stories**
A	46	63,480	157,054	85.5	5	50	65,479	124,517	59 to 97	3-6
B	20	29,465	41,483	70.5	4	18	20,590	36,510	59	3
C	29	41,887	56,891	82	5	23	32,733	51,150	70	4
D/ E	33	53,082	72,138	70.5 82	3 5	42	65,610	105,550	70 94	4 6
F/ G	31	49,794	72,138	84.5 70.5	3 5	37	57,300	39,595	82 71.5	4 5
H	15	22,076	31,112	59	3	17	22,016	37,573	59	3
Total	174	259,744	430,816 (+ 91,827 structured parking = 522,643)	--	--	187	263,728	453,200 (+ 83,330 structured parking = 536,530)	--	--

ENVIRONMENTAL REVIEW:

An EIR was prepared for the project. As part of the environmental review process a number of technical reports were prepared, including species lists and database reviews, tree evaluations and arborist reports, geotechnical investigations, and traffic analyses. Reports that were prepared by outside consultants were peer reviewed by Town consultants.

The Notice of Preparation (NOP) was distributed on February 1, 2021, for a 30-day comment period. Comments received on the NOP are included as Appendix A to the Draft EIR (Exhibit 1).

The Notice of Completion and Availability for review of the Draft EIR was released on May 28, 2021, with the 45-day public review period ending on July 12, 2021. On June 23, 2021, the Planning Commission held a public hearing to accept comments on the Draft EIR. No comments were received at this meeting. Written comments on the Draft EIR were received from the applicant, one public agency, and three individuals. The Final EIR, with Response to Comments, was completed in August 2021 (Exhibit 2).

Through the Initial Study/EIR process, no significant and unavoidable impacts were identified. All identified significant impacts that would result from the project can be mitigated to a less-than-significant level through implementation of the MMRP that has been prepared for the project as required by CEQA (Exhibit 2). The MMRP includes a list of all mitigation measures and the department(s) responsible for ensuring that the mitigation measures are properly implemented. All mitigation measures are included as performance standards within the draft PD Ordinance (Exhibit 16).

A Modified CEQA Checklist (based on the CEQA Guidelines Appendix G Checklist) was prepared to determine if the previously prepared EIR adequately addresses the project as revised or whether the revised project will result in new or substantially increased environmental impacts requiring recirculation of the 2021 draft EIR. The analysis determined that the revised project has been adequately addressed in the draft and final EIR in terms of potential increases in or new environmental resulting from the revised project. Any new or increased environmental impacts would be reduced to a less-than-significant level through implementation of the MMRP prepared for the 2021 EIR and standard Town conditions of approval. Therefore, additional environmental analysis and/or recirculation of the 2021 EIR is not required.

PUBLIC COMMENTS:

As detailed in the Letter of Justification, the applicant has been engaged with the surrounding neighborhood, business community, Town officials, and the greater Los Gatos community since 2018 through open house meetings, focus groups, individual in-person and video meetings, and maintenance of a project website (Exhibit 13). The applicant also provided a supplemental

community engagement letter summarizing their outreach efforts that have taken place since the Letter of Justification was submitted (Exhibit 15).

Written notice was sent to property owners and tenants within 300 feet of the subject property. As approved by the Council, visual renderings were prepared in-place of story poles and made available on the applicant's website for some time and provided on the Town's website on November 4, 2024. Project signs were also installed at the primary entrance on Wood Road and at the intersection of Farwell Lane and Broadway. Public comments received between 11:01 a.m., Tuesday, October 24, 2023, and 11:00 a.m., Friday, November 8, 2024, are included as Exhibit 17.

CONCLUSION:

A. Summary

The applicant presents a revised project for consideration by the Planning Commission. The Commission's review should consider whether the revised submittal adequately responds to the comments and concerns expressed by the Planning Commission and Town Council on January 12, 2022, and April 5, 2022, respectively; and the feedback provided at the October 25, 2023, Planning Commission Study Session.

B. Recommendation

Based on the summary above, if the Commission finds merit in the proposal, the Commission can take the following actions to forward the Final EIR and PD applications to the Town Council, recommending that the Town Council:

1. Make the required findings included in Exhibit 4;
2. Make the required CEQA Findings of Fact (Exhibit 5), certify the Final EIR (Exhibit 2), and adopt the Mitigation Monitoring and Reporting Program (Exhibit 2); and
3. Adopt the Planned Development Ordinance (Exhibit 16) and approve the proposed project.

C. Alternatives

Alternatively, if the Commission has concerns with the proposed project, it can:

1. Forward a recommendation for approval of the applications with modified performance standards to the Town Council; or
2. Forward a recommendation of denial of the applications to the Town Council; or
3. Continue the matter to a date certain with specific direction.

EXHIBITS:

Exhibits previously received under separate cover:

1. May 2021 Draft Environmental Impact Report (available online at www.losgatosca.gov/110WoodRoad)
2. August 2021 Final Environmental Impact Report and Mitigation Monitoring and Reporting Program (available online at www.losgatosca.gov/110WoodRoad)

Exhibits received with this Staff Report:

3. Location Map
4. Required Findings
5. Required CEQA Findings of Fact
6. Modified CEQA Checklist, dated September 24, 2024
7. April 5, 2022 Town Council Staff Report (with Attachments)
8. April 5, 2022 Town Council Addendum Report (with Attachments)
9. April 5, 2022 Town Council Minutes
10. October 25, 2023 Planning Commission Study Session Staff Report (with Exhibits)
11. October 25, 2023 Planning Commission Study Session Addendum Report (with Exhibits)
12. October 25, 2023 Planning Commission Study Session Minutes
13. Letter of Justification, dated May 31, 2024
14. Visual Renderings
15. Supplemental Community Engagement Letter, dated October 14, 2024
16. Planned Development Ordinance with Exhibit A Rezone Area and Exhibit B Development Plans, May 31, 2024
17. Public comments received between 11:01 a.m., Tuesday, October 24, 2023, and 11:00 a.m., Friday, November 8, 2024

110 Wood Road

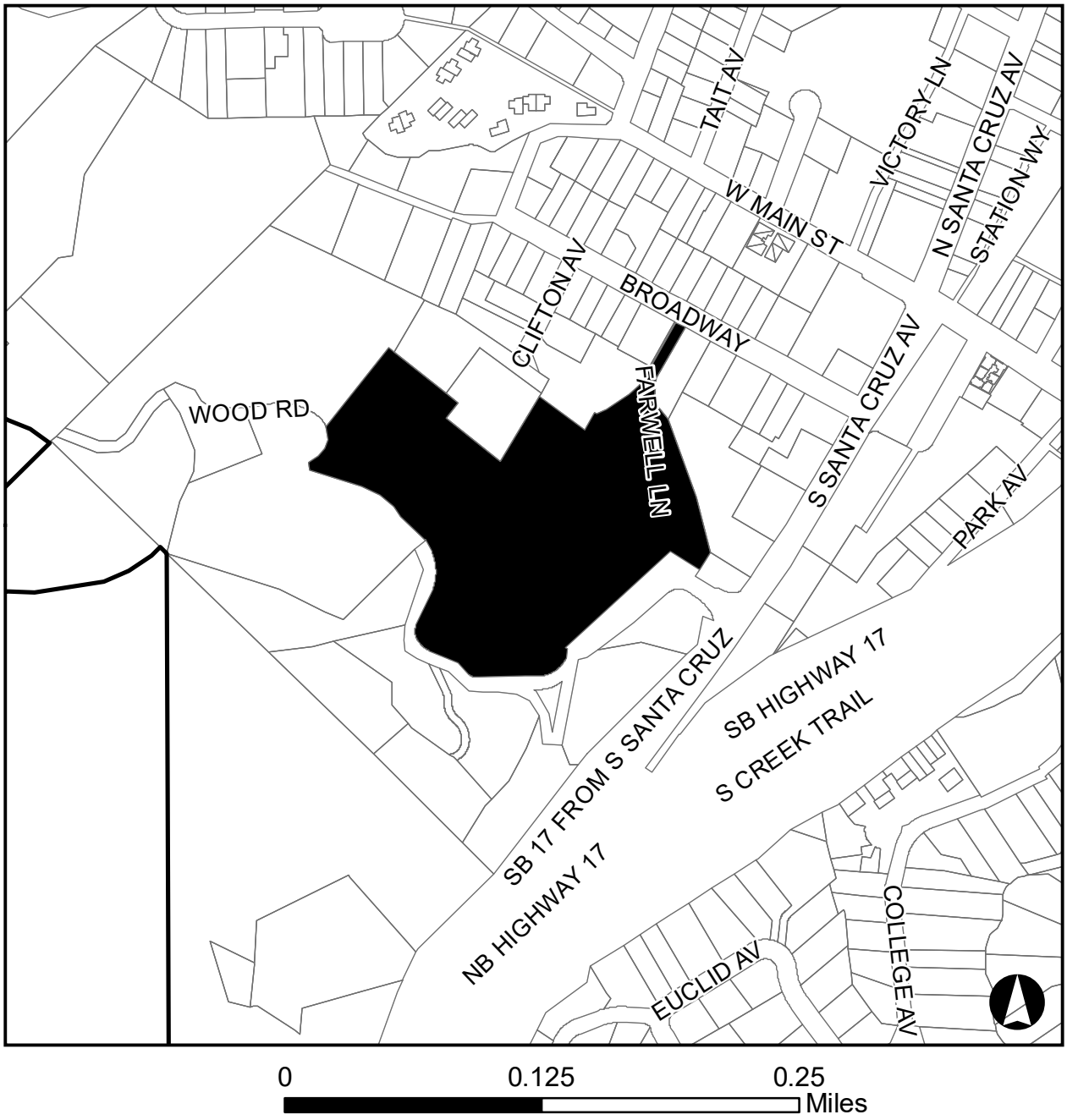

EXHIBIT 3

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PLANNING COMMISSION – November 13, 2024
REQUIRED FINDINGS FOR:

110 Wood Road
Planned Development Application PD-20-001
Environmental Impact Report EIR-21-002

Requesting Approval of a Planned Development for Demolition of a Senior Living Community, Construction of a New Senior Living Community, Removal of Large Protected Trees, and Site Improvements Requiring a Grading Permit on Property Zoned R:PD. APN 510-47-038. An Environmental Impact Report (EIR), Mitigation Monitoring and Reporting Program, and Modified CEQA Checklist have been Prepared for this Project.
Applicant: Frank Rockwood
Property Owner: Front Porch Communities

FINDINGS

Required finding for CEQA:

- An Environmental Impact Report (EIR) was prepared for the proposed development. The Planning Commission recommends that the Town Council make the CEQA Findings of Fact, certify the Final EIR, and adopt the Mitigation Monitoring and Reporting Program.

Required consistency with the Town's General Plan:

- That the proposed Zone Change is consistent with the General Plan and its Elements in that the proposed development provides much needed senior housing and continuing care services to the Town.

Compliance with Hillside Specific Plan:

- The project is in compliance with the Hillside Specific Plan in that the site has served as a senior living facility since 1971 and would continue to do so under the proposed PD. The project includes modernization of the facility, circulation system, and safety characteristics; an increase in the open space area; and would include a similar number of living units, staff levels, and traffic generation. The proposal is consistent with the development criteria included in the plan.

Required finding for the adoption of a Planned Development Ordinance:

- As required by Section 29.80.095 of the Town Code for adoption of a Planned Development Ordinance:

1. The proposed Planned Development complies with Chapter 29, Article VIII, Division 2 of the Town Code.
2. The proposed Planned Development is consistent with the General Plan in that the development provides much needed senior housing and continuing care services to the Town.
3. The proposed Planned Development is consistent with the Hillside Specific Plan in that the project includes modernization of the existing facility, circulation system, and safety characteristics; an increase in the open space area; and would include a similar number of living units, staff levels, and traffic generation to the existing facility.
4. The proposal is consistent with the development criteria included in the plan. The Planned Development Ordinance provides a public benefit to the Town by providing much needed senior housing and continuing care services.

D R A F T

CEQA FINDINGS OF FACT

for

110 Wood Road – Los Gatos Meadows Senior Living Community

Planned Development Application PD-20-001

SCH # 2021020007

Town Council

Town of Los Gatos

October 2021

EXHIBIT 5

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I. INTRODUCTION

The Draft EIR prepared for the 110 Wood Road - Los Gatos Meadows Senior Living Community Project (also referred to as the Project or proposed Project) identified several potentially significant environmental effects that the proposed project may cause. All of these significant effects can be fully avoided through the adoption of feasible mitigation measures. Pursuant to Title 14, California Code of Regulations, Section 15090, the Town Council of Los Gatos (Council) hereby certifies that the Final Environmental Impact Report (Final EIR) for the 110 Wood Road - Los Gatos Meadows Senior Living Community project (proposed Project) has been completed in compliance with the California Environmental Quality Act, Public Resources Code (PRC) Section 21000 et seq. (CEQA), that the Final EIR was presented to the Council, and that the Council has reviewed and considered the information contained in the Final EIR prior to approving the proposed Project, as set forth below. As part of this certification, the Council hereby finds that the Final EIR reflects the independent judgment and analysis of the Council and approves the Final EIR.

II. ENVIRONMENTAL REVIEW PROCESS

CEQA (PRC Section 21000 et seq.) requires state and local government agencies to consider the environmental consequences of projects for which they have discretionary authority. This document, which has been prepared in compliance with the requirements of CEQA and the CEQA Guidelines (California Code of Regulations Title 14 Section 15000 et seq.), sets forth the findings of the Town of Los Gatos (Town), the lead agency under CEQA, regarding the 110 Wood Road – Los Gatos Meadows Senior Living Community project.

The primary source for this document is the Final Environmental Impact Report (Final EIR; SCH #2021020007) for the proposed Project, and the documents that have been incorporated into the Final EIR directly or by reference. Full descriptions of the proposed Project, associated environmental impacts, mitigation measures, Project alternatives, a Mitigation Monitoring and Reporting Program (MMRP) for the proposed Project, and other features required under CEQA are contained in the Final EIR itself.

To determine the scope of the EIR, the Town prepared a Notice of Preparation. On February 4, 2021, the Notice of Preparation (NOP) for the proposed Project were distributed to trustee and responsible agencies, members of the public, other interested parties, and the California Office of Planning and Research, State Clearinghouse. This began the 30-day public review period, which ended on March 8, 2021. These comments were considered during the preparation of the Draft EIR (see below) and are included in their entirety in Appendix A to that document.

The Draft EIR, with an accompanying Notice of Completion (NOC), was circulated to the State Clearinghouse, trustee agencies, responsible agencies, other government agencies, and interested members of the public for a 45-day review period, extending from May 28, 2021 through July 12, 2021. On June 23, 2021, the Town of Los Gatos Planning Commission held a public hearing to receive oral comment on the Draft EIR.

Comments on the Draft EIR, a list of commenters, and the Town's responses to comments are contained in the Final EIR, dated August 2021. Pursuant to CEQA Guidelines §15088(b), the Final EIR was made available for review by trustee and responsible agencies that provided written comments on the Draft EIR for a 10-day period from September 3, 2021 through September 13, 2021

The Final EIR for the Project consists of the following:

A. Draft Environmental Impact Report ("Draft EIR"), issued May 28, 2021;

B. All appendices to the Draft EIR;

C. Final EIR, dated August 2021, containing all written comments and responses on the Draft EIR, refinements and clarifications to the Draft EIR, the MMRP, and technical appendices;

D. All of the comments and staff responses entered into the record orally and in writing, as well as accompanying technical memoranda or evidence entered into the record.

The Final EIR did not provide any significant new information regarding proposed Project or cumulative impacts or mitigation measures beyond that contained in the Draft EIR.

In conformance with CEQA, the Town has taken the following actions in relation to the EIR:

A. On January 12, 2022, the Planning Commission conducted a duly and properly noticed public hearing on the Project and the EIR, and recommended that the Town Council certify the EIR and approve the redevelopment of the 10.84-acre site with a senior living community that would replace the existing Los Gatos Meadows senior living community. The project would include 174 independent residential apartments plus 17 supporting care units. The project, a Continuing Care Retirement Community (CCRC), would be licensed as a Residential Care Facility for the Elderly (RCFE) under the California Department of Social Services. The project would be restricted to persons age 62 and older and would provide 24/7 assisted living services to the residents. The project would provide coordinated health care services, including 17 supporting care units. These proposed services would be similar to the use offered in the previous community.

B. On DATE TBD, at a duly and properly noticed public hearing, the Town Council certified the EIR and adopted findings, Mitigation Monitoring and Reporting Program related to the Planned Development application filed by the applicant requesting a "Planned Development" overlay be applied to the site's existing "Residential Planned Development" zoning designation.

III. PROJECT DESCRIPTION

A. Project Location and Current Use

The project site is located at 110 Wood Road in the Town of Los Gatos. The property is accessed directly off Wood Road (via South Santa Cruz Avenue). The project site's Assessor's parcel number is 510-47-038, and is generally located between single family residences along Broadway to the northeast and Wood Road to the south. The site is zoned "Residential Planned Development (R:PD)" and has a General Plan land use designation of Medium Density Residential. The General Plan land use designation of Medium Density Residential allows for a maximum density of 12 dwelling units per acre. A senior living community has been operating on the site since 1971 with 10 residential buildings and other support facilities and amenities. The site has three access points: two from the south off of Wood Road and one from the north via a driveway (referred to as Farwell Lane) connecting with Broadway. The facility has been closed since February 2019, after a rigorous facilities assessment concluded that continuing operations of the facility in its present form presented too great a risk to its residents. Although the facility has completed the closure process, the facility continues to be staffed to provide on-going maintenance and security of the property.

B. Project Objectives

The objective of the proposed project is to approve a new/updated Planned Development (PD) to rebuild a state-of-the art senior living community on a 10.84-acre site consistent with the *Town of Los Gatos 2020 General Plan*, Town of Los Gatos zoning code and in the spirit of the *Town of Los Gatos Hillside Design Standards and Guidelines*.

C. Project Characteristics

The Project applicant is requesting approval of the following:

- Planned Development (PD) Overlay permit (PD-20-001)

A Planned Development application has been filed by the applicant requesting a "Planned Development" overlay be applied to the site's existing "Residential Planned Development" zoning designation. A subsequent Architecture and Site application will be required if the Planned Development application is approved by the Town Council. In accordance with Town Code Section 29.20.140(d), the Architecture and Site approval is required for purposes of approving the development plan for the new senior living community to ensure conformance with Town regulations related to the height, width, shape, proportion, siting, exterior construction and design of buildings and to ensure that they are architecturally compatible with their surroundings.

IV. SIGNIFICANT EFFECTS AND MITIGATION MEASURES

The Final EIR analyzed proposed Project impacts in the following six environmental topic areas: Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, and Wildfire Hazards. With implementation of proposed Project-specific

mitigation measures, potentially significant impacts would be reduced to less than significant impacts.

The following discussion elaborates on potentially significant impacts identified in the 110 Wood Road – Los Gatos Meadows Senior Living Community Final EIR and mitigation measures proposed for those impacts.

A. Air Quality

1. Potentially Significant Impacts Reduced to Less Than Significant Levels

Impact 6-5: Construction Activity Would Expose Sensitive Receptors to Toxic Air Contaminants

Sensitive receptors within 1,000 feet of construction activities would be exposed to construction TAC emissions volumes that exceed the air district significance thresholds for infant/child cancer risks and PM2.5 concentrations. These are significant impacts. Implementation of the following Mitigation Measures would reduce the impact to a less-than-significant level.

Mitigation Measures:

Mitigation Measure 6-5a During construction, the project contractor shall implement the following measures to reduce emissions of fugitive dust and engine exhaust DPM, subject to review and approval by the Community Development Director. These measures shall be included in the project plans, prior to issuance of a demolition permit:

a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered three (3) times per day and at a frequency adequate to maintain minimum soil moisture of 12 percent. Moisture content can be verified by lab samples or moisture probe;
b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered;
c. Avoid tracking visible soil material on to public roadways by employing the following measures if necessary: (1) Site accesses to a distance of 100 feet from public paved roads shall be treated with a 6 to 12-inch compacted layer of wood chips, mulch, or gravel and (2) washing truck tires and construction equipment prior to leaving the site;
d. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited;
e. All vehicle speeds on unpaved roads shall be limited to five (5) mph;
f. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used;
g. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five (5) minutes (as required by the California

airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points;

h. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation;
i. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph and visible dust extends beyond site boundaries;
j. Wind breaks (e.g., trees, fences) shall be installed on the windward side(s) of actively disturbed areas of construction adjacent to sensitive receptors. Wind breaks should have no greater than 50 percent air porosity;
k. Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established;
l. The simultaneous occurrence of excavation, grading, and ground-disturbing construction activities on the same area at any one time shall be limited. Activities shall be phased to reduce the amount of disturbed surfaces at any one time; and
m. Post a publicly visible sign with the telephone number and person to contact at the Town of Los Gatos regarding dust complaints. This person shall respond and take corrective action within 48 hours. The air district's phone number shall also be visible to ensure compliance with applicable regulations.

Mitigation Measure 6-5b Prior to the issuance of the demolition permit, the project developer shall prepare, and the project contractor shall implement, a demolition and construction emissions avoidance and reduction plan demonstrating a 78 percent reduction of DPM emissions and a 60 percent reduction of PM2.5 exposures at the MEI to meet the air district's risk thresholds.

The plan shall be prepared prior to the issuance of a demolition permit and shall be reviewed and approved by the Community Development Director. The plan shall be accompanied by a letter signed by a qualified air quality specialist, verifying the equipment included in the plan meets the standards set forth in this mitigation measure. The plan shall include the following measures:

a. All mobile diesel-powered off-road equipment operating on-site for more than two days and larger than 50 horsepower shall, at a minimum, meet U.S. Environmental Protection Agency (EPA) particulate matter emissions standards for Tier III engines or better. Prior to the issuance of any demolition permits, the project applicant shall submit specifications of the equipment to be used during construction and confirmation this requirement is met;
b. Use alternatively fueled equipment or equipment with zero emissions (i.e., aerial lifts, forklifts, and air compressors, etc., shall be either electrified or fueled by liquefied natural gas/propane);
c. Provide line power to the site during the early phases of construction to minimize the use of diesel-powered stationary equipment, such as generators; and
d. Other demonstrable measures identified by the developer that reduce emissions and avoid or minimize exposures to the affected sensitive receptors.

Finding

All of the proposed Project specific environmental impacts on air quality will be reduced to less than significant with the implementation of the proposed mitigation measures.

Mitigation Measures: 6-5a and 6-5b

Changes or alterations have been required in, or incorporated into, the proposed Project, which avoid or substantially lessen the significant environmental effects as identified in the Final EIR.

B. Biological Resources

1. Potentially Significant Impacts Reduced to Less Than Significant Levels

Impact 7-2: Potential Effect on Candidate, Sensitive, or Special-Status Species (San Francisco Dusky-Footed Woodrat)

If San Francisco dusky-footed woodrat is present within the 0.3 acres of oak/bay woodland or 5.2 acres of mixed woodland within the proposed project impact area, loss or disturbance of woodrats due to midden removal during construction and fire safety activities would be a significant adverse environmental impact. Implementation of the following mitigation measure would reduce the potential impact to a less-than-significant level.

Mitigation Measure 7-2 Prior to issuance of a grading permit, a qualified biologist shall conduct pre-construction surveys for woodrat middens within the development footprint and fire defensible space. These surveys shall be conducted no more than 15 days prior to the start of construction. In the event that construction activities are suspended for 15 consecutive days or longer, these surveys shall be repeated. All woodrat middens shall be flagged for avoidance of direct construction impacts and fire defensible space where feasible. If impacts cannot be avoided, woodrat middens shall be dismantled no more than three days prior to construction activities starting at each midden location. All vegetation and duff materials shall be removed from three feet around the midden prior to dismantling so that the occupants do not attempt to rebuild. Middens are to be slowly dismantled by hand in order to allow any occupants to disperse.

Developers shall be responsible for implementation of this mitigation measure with oversight by the Town of Los Gatos. Compliance with this measure shall be documented by a qualified biologist and submitted to the Town, prior to issuance of a demolition and grading permit.

Impact 7-3. Potential Effect on Candidate, Sensitive, or Special-Status Species (Pallid Bat, Townsend's Big-Eared Bat)

Potential habitat for pallid bat and Townsend's big-eared bat occurs in mature, hollow trees and around structures present within the project site. If special-status bats are present on the site, tree removal and other construction activities could result in the loss of individual animals. This would be a significant adverse environmental impact. Implementation of the

following mitigation measure would reduce the potential impact to a less-than-significant level.

Mitigation Measure 7-3 Within 14 days prior to tree removal or other construction activities such as a demolition, the project developer shall retain a qualified biologist to conduct a habitat assessment for bats and potential roosting sites in trees to be removed, within structures proposed for demolition, and in trees and structures within 50 feet of the development footprint. In the event that construction activities are suspended for 15 consecutive days or longer, these surveys shall be repeated. These surveys shall include a visual inspection of potential roosting features (bats need not be present) and a search for presence of guano within and 50 feet around the project site. Cavities, crevices, exfoliating bark, and bark fissures that could provide suitable potential nest or roost habitat for bats shall be surveyed. Assumptions can be made on what species is present due to observed visual characteristics along with habitat use, or the bats can be identified to the species level with the use of a bat echolocation detector such as an "Anabat" unit. Potential roosting features found during the survey shall be flagged or marked. Locations off the site to which access is not available may be surveyed from within the site or from public areas.

If no roosting sites or bats are found, a letter report confirming absence shall be submitted by the biologist to the Town of Los Gatos prior to issuance of tree removal and demolition permits and no further mitigation is required.

If bats or roosting sites are found, a letter report and supplemental documents shall be provided by the biologist to the Town of Los Gatos prior to issuance of tree removal and demolition permits and the following monitoring, exclusion, and habitat replacement measures shall be implemented:

a. If bats are found roosting outside of the nursery season (May 1 through October 1), they shall be evicted as described under (b) below. If bats are found roosting during the nursery season, they shall be monitored to determine if the roost site is a maternal roost. This could occur by either visual inspection of the roost bat pups, if possible, or by monitoring the roost after the adults leave for the night to listen for bat pups. If the roost is determined to not be a maternal roost, then the bats shall be evicted as described under (b) below. Because bat pups cannot leave the roost until they are mature enough, eviction of a maternal roost cannot occur during the nursery season. Therefore, if a maternal roost is present, a 50-foot buffer zone (or different size if determined in consultation with the California Department of Fish and Wildlife) shall be established around the roosting site within which no construction activities including tree removal or structure disturbance shall occur until after the nursery season.
b. If a non-breeding bat hibernaculum is found in a tree or snag scheduled for removal or on any structures within 50 feet of project disturbance activities, the individuals shall be safely evicted, under the direction of a qualified bat biologist. If pre-construction surveys determine that there are bats present in any trees or structures to be removed, exclusion structures (e.g. one-way doors or similar methods) shall be installed by a qualified biologist. The exclusion structures shall not be placed until the time of year in which young are able to fly, outside of the nursery

season. Information on placement of exclusion structures shall be provided to the CDFW prior to construction. If needed, other removal methods could include: carefully opening the roosting area in a tree or snag by hand to expose the cavity and opening doors/windows on structures, or creating openings in walls to allow light into the structures. Removal of any trees or snags and disturbance within 50 feet of any structures shall be conducted no earlier than the following day (i.e., at least one night shall be provided between initial roost eviction disturbance and tree removal/disturbance activities). This action will allow bats to leave during dark hours, which increases their chance of finding new roosts with a minimum of potential predation.

c. Bat Mitigation and Monitoring Plan. If roosting habitat is identified, a Bat Mitigation and Monitoring plan will be prepared and implemented to mitigate for the loss of roosting habitat. The plan will include information pertaining to the species of bat and location of the roost, compensatory mitigation for permanent impacts, including specific mitigation ratios and a location of the proposed mitigation area, and monitoring to assess bat use of mitigation areas. The plan will be submitted to CDFW for review and approval prior to the bat eviction activities or the removal of roosting habitat.

Developers shall be responsible for implementation of this mitigation measure with oversight by the Town of Los Gatos. Compliance with this measure shall be documented and submitted to the Town, prior to issuance of grading and demolition permits.

Impact 7-4: Potential Effect on Candidate, Sensitive, or Special-Status Species (Nesting Raptors and Migratory Birds)

If nesting birds protected by state and federal regulations are present on or adjacent to the site during construction activities including vegetation removal and site preparation including building demolition, the proposed project may directly result in loss of active nests, or indirectly result in nest abandonment and thereby cause loss of fertile eggs or nestlings. This would be a significant adverse environmental impact. Implementation of the following mitigation measure would reduce the potential impact to a less-than-significant level.

Mitigation Measure 7-4 Prior to issuance of tree removal, demolition, and grading permits, to avoid impacts to nesting birds during the nesting season (January 15 through September 15), construction activities within or adjacent to the project site boundary that include any tree or vegetation removal, demolition, or ground disturbance (such as grading or grubbing) shall be conducted between September 16 and January 14, which is outside of the bird nesting season. If this type of construction occurs during the bird nesting season, then a qualified biologist shall conduct pre-construction surveys for nesting birds to ensure that no nests would be disturbed during project activities.

If project-related work is scheduled during the nesting season (February 15 to August 30 for small bird species such as passerines; January 15 to September 15 for owls; and February 15 to September 15 for other raptors), or if construction activities are suspended for at least 14 days and recommence during the nesting season, a qualified biologist shall conduct nesting bird surveys.

a. Two surveys for active bird nests shall occur within 14 days prior to start of construction, with the final survey conducted within 48 hours prior to construction. Appropriate minimum survey radii surrounding each work area are typically 250 feet for passerines, 500 feet for smaller raptors, and 1,000 feet for larger raptors. Surveys shall be conducted at the appropriate times of day to observe nesting activities. Locations off the site to which access is not available may be surveyed from within the site or from public areas. A report documenting survey results and plan for active bird nest avoidance (if needed) shall be completed by the qualified biologist prior to initiation of construction activities.
b. If the qualified biologist documents active nests within the project site or in nearby surrounding areas, an appropriate buffer between each nest and active construction shall be established. The buffer shall be clearly marked and maintained until the young have fledged and are foraging independently. Prior to construction, the qualified biologist shall conduct baseline monitoring of each nest to characterize "normal" bird behavior and establish a buffer distance, which allows the birds to exhibit normal behavior. The qualified biologist shall monitor the nesting birds daily during construction activities and increase the buffer if birds show signs of unusual or distressed behavior (e.g. defensive flights and vocalizations, standing up from a brooding position, and/or flying away from the nest). If buffer establishment is not possible, the qualified biologist or construction foreman shall have the authority to cease all construction work in the area until the young have fledged and the nest is no longer active.

Developers shall be responsible for implementation of this mitigation measure with oversight by the Town of Los Gatos. Compliance with this measure shall be documented and submitted to the Town, prior to issuance of tree removal, demolition, and grading permits.

Impact 7-5: Effect on Federally- and State-Protected Wetlands or Waters of the U.S. (Intermittent or Ephemeral Drainage)

The Town of Los Gatos General Plan 2020 requires for all development to "protect wetlands and riparian corridors, including intermittent and ephemeral streams." The on-site drainage feature may also fall under the jurisdiction of the USACE, RWQCB, and/or CDFW. Impacts to jurisdictional wetland and waterway features are considered significant adverse environmental impacts. The following mitigation measures would assure that this potentially significant impact is reduced to less than significant.

Mitigation Measures 7-5a To avoid impacts to a the potentially jurisdictional drainage feature, a minimum 10-foot setback from the drainage shall be maintained during tree removal, demolition, and construction activities. The drainage and setback area shall be shown on all demolition and construction plans.

Mitigation Measure 7-5b If disturbance will occur within ten feet of the drainage, prior to issuance of a grading permit within the project boundary, the applicant shall retain a qualified biologist to determine the extent of potential wetlands and waterways regulated by the USACE, RWQCB, and CDFW. If the USACE claims jurisdiction, the applicant shall retain a qualified biologist to obtain a Clean Water Act Section 404 Nationwide Permit. If the impacts to the drainage features do not qualify for a Nationwide Permit, the applicant shall proceed

with the qualified biologist in obtaining an Individual Permit from the USACE. The applicant shall then retain a qualified biologist to coordinate with the RWQCB to obtain a Clean Water Act Section 401 Water Quality Certification. If necessary, the applicant shall also retain a qualified biologist to coordinate with the CDFW to obtain a Streambed Alteration Agreement.

To compensate for temporary and/or permanent impacts to Waters of the U.S. that would be impacted as a result of the proposed project, mitigation shall be provided as required by the regulatory permits. Mitigation would be provided through one of the following mechanisms:

- A Wetland Mitigation and Monitoring Plan shall be developed that will outline mitigation and monitoring obligations for temporary impacts to wetlands and other waters as a result of construction activities. The Wetland Mitigation and Monitoring Plan would include thresholds of success, monitoring and reporting requirements, and site-specific plans to compensate for wetland losses resulting from the project. The Wetland Mitigation and Monitoring Plan shall be submitted to the appropriate regulatory agencies for review and approval during the permit application process.
- To compensate for permanent impacts, the purchase and/or dedication of land to provide suitable wetland restoration or creation shall ensure a no net loss of wetland values or functions. If restoration is available and feasible, a minimum 1:1 mitigation to impact ratio would apply to projects for which mitigation is provided in advance.

Impact 7-6: Damage or Removal of Regulated Trees

The *Arborist Report Update* re-evaluated the potential impacts to trees as a result of the project as shown on the Planning Submittal Set (10/8/2020) and the Preliminary Drainage Plan (6/30/2020). The disposition of each tree is shown in the exhibit attached to the *Arborist Report Update*, and summarized in Table 7-3, Trees Planned for Removal and Preservation, below.

Table 7-3 Trees Planned for Removal and Preservation

	Protected	Large Protected	Total
Trees Planned for Removal	**205**	**8**	**213**
Trees Planned for Preservation	**109**	**9**	**118**

Source: HortScience | Bartlett Consulting 2020

The proposed project could remove up to 213 regulated trees. This would be a significant potential adverse environmental impact. Implementation of the following mitigation measure would reduce the potential impact to a less-than significant level.

Mitigation Measure 7-6 Prior to issuance of a tree removal permit and/or a grading permit, developers shall retain a certified arborist to develop a site-specific tree protection plan for retained trees and supervise the implementation of all proposed tree preservation and protection measures during construction activities, including those measures specified in the 2018 project arborist report and 2020 arborist report update (HortScience Bartlett Consulting). Also, in accordance with the Town's Tree Protection Ordinance, the developer shall obtain a tree removal permit for proposed tree removals on each development lot prior to tree removals and shall install replacement trees in accordance with all mitigation, maintenance, and monitoring requirements specified in the tree removal permit(s) or otherwise required by the Town for project approvals.

Impact 7-8: Effect on Sensitive Natural Communities

Sensitive natural communities potentially present on the site are limited to highly impacted drainage channels and oak woodland. Prior mitigation measures require the developer to determine the extent of potentially regulated drainage channels and regulated trees prior to initiation of ground disturbance or construction activities. To compensate for temporary and/or permanent impacts, mitigation shall be provided as required by regulatory permits. No additional mitigation measures are necessary.

General Plan policies ENV-1.5 and ENV-1.7 prohibit the use of invasive species listed by the California Invasive Plant Council (Cal-IPC) for all new construction and requires new development to use native plants or other appropriate non-invasive plants to reduce maintenance and irrigation costs and the disturbance of adjacent natural habitat. The spread of invasive species is considered a significant potential impact. The following mitigation measure would assure that this potentially significant impact is reduced to less than significant.

Mitigation Measure 7-8 On-site landscaping shall be limited to drought-tolerant species, fire-resistant species, and species capable of increasing soil stability; with preference to plant species endemic to Santa Clara County. Species from the California Invasive Plant Council's (Cal-IPC) Invasive Plant Inventory (Cal-IPC 2020) shall be removed if present and not included in any new landscaping.

The plant palette used for on-site landscaping shall be reviewed and approved by the Town of Los Gatos to confirm no invasive species shall be planted. Evidence of compliance shall be submitted to the Town of Los Gatos prior to occupancy of the residential buildings.

Finding

All of the proposed Project specific environmental impacts related to biological resources will be reduced to less than significant with the implementation of the proposed mitigation measures.

Mitigation Measures: 7-2, 7-3, 7-4, 7-5a, 7-5b, 7-6, and 7-8

Changes or alterations have been required in, or incorporated into, the proposed Project, which avoid or substantially lessen the significant environmental effects as identified in the Final EIR.

C. Cultural Resources

1. Potentially Significant Impacts Reduced to Less Than Significant Levels

Impact 8-2: Potential Destruction of a Unique Paleontological Resource or Site During Construction

While it is possible that unknown unique paleontological resources could be uncovered during site preparation and/or other site disturbance activities, implementation of the following mitigation measure would ensure the impact is less than significant.

Mitigation Measure 8-2 The following measure shall be included in project plans, prior to issuance of a demolition permit:

> If paleontological resources are uncovered during demolition, grading or other on-site excavation activities, construction shall stop until appropriate mitigation is implemented, to be approved by the Community Development Director.

Finding

All of the proposed Project specific environmental impacts related to cultural resources will be reduced to less than significant with the implementation of the proposed mitigation measures.

Mitigation Measures: 8-2

Changes or alterations have been required in, or incorporated into, the proposed Project, which avoid or substantially lessen the significant environmental effects as identified in the Final EIR.

D. Geology and Soils

1. Potentially Significant Impacts Reduced to Less Than Significant Levels

Impact Geologic impacts associated with fault surface rupture, expansive soils, and land sliding and slope instability.

The geotechnical report noted several potential geologic impacts that are to be addressed through several design recommendations for the proposed project. These recommendations include, but are not limited to, providing a 25-foot setback from a mapped surface trace of a fault along the eastern edge of the property; underlaying the foundation by ground improvement or deepening the foundation to bedrock to avoid soil instability; removing alluvial fan deposits down to bedrock and replacing with engineering fill along the proposed retaining wall along the eastside of Farwell Lane for a minimum of 15 feet; removing and replacing all undocumented fill; and designing for sufficient reinforcement for slabs-on-grade. Implementation of the following mitigation measures, as articulated in the February 2021 geotechnical peer review conducted by the Town's geotechnical consultant, would ensure potential geologic impacts are reduced to a less-than-significant level.

Mitigation Measure 13-1 The applicant's geotechnical consultant shall review and approve all geotechnical aspects of the development plans, ground improvement plans, shoring design criteria from a geotechnical perspective, and supporting structural details and calculations (i.e., site preparation and grading, site drainage improvements and design parameters for foundations, etc.,) to ensure that their recommendations have been properly incorporated. The project geotechnical consultant should review and approve appropriate performance testing for proposed ground improvement measures.

The results of the geotechnical plan review should be summarized by the project geotechnical consultant in a letter and submitted to the Town Engineer prior to issuance of building permits.

Mitigation Measures 13-2 The geotechnical consultant shall inspect, test and approve all geotechnical aspects of the project construction. The inspections should include, but not necessarily be limited to:

- site preparation and grading;
- ground improvement;
- shoring measures and design;
- site surface and subsurface drainage improvements; and
- excavations for foundations prior to placement of steel and concrete.

In addition, the project engineering geologist shall inspect opened excavations to confirm bedrock conditions are consistent with those anticipated.

The results of these inspections and the as-built conditions of the project, including ground improvement measures and placement of engineered fill, should be described by the

geotechnical consultant in a letter and submitted to the Town Engineer for review and approval prior to final (as-built) project approval.

Specialty/design-build consultants and contractors (shoring, ground improvement, etc.) shall also submit construction reports confirming satisfactory construction of the specific aspects of the project that they are responsible for.

Finding

All of the proposed Project specific environmental impacts related to geology and soils will be reduced to less than significant with the implementation of the proposed mitigation measures.

Mitigation Measures: 13-1 and 13-2

Changes or alterations have been required in, or incorporated into, the proposed Project, which avoid or substantially lessen the significant environmental effects as identified in the Final EIR.

E. Hazards and Hazardous Materials

1. Potentially Significant Impacts Reduced to Less Than Significant Levels

Impact Hazardous materials impacts associated with exposure or release of asbestos and/or lead-based paint associated with demolition of existing structures.

According to the environmental site assessment, lead-based paint was banned in 1978. The existing senior community was constructed prior to 1978; therefore, lead-based paint may be present in the existing structures on the project site. Lead is a known carcinogen and its release during grading or other ground disturbing activities could pose hazards to public health and safety. This is a potentially significant impact.

Implementation of the following mitigation measure would ensure potential impacts from the release of asbestos and lead-based paint into the environment as a result of demolition activities are reduced to a less-than-significant level.

Mitigation Measure 13-3 The applicant shall consult with Bay Area Air Quality Management District to determine permit requirements. Removal of asbestos-containing building materials is subject to Bay Area Air Quality Management District's Regulation 11, Rule 2: Asbestos Demolition, Renovation and Manufacturing. Release of lead into the atmosphere is subject to Bay Area Air Quality Management District's Regulation 11, Rule 1: Lead.

Prior to the commencement of demolition activities on the site, the applicant shall provide evidence of meeting the permitting requirements of the Bay Area Air Quality Management District, to the satisfaction of the Town of Los Gatos Community Development Department.

Finding

All of the proposed Project specific environmental impacts related to hazards and hazardous materials will be reduced to less than significant with the implementation of the proposed mitigation measures.

Mitigation Measures: 13-3

Changes or alterations have been required in, or incorporated into, the proposed Project, which avoid or substantially lessen the significant environmental effects as identified in the Final EIR.

F. Wildfire Hazards

1. Potentially Significant Impacts Reduced to Less Than Significant Levels

Impact 12-1: Short-Term Construction-Related Traffic Activity That Has The Potential to Impair an Adopted Emergency Response Plan or Emergency Evacuation Plan

As noted previously, the Town of Los Gatos has, in conjunction with the County of Santa Clara and several other neighboring cities, an adopted EOP, which comprises, along with the 2017 Santa Clara County Operational Area Hazard Mitigation Plan, the entirety of emergency planning activities that governs emergency response and evacuation on and around the project site. Implementation of the proposed project would not interfere with an adopted emergency response or evacuation plan, but construction activities associated with the proposed project could result in short-term, temporary impacts on street traffic because of roadway improvements and potential extension of construction activities into the right-of-way. This could result in a reduction in the number of lanes or temporary closure of certain roadway segments near the project site. While any such impacts would be limited to the construction period and would affect only adjacent streets or intersections, the impact would be potentially significant. Implementation of the following mitigation measure would reduce this impact to a less-than-significant level.

Mitigation Measure 12-1 In order to adequately address any potential conflicts with emergency access or evacuation routes during construction, the applicant shall prepare and implement a site-specific construction traffic management plan for any construction effort that would require work within existing roadways. The traffic management plan shall be prepared and submitted to the Town prior to issuance of demolition permit(s) and shall be prepared to the satisfaction of Town Public Works and County Fire Department staff.

Impact 12-4: Expose People or Structures to Significant Risks, including Downslope or Downstream Flooding or Landslides, as a Result of Runoff, Post-Fire Slope Instability, or Drainage Changes.

As noted in Section 13.0, Effects Not Addressed Further in this EIR, the 2007 Draft Preliminary Geologic and Geotechnical Evaluation for Los Gatos Meadows prepared by Cornerstone Earth

Group (Appendix F of the Draft EIR), the project site and surrounding areas are moderately steep to steep slope with slope inclination up to 40 degrees and noted that portions of the site are located within a State of California Earthquake-Induced Landslide Hazard Zone. However, the 2020 Geotechnical Investigation and Geologic Hazards Evaluation (geotechnical report) (Appendix F) also prepared by Cornerstone Earth Group, conducted site-specific subsurface explorations which revealed soil characteristics (alluvial fan deposits underlain by shallow bedrock) that would not suggest the existence of previous landslides through the project site. As noted in the geotechnical report, the proposed project would create relatively deep vertical, retained cuts into the terrace that encompass the developed portion of the site. Localized groundwater seepage may be encountered where the cuts intersect the bedrock surface and installing a network of subdrains and water proofing would address this. The geotechnical report also found the proposed grading plan for the project to be acceptable from a safety standpoint with the exception of a lower slope (below proposed structures) area that may experience a lack of stability with the existing alluvial fan deposit soils there. The geotechnical report recommends removal of these alluvial fan deposits at this location down to bedrock to be replaced by engineered fill. Compliance with this recommendation as incorporated in **Mitigation Measures 13-1 and 13-2** found in Section 13.0 of this EIR (under discussion of "Geology and Soils") would ensure this potentially significant impact would be reduced to a less-than-significant level.

Finding

All of the proposed Project specific environmental impacts related to wildfire hazards will be reduced to less than significant with the implementation of the proposed mitigation measures.

Mitigation Measures: 12-1, 13-1, and 13-2

Changes or alterations have been required in, or incorporated into, the proposed Project, which avoid or substantially lessen the significant environmental effects as identified in the Final EIR.

V. PROJECT ALTERNATIVES

The Final EIR evaluated three alternatives to the proposed Project. These were evaluated based on their ability to (1) reduce the significant impacts of the proposed Project, and (2) attain proposed Project objectives. As described earlier in this findings document, the Project applicant's objectives are to approve a new/updated Planned Development (PD) to rebuild a state-of-the art senior living community on a 10.84-acre site consistent with the *Town of Los Gatos 2020 General Plan*, Town of Los Gatos zoning code and in the spirit of the *Town of Los Gatos Hillside Design Standards and Guidelines*.

The alternatives evaluated were:

1. Alternative 1: No Project – Existing (Closed) Senior Living Community;

2. Alternative 2: No Project – Residential Project Consistent with the Project Site's General Plan Designation; and
3. Alternative 3: Reduced Scale (Removal of Villas B and C from Proposed Site Plan).

A. Alternative 1: No Project Alternative – Existing (Closed) Senior Living Community

This no project alternative investigates if the proposed project were not approved and the existing senior living community facilities were left in place though closed and vacant. The project site is currently developed with 10 residential buildings ranging from one to four stories, which include a total of 205 independent residential apartments and supporting health care units. The existing facility includes a dining and commons building, an infirmary, garage and services building, a multi-purpose building, and two cottages. This alternative does not meet any of the basic project objectives, as it would not allow redevelopment of the project site with a revitalized and enhanced senior living community consistent with the density allowed under the site's existing PD entitlement.

B. Alternative 2: No Project - Residential Project Consistent with the Project Site's General Plan Land Use Designation

This no project alternative investigates what could be reasonably expected to occur on the project site in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services. The project site has a General Plan designation of Medium Density Residential. Under this designation, the project site could be developed with a multi-family, duplex, and/or small single-family residential project with a density range of 5 to 12 dwelling units per net acre with up to 24 persons per acre. Conceivably, such a project could include a range of home product types including townhomes, condominiums, and/or apartments. This alternative project considers the site constraints of the 10.84-acre site, much of which is steep, heavily wooded hillside that could not reasonably accommodate residential buildings. To determine a probable number of Medium Density Residential dwelling units that the site could accommodate, this alternative utilizes approximately 50 percent of the total net acreage or approximately 5.42 acres. Therefore, a Medium Density Residential project with a maximum of 65 units would be possible. Assuming an average of 2.51 persons per household (U.S. Census 2021), such a project would result in 163 new residents, substantially less than the 233 total residents anticipated as part of the proposed project. This alternative does not meet any of the basic project objectives, as it would not allow redevelopment of the project site with a revitalized and enhanced senior living community consistent with the density allowed under the site's existing PD entitlement.

C. Alternative 3: Reduced Scale - Removal of Villas B and C from Proposed Site Plan

The reduced scale alternative ("reduced scale alternative") consists of a reduction in development capacity sufficient to avoid or reduce significant, but mitigable, impacts associated with grading and removal of trees required to accommodate Villas B and C and a

corresponding area of the grade level below on the northwestern corner of the proposed site plan. The reduced scale alternative would reduce the number of living units by 20 units (Villa B) and 29 units (Villa C), for a total reduction of 49 units, and would result in the reduction of approximately 98,374 square feet of floor space in Villas B and C, approximately 26,000 square feet of floor space from the grade level including portions of the health center, and approximately 26,000 square feet of developed area (building footprints). In addition, this alternative could result in removing approximately 62 fewer trees. Removal of Villa B (70.5 feet in height) and Villa C (81.5 feet in height) would also help reduce visual impacts associated with scenic views from downtown Los Gatos towards the project site and scenic hillside areas beyond as these two buildings would be two of the most publicly visible buildings from multiple vantage points.

D. Environmentally Superior Alternative

Based on a comparison of the impacts of each alternative, Alternative 1, the no project alternative is the environmentally superior alternative. It would avoid all of the project's less-than-significant impacts, and significant but mitigable impacts. However, this alternative would not meet the project objectives.

CEQA Guidelines section 15126.6(e)(2) states that if the environmentally superior alternative is the "no project" alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives. Alternative 3, the Reduced Scale alternative, is considered to be the environmentally superior alternative among the remaining alternatives. It is the only alternative that could accomplish some of the basic project objectives while minimally reducing some of the less-than-significant and/or significant and mitigable environmental impacts identified for the proposed project.

VI. MITIGATION MONITORING AND REPORTING PROGRAM

The Town Council recognizes that any approval of the proposed Project would require concurrent approval of a Mitigation Monitoring and Reporting Program (MMRP), which ensures performance of identified mitigation measures. Such an MMRP would need to identify the entity responsible for monitoring and implementation, and the timing of such activities. The Town will use the MMRP to track compliance with proposed Project mitigation measures. The MMRP will remain available for public review during the compliance period. The MMRP is included as part of the Final EIR, and is hereby incorporated by reference.

VII. RECORD OF THE PROCEEDINGS

The documents and other materials that constitute the record of proceedings on which the Council bases the Findings are located at the Community Development Department, 110 East Main Street, Los Gatos, California 95030. The custodian for these documents and materials that constitute the record is the Town of Los Gatos Community Development Department. This information is provided in compliance with Public Resources Code Section 21081.6(a)(2) and Title 14 California Code of Regulations (*CEQA Guidelines*) Section 15091(e).

The environmental analysis provided in the EIR and these findings are based on and are supported by the following documents, materials and other evidence, which constitute the administrative record for the approval of the Project:

A. All application materials for the Project and supporting documents submitted by the applicant, including but not limited to those materials constituting the Project and listed in Section III of these findings.

B. The NOP, comments received on the NOP and all other public notices issued by the Town in relation to the EIR (e.g., Notice of Availability).

C. The Draft EIR, the Final EIR, all appendices to any part of the EIR, all technical materials cited in any part of the EIR, comment letters, oral testimony, responses to comments, as well as all of the comments and staff responses entered into the record orally and in writing between May 28, 2021 to July 12, 2021.

D. All non-draft and/or non-confidential reports and memoranda prepared by the Town and consultants related to the EIR, its analysis and findings.

E. Minutes and transcripts of the discussions regarding the Project and/or Project components at public hearings or scoping meetings held by the Planning Commission and the Town Council.

G. Staff reports associated with Planning Commission and Council Meetings on the Project and supporting technical memoranda and any letters or other material submitted into the record by any party.

H. Matters of common knowledge to the Planning Commission and Town Council which they consider, such as the Los Gatos General Plan, any other applicable specific plans or other similar plans, and the Los Gatos Municipal Code.

VII. SUMMARY

A. Based on substantial evidence in the foregoing Findings and in the information contained in the record, the Town Council has made the following findings with respect to each of the significant effects of the proposed Project identified in the Final EIR:

1. Changes or alterations have been required in, or incorporated into, the proposed Project which avoid or substantially lessen the significant environmental effect on the environment.

2. Based on the foregoing Findings and the information contained in the record, it is determined that:

All significant effects on the environment due to the approval of the proposed Project have been eliminated or substantially lessened where feasible.

Final Modified CEQA Checklist
Evaluation of Revised Project Description

110 Wood Road – Los Gatos Meadows Senior Living Community

Planned Development Application PD-20-001

September 10, 2024

Prepared by

EMC Planning Group

EXHIBIT 6

FINAL MODIFIED CEQA CHECKLIST
EVALUATION OF REVISED PROJECT DESCRIPTION

110 WOOD ROAD – LOS GATOS MEADOWS SENIOR LIVING COMMUNITY

PLANNED DEVELOPMENT APPLICATION PD-20-001

PREPARED FOR

Town of Los Gatos
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September 10, 2024

This document was produced on recycled paper.

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A. BACKGROUND

Project Title	110 Wood Road – Los Gatos Meadows Senior Living Community (Planned Development Application PD-20-001)
Lead Agency Contact Person and Phone Number	Sean Mullin, AICP, Senior Planner Town of Los Gatos, 408-354-6823
Date Prepared	September 2024
Study Prepared by	EMC Planning Group Inc. 601 Abrego Street Monterey, CA 93940
Project Location	110 Wood Road, Los Gatos, CA 95030 (Assessor's Parcel Number: 510-47-038)
Project Sponsor Name and Address	Rockwood Pacific, Inc. (project applicant) 36 Southwood Drive Orinda, CA 94563 Front Porch (project sponsor) 800 N. Brand Blvd., 19th Floor Glendale, CA 91203
General Plan Designation	Medium Density Residential (Figure LU-3; *Town of Los Gatos 2020 General Plan* Land Use Element)
Zoning	Residential Planned Development (R:PD) (Planned Development Overlay)

Description of Original Project (2021 Draft/Final EIR)

The previously prepared *110 Wood Road – Los Gatos Meadows Senior Living Community (Planned Development Application PD-20-001; SCH# 2021020007) Draft EIR* (dated May 14, 2021) and *110 Wood Road – Los Gatos Meadows Senior Living Community (Planned Development Application PD-20-001; SCH# 2021020007) Final EIR* (dated August 26, 2021) (hereafter referred to as "2021 draft EIR" and "2021 final EIR," respectively) addressed the redevelopment of the 10.84-acre site with a senior living community that would replace the existing Los Gatos Meadows senior living community. The project included 174 independent residential apartments plus 17 supporting care units. The project, a Continuing Care Retirement Community (CCRC), would be licensed as a Residential Care Facility for the Elderly (RCFE) under the California Department of Social Services. The project would be restricted to persons age 62 and older and would provide 24/7 assisted living services to the residents. The project would provide coordinated health care services, including 17 supporting care units. These proposed services would be similar to the use offered in the previous community. An estimated 120 full time equivalent (FTE) employees

would be anticipated with the project; this is commensurate with the number of employees onsite prior to the closure of the facility in late 2019.

A Planned Development application was filed by the applicant requesting a "Planned Development" overlay be applied to the site's existing "Residential Planned Development" zoning designation. A subsequent Architecture and Site application will be required if the Planned Development application is approved by the Town Council. The site is zoned "Residential Planned Development (R:PD)" and has a General Plan land use designation of Medium Density Residential. The General Plan land use designation of Medium Density Residential allows for a maximum density of 12 dwelling units per acre. However, , General Plan Action HOU-1.3 provides up to a 100 percent density bonus for developments that include housing for the elderly. The project proposes a density of 16 dwelling units per acre, which is within the maximum allowed for the site under the existing PD permit conditions.

Environmental Review of Originally Proposed Project

EMC Planning Group, as the environmental consultant to the Town of Los Gatos (Town), prepared a draft and final environmental impact report (EIR) for the originally proposed project over the period 2020 to 2022.

The proposed project and final EIR were brought to the Town Planning Commission in January 2022 for consideration and recommendation to the Town Council. The Planning Commission considered the application and forwarded a recommendation of denial to the Town Council based on several concerns. The Planning Commission voted not to certify the EIR because it was based on a project that the Planning Commission found to be inappropriate, and environmental review is not required for denial of a project. The application was subsequently reviewed by the Town Council in April 2022. At the meeting, the Town Council remanded the application back to the Planning Commission for further discussion with consideration of comments provided by the Town Council.

Description of Revised Project

Since 2022, the applicant continued community engagement activities and commenced exploration of a range of alternatives, including holding a study session with the Town Planning Commission in October 2023. The applicant has made design revisions and other changes to the proposed project to address some of the prior concerns and submitted a revised application to the Town in March 2024. These project revisions include the following:

- Increased site coverage (0.50 percent) and total site area coverage (increased by 2,100 square feet);
- Increased maximum dwelling unit density (from 16 units per acre to 17 units per acre);
- Increased total number of independent residential apartments (from 174 units to 187 units) and increased total number of units in health center (from 17 units to 24 units) for a grand total of 211 units, an increase of 20 units (or a 10.5 percent increase) from the original project;

- An increase in total gross square footage (floor area) of 8,155 square feet;
- A net increase in proposed impervious surface area (from a net increase of 8,877 square feet to a new net increase 17,984 square feet); and
- An increase in estimated population – from 223 to 251 residents, an increase of 28 residents or 13 percent more than the original proposed project.

Additionally, the applicant has made design revisions to the senior living complex including making height and massing modifications to several of the proposed buildings (or villas). The previously identified Villas D and E and Villas F and G are now combined into two single villas and at least two villas (Villa A and the now combined Villa D/E) have been increased in height by 8.25 feet and 11.50 feet, respectively. Two villas (B and C) have been decreased in height by 11.5 feet. Figure 1, Revised Project Site Plan, presents the revised overall project site plan. A complete set of revised project plans are provided in Appendix A of this modified checklist.

Comparison of Original Project vs. Revised Project

A comparison of the 2024 revised project to both the 2021 proposed project (evaluated in the 2021 draft/final EIR) and the existing 1968 PD permit conditions is provided in Table 1, Comparison of Planned Development Project Components, below.

Table 2, Comparison of Project Building (Villa) Conditions (2024 vs. 2021), provides a comparison of the modifications to the proposed senior living community villa units, residential square footage, gross square footage, heights, and number of stories.

Table 1 Comparison of Planned Development Project Components

Project Component	Original 1968 PD Components (2019 Baseline)	Project Components Evaluated in 2021 Draft/Final EIR	Revised Project Components (2024)	Total Project Components Increase/Decrease from 2021 to 2024 (Percentage)
Site Coverage	24.6%[5]	22.5%	23%	+2.2% increase
Total Site Area Coverage (Square Footage)	116,427	106,540	108,640	+2,100 (2% increase)
Maximum Dwelling Unit Density	17 units per acre	16 units per acre	17 units per acre	+1 (6.25% increase)
Total Number of Independent Residential Apartments[1]	184	174	187	+13 (7.5% increase)
Total Number of Units in Health Center	38	17	24	+7 (41% increase)
Total Units	205[2]	191	211	+20 (10.5% increase)

Total Gross Square Footage (Floor Area)[6]	**150,475**	**430,816**	**438,971**	**+8,155 (2% increase)**
Open Space	**75.4%**	**77.5%**	**76.7%**	**1.0% decrease**
Building Setbacks from property line[4]	**Front: 20'-0"** **Side: 15'-0", 27'-0"** **Rear: 15'-0"**	**Front: 34'-10"** **Side: 40'-10", 60'-10"** **Rear: 32'-11"**	**Front: 34'-10"** **Side: 40'-10", 60'-10"** **Rear: 32'-11"**	**No Change**
Parking	**111 parking spaces[3]**	**77 parking spaces**	**40 non-tandem spaces, 214 total spaces with implementation of a 24/7 valet parking program.**	**+103 total spaces with implementation of a 24/7 valet parking program (+93% increase)**
Height[4]	**Predominantly two-story with some basement or below grade space for infirmary, parking, storage and mechanical. Heights vary between 30'-9" and 55'-2".**	**3-5 stories above landscaped Terrace Level. G Level below contains parking, storage, mechanical space, main entry, and health center. Heights vary between 59'-0" and 85'-6" feet.**	**3-6 stories (Villa A); 3 stories (Villa B); below grade space for parking, storage and mechanical space. Heights vary between 59'-0" and 93.75'.**	**+8.25-foot maximum height increase**
Population & Employment	**205 Units[1]** **222 residents** **120 full-time equivalent employees**	**191 units** **223 residents** **120 full-time equivalent employees**	**211 units** **251 residents** **120 full-time equivalent employees**	**+20 (10.5% increase)** **+28 (13% increase)** **No Change in FTEs**

SOURCE: Rockwood Pacific 2020; Covia 2020; Rockwood Pacific 2024

NOTE:

1. 184 units is the number of independent residential apartments allowed; total unit count including skilled nursing beds permitted is 222 total units.
2. Total applicable unit count after consolidation/combination of units is 205 (129 independent living units, 27 assisted living units, 10 memory care units and 39 skilled nursing beds).
3. The current number of spaces onsite is 130.
4. Neither minimum building height nor maximum setbacks are specified under the 1968 entitlement. Table 1 includes setback and heights under the current and proposed conditions.
5. Lot Coverage Calculation Method: Only the footprints of the eight buildings were in the initial application. This included balconies but did not include covered walkways connecting between buildings. Covered walkway areas have been added to the totals on the Plan Set Cover Page, and in the resubmitted Project Description and Letter of Justification. The G level area not under bldg. footprints above was not included, as the spaces above are landscaped courtyards. The cooling tower/generator enclosure is open to the sky and was not included. Total site gross square footage is 472,185.
6. Total gross square footage (floor area) excludes parking, balconies (not used for egress), and generator/cooling tower enclosure areas.

Table 2 Comparison of Project Building (Villas) Conditions (2024 vs. 2021)

Villa	Current (Revised) 2024 Submittal					2021 Submittal (Evaluated in 2021 Draft/Final EIR)				
	Units	Residential Square Footage (RSF)	Gross Square Footage (GSF)	Height (Feet)	Stories	Units	Residential Square Footage (RSF)	Gross Square Footage (GSF)	Height (Feet)	Stories
Villa A	50	65,479	124,517	93.75	3-6	46	63,480	157,054	85.5	3-5
Villa B	18	20,590	36,510	59	3	20	29,465	41,483	70.5	3-5
Villa C	23	32,733	51,150	70	4	29	41,887	56,891	81.5	3-5
Villa D/E[1]	42	65,610	105,550	70.5	4-6	33	53,082	72,138[1]	82	3-5
Villa F/G[2]	37	57,300	93,595	93.5	4-5	31	49,794	72,138[2]	82	3-5
Villa H	17	22,016	37,573	59	3	15	22,076	31,112	59	3-5
Totals	187	263,728	453,200 (plus 83,330 GSF for Structured Parking = 536,530 Total GSF)	-	-	174	259,744	430,816 (plus 91,827 GSF for Structured Parking = 522,643 Total GSF)	-	-

SOURCE: Rockwood Pacific 2020; Covia 2020; Rockwood Pacific 2024

NOTE: 1. Villa D/E were separate residential buildings in the 2021 submittal (identified as Building D and E). Gross square footage total shown above for the 2021 submittal reflects the combined GSF.
2. Villa F/G were separate residential buildings in the 2021 submittal (identified as Building F and G). Gross square footage total shown above for the 2021 submittal reflects the combined GSF.

Approach

The following document presents a "modified" initial study checklist (based on the CEQA Guidelines Appendix G Checklist) to review and evaluate the proposed use and design changes to the originally proposed project to determine the level of additional environmental review that is required.

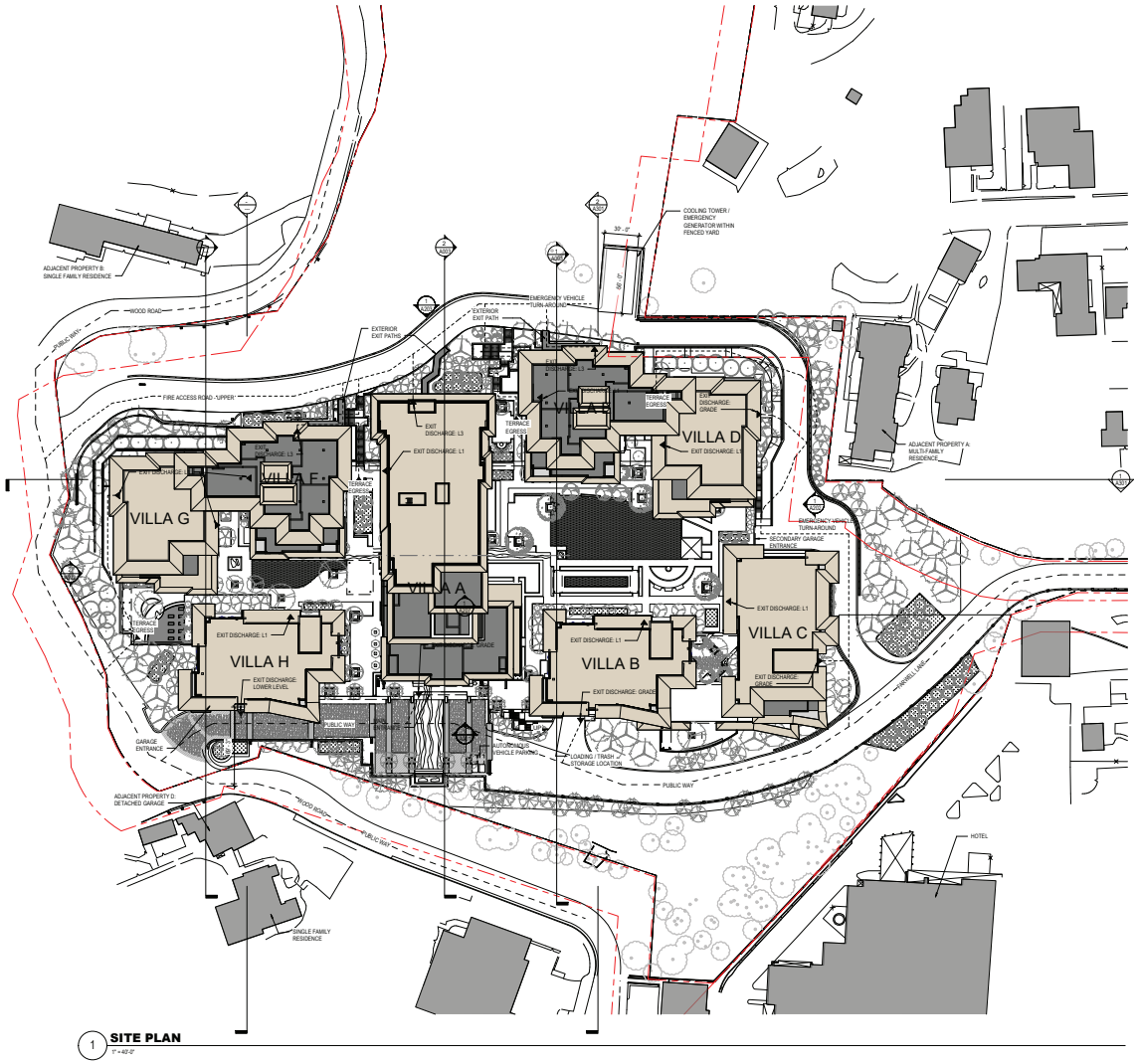
All potential impacts associated with the originally proposed project, as identified in the draft/final EIR, were determined to be less-than-significant with implementation of mitigation measures and/or Town standard conditions of approval. Potentially significant impacts requiring mitigation were identified for the following issue areas:

- Air Quality;
- Biological Resources;
- Cultural Resources;
- Geology and Soils;
- Hazards and Hazardous Materials; and
- Wildfire Hazards.

This modified CEQA checklist will address all required environmental topics with a particular focus on the issues listed above.

Intent

The intent of this "modified" initial study checklist is to determine if the previously-prepared draft and final EIR adequately address the project as revised or whether the revised project will result in new or substantially increased environmental impacts requiring recirculation of the 2021 draft EIR. Pursuant to CEQA Guidelines 15088.5(a) "a lead agency is required to recirculate an EIR when significant new information is added to the EIR after public notice is given of the availability of the 2021 draft EIR for public review under Section 15087 but before certification."



0 165 feet

Source: Perkins - Eastman 2024

Figure 1
Revised Project Site Plan

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B. EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors, as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
    a) Earlier Analyses Used. Identify and state where they are available for review.
    b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
    c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
    a) the significance criteria or threshold, if any, used to evaluate each question; and
    b) the mitigation measure identified, if any, to reduce the impact to less than significance.

1. AESTHETICS

Except as provided in Public Resources Code Section 21099 (Modernization of Transportation Analysis for Transit-Oriented Infill Projects), would the project:

		NEW IMPACTS			
		Adequately Addressed in Previous EIR	Not Adequately Addressed in Previous EIR	Less-Than-Significant or Less-Than-Significant with Mitigation Impact	No Impact
a.	Have a substantial adverse effect on a scenic vista?	☒	☐	☐	☐
b.	Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	☒	☐	☐	☐
c.	In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☒	☐	☐	☐
d.	Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	☒	☐	☐	☐

Comments:

a. As noted above (see "A. Background, Description of the Revised Project"), the applicant has made design revisions to the proposed senior living complex including making height and massing modifications to several of the proposed buildings (or villas). The previously identified Villas D and E and Villas F and G are now combined into two single villas and at least two villas (Villa A and the now combined Villa D/E) have increased in height by 8.25 feet and 11.5 feet, respectively. Two villas (B and C) have decreased in height by 11.5 feet. The building heights have been shifted to reduce views from public vantage points compared to the site configuration analyzed in the 2021 draft EIR. All buildings in the front of the project site (facing downtown) have been reduced in height by one story (to three and four stories) thereby minimizing the impact from public viewsheds, while the areas less visible from public viewsheds are those where building heights were increased, though modestly. The applicant shifted height to the less visible area of the site based on community feedback received during Planning Commission and Town Council review of the originally proposed project in 2022.

Section 5.0, Aesthetics, of the 2021 draft EIR, reported that views from downtown Los Gatos towards the site (as demonstrated in the 2021 draft EIR Figure 5-1, View Corridor from East Main Street to Project Site), would be limited to the top of new building rooflines and upper floor windows, which is similar to views of the existing facility though at a slightly greater height as viewed from downtown. It was determined that this increased visibility of the previously-proposed buildings would not substantially alter scenic views towards the Town-designated Hillside Area and Santa Cruz Mountains beyond the project site. Therefore, the originally proposed project was determined to have a less-than-significant effect on a scenic vista.

As shown in the revised project plans (see sheets A406 through A408), views from Town-designated View Corridors would not be substantially altered by the increase of proposed building heights by a maximum of 11.50 vertical feet, which is an approximately 14 percent increase in the previously proposed maximum height. Figure 2, View Corridor from East Main Street to Project Site (Original vs. Revised Project), presents a side-by-side comparison of a simulated view from East Main Street in downtown Los Gatos of the original proposed project (left) versus the revised proposed project (right). According to the applicant's design consultant, who prepared both the original and revised project visual simulations, to accurately depict proposed developments, a meticulous process of 3D visualization is employed, integrating high-resolution photographs of existing site conditions with sophisticated 3D models of the proposed architectural design. This approach provides a realistic view of what the new development will look like from specific vantage points in the community, enhancing the public's understanding of how the project will fit within its surroundings. For the proposed project, this process starts with capturing background photographs from predetermined locations around the site, carefully chosen to represent various perspectives from the surrounding neighborhood. High-resolution digital cameras are used to capture images at eye level from selected points in the community, ensuring that the photos reflect a true-to-life view of the proposed development. These locations are strategically chosen to provide key views towards the development site, allowing stakeholders to assess the visual impact from different areas. The camera placement is carefully documented to ensure accurate alignment within the 3D environment, with special attention paid to matching the height, angle, and field of view. The resulting photographs serve as the backdrop for integrating the proposed design into the real-world setting.

Once the background photos are collected, they are combined with a 3D model that accurately represents the existing conditions, including terrain, buildings, and vegetation. A detailed 3D model of the proposed development is then added, incorporating all architectural elements, grade changes, and landscaping plans. The model is carefully aligned with the real-world conditions through a process known as camera matching, where the location and orientation of the virtual camera are precisely calibrated to match the position of the physical camera used to capture the background photographs. This ensures that the proposed buildings are accurately placed within the context of the existing environment. The integration process involves rendering the new buildings with realistic scale, color, materials, and shadows, which are then superimposed onto the

background images. Proposed landscaping, such as trees, shrubs, and other vegetation, is also included in the 3D model to depict the full scope of the project. The resulting visualizations provide a true-to-life representation of how the new development will appear, highlighting the architectural design within its actual surroundings (Frank Rockwood e-mail message, September 8, 2024).

Because of the increased height of the senior living residential structures (over the originally proposed project), more of the revised project's structures will be visible to the public. However, the proposed buildings shown in the revised project plans still generally align building roof lines with the contour of the hill and incorporate smaller roof components, and along with the proposed building colors, will minimize the contrast between buildings and the existing environment.

The project site is located within sub-area 6 of the *Los Gatos Hillside Specific Plan*. However, the project site is not located within the "Hillside Area" as shown in the "Town of Los Gatos Hillside Area Map" and therefore not subject to the Hillside Development Standards & Guidelines (HDS&G) visibility analysis requirements. However, as noted in the 2021 draft EIR, in 2008 the Conceptual Development Advisory Committee (CDAC) requested that the site be rebuilt in the spirit of the HDS&G and as noted by the applicant, design components of the originally proposed project were intended to meet this request. With the revised project, the applicant has presented a revised project design that has been independently verified by Town staff and EMC Planning Group to still meet the spirit of the Town's HDS&G. The revised project accomplishes this by 1) stepping the buildings into the hillside; 2) minimizing the dimensions of the Town-facing buildings; 3) saving the same number of existing trees per the revised "Tree Preservation Removal Plan" (sheet T-1) as the originally proposed project; 4) implementing a landscape and tree-replacement plan; and 5) presenting a carefully developed scale which reflects feedback and concerns received from the Town Planning Commission and Town Council on the original project design. The slightly increased visibility of the proposed (revised) buildings as a result of increasing heights by 8.25 vertical feet (10 percent) would not substantially alter scenic views towards the Town-designated Hillside Area and Santa Cruz Mountains beyond the project site. This increase in the height of the buildings is not a new impact, and does not represent a substantial increase in the severity of the impact. Therefore, the impact was adequately addressed in the draft and final EIR.

b. The 2021 draft EIR (page 5-5) reported that the project site is not located within the viewshed of either State Route 9 (designated scenic highway) or State Route 17 (eligible scenic highway). Very limited views exist of the project site from State Route 17; however, they are intermittent and largely obscured by existing vegetation and topography. The revised project would not alter this determination. Therefore, the issue was adequately addressed in the draft and final EIR.

c. The 2021 draft EIR concluded that the originally proposed project, while increasing the overall height and scale of buildings on site as seen from the surrounding area (as

compared to the existing structures onsite), would be compatible with the general character of the hillside area and consistent with the visual quality of the existing developed site. Therefore, impacts to the visual character of the project site associated with the originally proposed project were determined be less than significant.

Original

Revised

Source: Perkins-Eastman 2024

Figure 2

View Corridor from East Main Street to Project Site (Original vs. Revised Project)

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The revised project would still result in the reduction of the overall site development (from 24.6 percent of the site with the existing facility; 22.5 percent with the originally proposed project; and 23 percent with the revised project). In addition, the increase in overall open space (from 75.4 percent of the site with the existing facility; 77.5 percent with the originally proposed project; and 76.7 percent with the revised project), which would generally be consistent with the HDS&G. In addition to this, development of the multi-story senior living community would still be subject to the requirements of the Town's Architecture and Site application process upon approval of the Planned Development overlay application. As part of this process, the Town would require each structure's design to be consistent with the Los Gatos Hillside Specific Plan and in the spirit of the HDS&G for site planning, development intensity, architectural design, site elements, and landscape design, as well as for light and glare.

As previously noted in the 2021 draft EIR, the HDS&G also emphasize minimizing grading and preserving natural features (including drainage channels and trees). The revised project still largely adheres to this HDS&G requirement associated with stepping back structures into the hillside and still minimizes site grading and the amount of cut and fill to the extent feasible (see Sheets C103, C103.1, C103.2, and C104 for preliminary grading plans and cut and fill plan). While this revised analysis acknowledges that some of the proposed structures could be visible from adjacent or nearby areas, the Town's Architecture and Site application process would ensure that tree removal, building design, and landscape planting for proposed buildings would be consistent with the Town's design standards that guide residential and non-residential development in hillside areas. The application of these guidelines in evaluating and reviewing the revised project during the Architecture and Site application process would help to reduce any potential degradation of the visual character of the project vicinity.

It is also noted that the revised project does not propose to remove any additional trees (213 trees) as compared to the originally proposed project. Roughly the same amount of open space and landscaped areas are proposed with the revised project. Therefore, the revised project, while slightly increasing the overall height and scale of buildings on site as compared to the originally proposed project, would still be compatible with the general character of the hillside area and consistent with the visual quality of the existing developed site. Therefore, the impact was adequately addressed in the draft and final EIR.

d. The 2021 draft EIR noted that the existing facility currently has exterior security and surface parking lighting and lighting typical of multifamily residential and senior living communities. The revised project would be the same as the existing use and would continue to have lighting typical to senior living communities. As shown on the "Site Lighting Concept Plan" (see sheet LS-12 of the revised project plans), proposed lighting fixtures for the project include post top lights, bollard lights, and various wall mounted lights all of which are consistent with the previously proposed lighting designs evaluated in the 2021 draft EIR. These lighting fixtures also comply with Town Code Section 29.10.09035 (Performance standards as to glare), which prohibits the generation of direct or reflected light onto any area outside of the project boundaries. In addition, all exterior

fixtures would comply with the Town requirements to be downward directed and shielded. The lighting will also be required to comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6, which requires reducing wasteful and unnecessary energy consumption in newly constructed and existing buildings including utilizing low intensity lighting designs and devices. Prior to the issuance of building permits, a final exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture shall be provided to the Town of Los Gatos for review and approval as part of the Architecture and Site Review approval.

Implementation of this condition would reduce the revised project's lighting impact to a less-than-significant level by requiring lighting design and controls for each building on the project site. Therefore, the impact was adequately addressed in the draft and final EIR.

2. AGRICULTURE AND FOREST RESOURCES

In determining whether impacts on agricultural resources are significant environmental effects and in assessing impacts on agriculture and farmland, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

		NEW IMPACTS			
		Adequately Addressed in Previous EIR	Not Adequately Addressed in Previous EIR	Less-Than-Significant or Less-Than-Significant with Mitigation Impact	No Impact
a.	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?	☒	☐	☐	☐
b.	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☒	☐	☐	☐
c.	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☒	☐	☐	☐
d.	Result in the loss of forest land or conversion of forest land to non-forest use?	☒	☐	☐	☐
e.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use or conversion of forest land to non-forest use?	☒	☐	☐	☐

Comments:

a-e. The initial study that was prepared to accompany the Notice of Preparation (NOP) for the originally proposed project (dated February 4, 2021 and included as part of Appendix A of the 2021 draft EIR) concluded that the proposed project would not

convert important farmland; there are properties adjacent to the proposed project that are zoned for agricultural uses, and that there are no properties within or adjacent to the project site that are in a Williamson Act Contract. Additionally, the 2021 draft EIR concluded that the project site and adjacent land uses are not zoned for forestland or timberland uses. None of these conditions have changed since preparation of the draft and final EIR and therefore, agricultural resource impacts were adequately addressed in the draft and final EIR.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

		NEW IMPACTS			
		Adequately Addressed in Previous EIR	Not Adequately Addressed in Previous EIR	Less-Than-Significant or Less-Than-Significant with Mitigation Impact	No Impact
a.	Conflict with or obstruct implementation of the applicable air quality plan?	☒	☐	☐	☐
b.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard?	☒	☐	☐	☐
c.	Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐	☐
d.	Result in other emissions, such as those leading to odors adversely affecting a substantial number of people?	☒	☐	☐	☐

Comments:

a-b. The 2021 draft EIR found that the prior project was consistent with the Air Quality Plan because its criteria emissions volumes were below the Bay Area Air Quality Management District's (air district) criteria air emissions thresholds of significance. As discussed below, criteria emissions volumes for the current project remain well below the same thresholds of significant. Consequently, like the prior project, the proposed project does not conflict with the Air Quality Plan and would not result in a new significant impact.

The 2021 draft EIR evaluated potential air quality impacts by comparing thresholds identified in the Bay Area Air Quality Management District's (air district) 2017 Clean Air Plan to quantified emission values estimated through the California Emissions Estimator Model (CalEEMod). Neither the construction nor operation of the proposed project were found to generate criteria pollutant emissions volumes that exceed the air district standards. With the exception of ROG emissions, the proposed project was found to generate fewer operational criteria pollutant emissions than the baseline use. ROG emissions would have increased by about 2.14 pounds per day, well below the air district threshold.

To evaluate the increase in criteria emissions that would result from the current proposed project, emissions were quantified using CalEEMod. As shown in Table 1, Operational Criteria Pollutant Emissions, the current project would increase in emissions volumes by the volumes and percentages shown relative to the 2021 analysis. None of the emissions volumes exceed air district thresholds. Therefore, the current project would not result in new significant impacts or substantially more severe impacts than identified in the 2021 draft and final EIR.

Table 1 Operational Criteria Pollutant Emissions

Source	ROG	NOx	PM_{10}	$PM_{2.5}$
Originally Proposed Project[1,2]	2.14	0.51	0.39	0.12
Revised Project[1]	2.36	0.56	0.43	0.13
Change	+0.22 (10.2%)	+0.05 (9.8%)	+0.04 (10.2%)	+0.01 (8.3%)
Air District Thresholds	54	54	82	54
Exceeds Thresholds?	*No*	*No*	*No*	*No*

SOURCE: EMC Planning Group 2021; 2024
NOTES:
1. All values are reported in tons per day.
2. Calculated using CalEEMod version 2016.3.2

c. A community health risk assessment was prepared as part of the 2021 draft EIR to evaluate the potential health risk impacts to nearby sensitive receptors from exposure to emissions generated by project demolition and construction activities. The health risk assessment determined that sensitive receptors within 1,000 feet of construction activities would be exposed to construction TAC emissions volumes that exceed the air district significance thresholds for infant/child cancer risks and $PM_{2.5}$ concentrations. The primary project emissions sources were identified as heavy construction equipment. These potentially significant impacts to sensitive receptors were determined to be less than significant with implementation of construction mitigation measures (6-5a and 6-5b).

The 10.5-percent increase in the number of residential and health care units and the 0.5-percent in the total site area coverage would incrementally increase construction emissions volumes. Grading and excavation activities, which require use of heavy equipment, are typically the main sources of construction TAC emissions as identified in the 2021 draft EIR. It is not anticipated that increasing unit count by 10.5 percent would result in additional heavy equipment use. The proposed project would increase site coverage area by 0.5 percent. It is possible that this change would not require an increase in grading or excavation activities, but if so, the increase would be very minor and not be expected to substantially worsen toxic air contaminant emission exposure. With the same mitigation applied as identified in the 2021 draft EIR, the proposed project would have no new significant impacts or result in substantially more severe impacts than identified in the 2021 draft and final EIR.

d. As stated in the 2021 draft EIR, the prior project did not constitute a new odor source. The current proposed project use is consistent with the proposed 2021 use. Therefore, the proposed project would not result in new or more severe odor impacts than identified in the 2021 draft and final EIR.

4. BIOLOGICAL RESOURCES

Would the project:

		NEW IMPACTS			
		Adequately Addressed in Previous EIR	Not Adequately Addressed in Previous EIR	Less-Than-Significant or Less-Than-Significant with Mitigation Impact	No Impact
a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	☒	☐	☐	☐
b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	☒	☐	☐	☐
c.	Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.), through direct removal, filing, hydrological interruption, or other means?	☒	☐	☐	☐
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☒	☐	☐	☐
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☒	☐	☐	☐
f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☒	☐	☐	☐

Comments:

a-f. The 2021 draft EIR identified several potential biological impacts associated with the originally proposed project including potential effects on candidate, sensitive, or special-status species (San Francisco dusky-footed woodrat; pallid bat; Townsend's big-eared bat; nesting raptors and migratory birds), potential effects on federally- and state-protected

wetlands or waters of the U.S. (intermittent or ephemeral drainage), damage or removal of regulated trees, and effects on sensitive natural communities. All of these potentially significant biological impacts were determined to be less-than-significant with implementation of biological mitigation measures (7-2, 7-3, 7-4, 7-5a, 7-5b, 7-6, and 7-8). Current modification of the redevelopment scope has been compared and analyzed with the original building plans by EMC Planning Group biological staff. While the revised project will increase the overall site coverage and square footage over the previously proposed project, the overall revised project development footprint and building layout is largely consistent with the previously proposed project. It is noted that the overall number of proposed trees to be removed from the project site is not changing with the revised project (213 trees) and potential effects to habitat for special-status species noted above would not be substantially increased as a result of the minimal development footprint changes. Therefore, all changes to the project plans are deemed minimal with regard to potential biological resource impacts and the previously identified mitigation measures are adequate to reduce biological resource impacts to a less-than-significant level.

Therefore, biological resource impacts were adequately addressed in the draft and final EIR.

5. CULTURAL RESOURCES

Would the project:

		NEW IMPACTS			
		Adequately Addressed in Previous EIR	Not Adequately Addressed in Previous EIR	Less-Than-Significant or Less-Than-Significant with Mitigation Impact	No Impact
a.	Cause a substantial adverse change in the significance of a *historical resource* pursuant to section 15064.5?	☒	☐	☐	☐
b.	Cause a substantial adverse change in the significance of a *unique archaeological resource* pursuant to section 15064.5?	☒	☐	☐	☐
c.	Disturb any human remains, including those interred outside of dedicated cemeteries?	☒	☐	☐	☐

Comments:

a/b. **Historic Structures.** The 2021 draft EIR concluded that the existing structures on the project site were not historic and therefore, the proposed project would not adversely impact a historic structure. Therefore, this impact was adequately addressed in the draft and final EIR.

Historic and Unique Archaeological Resources. The 2021 draft EIR concluded that with implementation of a Town standard condition of approval that addressed this potential impact, no mitigation was necessary.

Changes to the redevelopment footprint (i.e., an increase of 2,100 square feet of site coverage from the current 106,540 square feet with the existing facility) with the revised project are minimal. Thus, implementation of the Town's standard condition of approval noted in 2021 draft EIR is still adequate to address potential impacts to historic resources and/or unique archaeological resources during construction. Therefore, this potential impact was adequately addressed in the draft and final EIR.

c. The 2021 draft EIR concluded that the project site is not known to contain Native American remains, but excavation during construction of project improvements could result in disturbance of unknown human remains, should they be buried on site. However, implementation of the Town's standard conditions of approval associated with discover of archaeological resources (including human remains) would ensure that this potential impact, if it were to occur, would be less than significant. As the revised project does not substantial increase or alter the originally proposed project's development footprint, implementation of the Town's standard condition of approval noted in 2021

draft EIR is still adequate to address potential impacts associated with the disturbance of human remains during construction. Therefore, this potential impact was adequately addressed in the draft and final EIR.

6. ENERGY

Would the project:

		New Impacts?			
		Adequately Addressed in Previous EIR	Not Adequately Addressed in Previous EIR	Less-Than-Significant or Less-Than-Significant with Mitigation Impact	No Impact
a.	Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☒	☐	☐	☐
b.	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☒	☐	☐	☐

Comments:

a-b. The 2021 draft EIR evaluated the potential energy impacts of the project's transportation fuel, electrical energy, and natural gas demand characteristics relative to the baseline condition. It was determined that the proposed project would have similar operational transportation fuel demand and lower natural gas demand than the baseline use. Furthermore, the proposed project would be required to conform to current California Building Code and Green Building Standards Code (also known as CALGreen), which requires all new buildings in the state to be more energy efficient and environmentally responsible. By incorporating energy efficiency and renewable energy measures per the Building Energy Efficiency Standards, and incorporating green building features per the CALGreen standards, the project would comply with existing state and local energy standards and would not conflict with or obstruct a state or local plan for energy efficiency. The additional residential units proposed in the revised project plans would result in slightly increased energy demand, but this change would be minimal relative to the prior proposed project. Therefore, the impact was adequately addressed in the draft and final EIR.

7. GEOLOGY AND SOILS

Would the project:

		New Impacts?			
		Adequately Addressed in Previous EIR	Not Adequately Addressed in Previous EIR	Less-Than-Significant or Less-Than-Significant with Mitigation Impact	No Impact
a.	Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
	(1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?	☒	☐	☐	☐
	(2) Strong seismic ground shaking?	☒	☐	☐	☐
	(3) Seismic-related ground failure, including liquefaction?	☒	☐	☐	☐
	(4) Landslides?	☒	☐	☐	☐
b.	Result in substantial soil erosion or the loss of topsoil?	☒	☐	☐	☐
c.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☒	☐	☐	☐
d.	Be located on expansive soil, creating substantial direct or indirect risks to life or property?	☒	☐	☐	☐
e.	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☒	☐	☐	☐
f.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☒	☐	☐	☐

Comments:

a-e. As detailed in Section 13.0, Effects Not Addressed Further in this EIR, found in the 2021 draft EIR, several iterations of an applicant-prepared geotechnical report, along with third-party peer reviews, were prepared between 2017 and 2021 to evaluate geologic hazards and potential project impacts associated with the originally proposed project.

The applicant-prepared geotechnical report prepared for the originally proposed project noted several potential geologic impacts that are to be addressed through several design recommendations for the proposed project. These recommendations include, but are not limited to, providing a 25-foot setback from a mapped surface trace of a fault along the eastern edge of the property; underlaying the foundation by ground improvement or deepening the foundation to bedrock to avoid soil instability; removing alluvial fan deposits down to bedrock and replacing with engineering fill along the proposed retaining wall along the eastside of Farwell Lane for a minimum of 15 feet; removing and replacing all undocumented fill; and designing for sufficient reinforcement for slabs-on-grade. The 2021 draft EIR determined that with implementation of the two previously-identified geologic mitigation measures (13-1 and 13-2), as articulated in the February 2021 geotechnical peer review conducted by the Town's geotechnical consultant, would ensure potential geologic impacts are reduced to a less-than-significant level.

The revised project does not substantially alter the proposed layout and number of proposed structures and associated infrastructure on the project site. Therefore, the findings of the previously prepared geotechnical reports and peer reviews are still valid and adequate to address the geotechnical conditions of the project site, including the requirement for a 25-foot setback from mapped surface trace of a fault. With implementation of the previously-identified mitigation measures (13-1 and 13-2), geologic hazard impacts would still be reduced to a less-than-significant level. Therefore, geological impacts were adequately addressed in the draft and final EIR.

f. Mitigation for paleontological resources (mitigation measure 8-2) was adequately addressed in the Section 8.0, Cultural Resources, of the 2021 final EIR. Mitigation measure 8-2 would still apply to the revised project with a slightly larger footprint and mitigate potential impacts to unique paleontological resources associated with the revised project to a less-than-significant level. Therefore, the impact was adequately addressed in the draft and final EIR.

8. GREENHOUSE GAS EMISSIONS

Would the project:

		New Impacts?			
		Adequately Addressed in Previous EIR	Not Adequately Addressed in Previous EIR	Less-Than-Significant or Less-Than-Significant with Mitigation Impact	No Impact
a.	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☒	☐	☐	☐
b.	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☒	☐	☐	☐

Comments:

a-b. The 2021 draft EIR provided a qualitative approach for assessing operational project impacts based on comparing GHG emissions from the baseline condition to emissions under proposed project conditions. The analysis concluded that transportation-source GHG emissions from the proposed project would be similar to the baseline use and electricity-source GHG emissions from the proposed project would be substantially lower than the baseline use.

Similarly, annual amortized construction related GHG emissions, which represent nearly the entire annual GHG emissions volume from the project, only accounted for approximately 47 metric tons CO_2e/year. A 10.5-percent increase in construction related GHG emission related to the revised project plans would generate approximately 52 metric tons CO_2e/year or only five percent of the air district's CEQA Guidelines bright line operational GHG emissions threshold of significance of 1,100 metric tons CO_2e/year.

Despite the minor revisions to the project plans, the proposed project would not result in GHG emissions that exceed the baseline use nor would it generate new GHG emissions that would exceed the bright line operational GHG emissions applied in the 2021 draft EIR. Therefore, the GHG emission impacts associated with the revised project would be less than significant. Therefore, the impact was adequately addressed in the draft and final EIR.

9. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

		New Impacts?			
		Adequately Addressed in Previous EIR	Not Adequately Addressed in Previous EIR	Less-Than-Significant or Less-Than-Significant with Mitigation Impact	No Impact
a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☒	☐	☐	☐
b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☒	☐	☐	☐
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☒	☐	☐	☐
d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, create a significant hazard to the public or the environment?	☒	☐	☐	☐
e.	For a project located within an airport land-use plan or, where such a plan has not been adopted, within two miles of a public airport or a public-use airport, result in a safety hazard or excessive noise for people residing or working in the project area?	☒	☐	☐	☐
f.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☒	☐	☐	☐
g.	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☒	☐	☐	☐

Comments:

a. The 2021 draft EIR concluded that the originally proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. The revised project would not alter this determination as the proposed use is only a 10.5 percent increase in number of units and a 13 percent increase in new residents over the originally proposed project. In addition, overall

construction and operation of the revised project would remain consistent with the originally proposed project. Therefore, the impact was adequately addressed in the draft and final EIR.

b. As detailed in Section 13.0, Effects Not Addressed Further in this EIR, found in the 2021 draft EIR, potential hazardous materials impacts were identified associated with project demolition activities potentially releasing asbestos and lead-based paint into the environment. Implementation of the identified mitigation measure (13-3) would ensure potential impacts from the release of asbestos and lead-based paint into the environment as a result of demolition activities are reduced to a less-than-significant level.

The revised project does not substantially alter the proposed layout and number of proposed structures and associated infrastructure on the project site. In addition, the level of demolition activities would not be increased as a result of the revised project. Therefore, the findings of the previously prepared environment site assessment are still valid and adequate to address the hazardous conditions of the project site. With implementation of the previously-identified mitigation measure (13-3), hazardous materials impacts would still be reduced to a less-than-significant level. Therefore, the impact was adequately addressed in the draft and final EIR.

c. The nearest school, the St. Mary's of the Immaculate Conception Catholic School, is located approximately 0.5 miles north of the project site. Implementation of mitigation measure 13-3 would ensure that impacts related to the possible release of asbestos during demolition activities associated with the revised project would be less than significant. Therefore, the impact was adequately addressed in the draft and final EIR.

d. Government Code Section 65962.5 requires that the Department of Toxic Substances Control compile and regularly update a list of hazardous waste facilities and sites. A search of the EnviroStor website was completed in 2020 associated with the 2021 draft EIR and determined that the project site is not on the list and there are no listed hazardous sites within one half mile. An updated search of the EnviroStor website (Department of Toxic Substances Control 2024) confirmed that the project site is still not on the list and there are still no listed hazardous sites within one half mile. Therefore, the revised project would not create a significant hazard to the public or the environment due to location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5. Therefore, the impact was adequately addressed in the draft and final EIR.

e. The 2021 draft EIR identified the project site as not within an airport land use plan, within two miles of a public airport, or near a private landing strip. The nearest airports are San Jose International Airport, approximately 12 miles to the north, and Reid-Hillview Airport, 16 miles to the northeast. The revised project does not change these conditions and would not result in a safety hazard or excessive noise for people residing or working in the project area. Therefore, the impact was adequately addressed in the draft and final EIR.

g. Exposure to wildland fire risk as a result of the proposed project is addressed in D.20, Wildfire, of this modified checklist.

10. HYDROLOGY AND WATER QUALITY

Would the project:

	New Impacts?			
	Adequately Addressed in Previous EIR	Not Adequately Addressed in Previous EIR	Less-Than-Significant or Less-Than-Significant with Mitigation Impact	No Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☒	☐	☐	☐
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☒	☐	☐	☐
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
(1) Result in substantial erosion or siltation on- or off-site;	☒	☐	☐	☐
(2) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	☒	☐	☐	☐
(3) Create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or	☒	☐	☐	☐
(4) Impede or redirect flood flows?	☒	☐	☐	☐
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☒	☐	☐	☐
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☒	☐	☐	☐

Comments:

a. As noted in Section D.10, Hydrology and Water Quality, of the initial study attached to the NOP in Appendix A of the 2021 draft EIR, the State Water Resources Control Board has implemented a National Pollutant Discharge Elimination System (NPDES) Program

to control and enforce storm water pollutant discharge reduction per the Clean Water Act. In accordance with the requirements of this program, the project applicant would be required to obtain a State NPDES Construction General Permit for redevelopment of the 10.84-acre project site.

Further, Section 22.30.035 of the Town Municipal Code outlines requirements for storm water management on new development and redevelopment projects. Every new development or redevelopment project is required to identify the potential for stormwater to be discharged from the project site following completion of construction activity and demonstrate that the plans, drawings, or specifications for such project include the installation of management techniques, practices, and control measures designed to mitigate the potential adverse impacts of storm water that may be discharged from the project site on an ongoing basis, including storm water treatment measures.

By complying with the Construction General Stormwater Permit and the Town's stormwater management requirements, the revised project, with a slightly larger footprint, would not violate any water quality standards or degrade water quality and would not exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Therefore, the impact was adequately addressed in the draft and final EIR.

b. **Groundwater Supplies.** As noted in Section D.10, Hydrology and Water Quality, of the initial study attached to the NOP in Appendix A of the 2021 draft EIR, water service to the project site is provided by San Jose Water, which includes three major sources: groundwater, imported surface water, and local raw mountain water. Los Gatos is located within the Santa Clara Valley Groundwater Subbasin, which is managed by Valley Water. Valley Water maintains the basin at equilibrium by augmenting natural percolation of rainfall and local stream runoff with imported water. In addition, Valley Water operates a treated groundwater recharge/reinjection program that promotes the reuse of treated groundwater from the clean-up of contaminated sites.

The initial study in the draft EIR concluded that the proposed project would not deplete groundwater supplies because the proposed project consisted of replacing 205 existing senior living units with 191, thereby decreasing the need for additional groundwater supplies.

The revised project proposes to replace the existing 205 units with 211 units, for an increase of six units. It is unknown whether the new 211 units would require more water than was historically used at the facility with 205 units. However, it can be reasonably assumed that due to current water use restrictions and the requirement for low flow water fixtures, the increase in six living units could actually require less than historical water use. Additionally, in an email dated July 25, 2024 from James Bariteau, Senior Water Services Representative with San Jose Water Company to Mark Falgout with Kimley-Horn, at this time the water company does not foresee any issues with serving the proposed 211 units.

Groundwater Recharge. The revised project would result in the replacement of existing structures with fewer, but similar structures, resulting in a net increase of impervious surface area of approximately 17,984 square feet over the originally proposed project (from 183,181 square feet to 201,165 square feet or an approximately two percent increase). While this represents a net increase over existing conditions, the applicant will provide several bioretention areas to ensure adequate groundwater recharge is provided. Additionally, through implementation of a stormwater pollution prevention plan (SWPPP) and a drainage and grading plan, which shall be reviewed and approved by Town Public Works staff, the revised project would implement standard industry best management practices to control offsite discharges. As such, the revised project would not contribute to a substantial depletion of groundwater supplies or interfere substantially with groundwater recharge. Therefore, this issue was adequately addressed in the draft and final EIR.

c. Potential impacts due to increased impervious surfaces on the project site were addressed in the initial study that was included as an attachment to the 2021 draft EIR. The following is a summary of issues associated with increase impervious surfaces as a result of the revised project.

(1) Erosion. The 2021 draft EIR previously noted that the originally proposed project would require grading and excavation, which could result in soil erosion during storms and related sedimentation in downstream storm drains. The 2021 draft EIR determined that with compliance with the NPDES permit requirements and the Town's standard requirements, the originally proposed project would result in a less-than-significant erosion or sedimentation impacts from on-site grading or excavation activities. While the level of grading and excavation required with the revised project will be less than the originally proposed project (128,800 net cubic yards of cut and fill for the revised project; 140,300 net cubic yards of cut and fill for the originally proposed project), the revised project would also be required to comply with these previously identified requirements. Therefore, the revised projects impact associated with erosion would continue to be less-than-significant. Erosion impacts were adequately addressed in the draft and final EIR.

(2) Flooding. The 2021 draft EIR previously noted that the originally proposed project would collect stormwater onsite via drain inlets and roof drains and will then be conveyed to the existing public stormwater infrastructure that serves the site, thereby eliminating the potential for flooding on- or off-site. The revised project design also calls for this same stormwater infrastructure system. Therefore, the draft and final EIR adequately addressed this issue.

(3) Runoff. The 2021 draft EIR determined that the originally proposed project would be required to comply with the requirements of the Storm Water NPDES Permit issued by the San Francisco Bay Regional Water Quality Control Board (RWQCB). In addition, the originally proposed project would be subject to Section 22.30.035 of the Town Municipal Code, which outlines requirements for storm water management on new

development and redevelopment project. Therefore, the 2021 draft EIR determined that the originally proposed project would not exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. The revised project would result in a net increase of impervious surface area of approximately 17,984 square feet (10 percent), resulting in an increased potential for surface water runoff. However, like the originally proposed project, the revised project would still be required to comply with the requirements of the Storm Water NPDES Permit issue by the RWQCB and be subject to the Town's storm water management requirements which would reduce potential runoff impacts to a less-than-significant level. Therefore, this impact was adequately address in the draft and final EIR.

(4) Flood flows. As discussed under checklist question d) below, the project site is located within an area of minimal flood hazard. Therefore, development of the revised project would not impede or redirect flood flows.

Therefore, these impacts were adequately addressed in the draft and final EIR.

d. The 2020 general plan EIR (figure 4.8-1), the project site is located within a 500-year flood zone. Current Federal Emergency Management Agency (FEMA) flood mapping was reviewed and the project site is still located within the 500-year flood zone (FEMA 2024). A 500-year flood zone has a 0.2 percent probability of flooding in a given year; i.e. a 500-year flood zone is likely to flood only under extreme flood conditions. The project site is not located within the Lexington dam failure inundation area, as identified on figure 4.8-2 of the general plan EIR. Additionally, updated flood-zone mapping found in the Town's 2040 general plan update EIR still shows the project site within a 500-year flood zone (figure 4.10-1) and outside of any dam failure inundation area. The project site is located a significant distance from the coast or any sizeable lakes or ponds, thereby eliminating the risk for a tsunami or seiche. As concluded in the initial study included as an appendix to the 2021 draft EIR, the potential for release of pollutants due to inundation of the project site remains low even with project modifications proposed in the revised project. Therefore, the impact was adequately addressed in the draft and final EIR.

e. The initial study prepared as an attachment to the 2021 draft EIR determined that the originally proposed project would not conflict with Valley Water's 2016 *Groundwater Management Plan* because its onsite retention areas and treatment control measures would detain storm water runoff onsite, thereby allowing for groundwater recharge. Valley Water has since updated the groundwater management plan in 2021 and that plan has been reviewed in relation to the revised project. The revised project would not conflict with the Santa Clara Valley Water District (Valley Water) *2021 Groundwater Management Plan* because, as with the originally proposed project, its onsite bioretention areas and treatment control measures would detain storm water runoff onsite, thereby allowing for groundwater recharge. Therefore, the impact was adequately addressed in the draft and final EIR.

11. LAND USE AND PLANNING

Would the project:

		New Impacts?			
		Adequately Addressed in Previous EIR	Not Adequately Addressed in Previous EIR	Less-Than-Significant or Less-Than-Significant with Mitigation Impact	No Impact
a.	Physically divide an established community?	☒	☐	☐	☐
b.	Cause any significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☒	☐	☐	☐

Comments:

a. The initial study included as Appendix A of the 2021 draft EIR concluded that the originally proposed project, which would have resulted in 191 units, would not result in the physical division of an established community. The revised project would not change this determination. Therefore, this issue was adequately addressed in the draft and final EIR.

b. The 2021 draft EIR, which evaluated the originally proposed project, included a consistency analysis with applicable policies and regulations adopted for the purpose of avoiding or mitigating an environmental effect. The revised project would not substantially alter the findings of the previously-prepared policy consistency analysis as the revised project represents a 10.5 percent increase in the number of senior living units and a 13 percent increase in the number of residents over the originally proposed project evaluated in the draft and final EIR.

Therefore, impacts associated with a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect were adequately addressed in the draft and final EIR.

12. MINERAL RESOURCES

Would the project:

		New Impacts?			
		Adequately Addressed in Previous EIR	Not Adequately Addressed in Previous EIR	Less-Than-Significant or Less-Than-Significant with Mitigation Impact	No Impact
a.	Result in loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☒	☐	☐	☐
b.	Result in the loss of availability of a locally important mineral resource recovery site delineated in a local general plan, specific plan, or other land-use plan?	☒	☐	☐	☐

Comments:

a-b. As previously noted in the initial study included as Appendix A of the 2021 draft EIR, the 2020 general plan EIR determined that mineral resources are not significant in the Town (Los Gatos 2020 General Plan EIR, page 4-1). A review of the 2040 general plan EIR notes that while quarries have historically operated within the Los Gatos, no mining occurs within the Town. However, one quarry (Lexington Quarry) is currently in operation at 18500 Limekiln Canyon Road (approximately 1.8 miles to the southeast of the project site). The Lexington Quarry is owned and operated by Vulcan Materials who produce construction aggregate (stone, crushed/broken) from the site. The Lexington Quarry is located in the southern portion of the General Plan Sphere of Influence (SOI) and is designated as "Hillside Residential" in the current General Plan.

The revised project would not result in impacts to known mineral resources or result in the loss of availability of a locally important resource recovery site. Therefore, this issue was adequately addressed in the draft and final EIR.

13. NOISE

Would the project result in:

	New Impacts?			
	Adequately Addressed in Previous EIR	Not Adequately Addressed in Previous EIR	Less-Than-Significant or Less-Than-Significant with Mitigation Impact	No Impact
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or in applicable standards of other agencies?	☒	☐	☐	☐
b. Generation of excessive ground-borne vibration or ground borne noise levels?	☒	☐	☐	☐
c. For a project located within the vicinity of a private airstrip or an airport land-use plan or, where such a plan has not been adopted, within two miles of a public airport or public-use airport, expose people residing or working in the project area to excessive noise levels?	☒	☐	☐	☐

Comments:

a. **Permanent Noise Increase.** As previously noted in the initial study that was included as an appendix to the 2021 draft EIR, operational noise levels associated with the project evaluated in the draft and final EIR (191 units) would be similar or somewhat less than the noise associated with the 205-unit existing development while it was operational. The same would be true of the revised project (211 units) (an additional six senior living units or three percent increase over the existing facility). Since the revised project would only result in a marginal increase in noise over the baseline conditions and the originally proposed project, the revised project would result in no measurable increase in impacts associated with operational noise.

Temporary Noise Increase. As previously noted in the 2021 draft EIR, construction activities, which are anticipated to last approximately 30 months, would result in temporary, short-term noise increases due to the operation of heavy equipment on the project site. The 2021 draft EIR determined that the originally proposed project would result in a less-than-significant impact associated with construction noise with implementation of the construction best management practices, as identified in the Town's Noise Ordinance (Chapter 16).

The revised project has 8,155 gross square feet more floor space (2 percent increase) than the project evaluated in the 2021 draft EIR. With the incorporation of noise ordinance requirements, the construction noise impact resulting from construction of the revised project and other site improvements would remain less than significant. Therefore, the impact was adequately addressed in the draft and final EIR.

b. As previously noted in the 2021 draft EIR, operation of construction equipment can cause ground vibrations that diminish in strength with distance from the source. The 2021 draft EIR concluded that the impact was less than significant. The revised project has 8,155 gross square feet more floor space (2 percent increase) than the project evaluated in the 2021 draft EIR. Therefore, construction would take incrementally longer with this added size; however, this incremental increase in floor space in the context of the total gross square footage proposed with the revised project (438,971 total gross square feet) will not result in substantially greater vibration impacts as compared to the originally proposed project. Revised project impacts associated with construction-related ground vibration and vibration noise would remain less than significant. Therefore, the impact was adequately addressed in the draft and final EIR.

c. The 2021 draft EIR concluded that the project would not expose people residing or working in the project area to excessive noise levels. The revised project would also not expose residents or workers to excessive noise levels from airport or airstrip operations. Therefore, the issue was adequately addressed in the draft and final EIR.

14. POPULATION AND HOUSING

Would the project:

		New Impacts?			
		Adequately Addressed in Previous EIR	Not Adequately Addressed in Previous EIR	Less-Than-Significant or Less-Than-Significant with Mitigation Impact	No Impact
a.	Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	☒	☐	☐	☐
b.	Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☒	☐	☐	☐

Comments:

a. The 2021 draft EIR previously determined that the originally proposed project would not induce substantial unplanned population growth in an area, either directly or indirectly. The revised project proposes to redevelop the site with a total of 211 independent residential apartments, memory care units, and assisted living units. The revised project, therefore, would only increase the number of senior living residential units by 20 over and increase the number of anticipated residents by 28 over the originally proposed project evaluated in the 2021 draft EIR. The revised project would include an estimated 120 full-time equivalent employees, which is commensurate to the number of employees in the originally proposed project. While the revised project is anticipated to generate an additional 28 residents over existing conditions, the revised project would replace an existing senior community facility with a similar senior community facility (with a total permitted resident unit capacity of 222 units) and would not result in a substantial increase in population compared to the originally proposed project. The revised project would not induce substantial unplanned population growth in an area, either directly or indirectly. Therefore, the impact was adequately addressed in the draft and final EIR.

b. As previously noted in the initial study that was included as an appendix to the 2021 draft EIR, the originally proposed project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. The revised project would demolish the existing facility and redevelop the site with a total of 211 independent residential apartments, memory care units, and assisted living units. While the number of units and residents will be incrementally greater than the originally proposed project, the revised project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. Therefore, the impact was adequately addressed in the draft and final EIR.

15. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of or need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services:

	New Impacts?			
	Adequately Addressed in Previous EIR	Not Adequately Addressed in Previous EIR	Less-Than-Significant or Less-Than-Significant with Mitigation Impact	No Impact
a. Fire protection?	☒	☐	☐	☐
b. Police protection?	☒	☐	☐	☐
c. Schools?	☒	☐	☐	☐
d. Parks?	☒	☐	☐	☐
e. Other public facilities?	☒	☐	☐	☐

Comments:

a-b/e. The 2021 draft concluded that the originally proposed project would result in less-than-significant impacts associated with the provision of or need for new or physically altered government facilities. This was based on the determination that Town-required public facilities fees would offset the increased demand of public services as a result of the originally proposed project. The revised project would result in an incremental increase in the number of senior residents (by 28 residents) over the originally proposed project evaluated in the 2021 draft EIR. Such an incremental increase in new residents generated by the revised project could result in an incremental increase in adverse physical impacts associated with the provision of or need for new or physically altered governmental facilities such as fire protection, police protection, and other public facilities such as libraries. However, the applicant/project proponent would still be required to pay Town-required public facilities fees which would offset the increased demand of public services and facilities as a result of the revised project. New public service facilities that would be constructed in the Town would require project-specific environmental analysis and implementation of any necessary projects specific mitigation prior to being considered for approval. Therefore, the impact was adequately addressed in the draft and final EIR.

c. Both the originally proposed project and the revised project would be restricted to seniors 62 years and older. Therefore, the revised project would have no impacts on schools and this issue was adequately addressed in the draft and final EIR.

d. Both the originally proposed project and the revised project would not increase the population of the Town, but rather accommodate an aging population. Therefore, the revised project would not result in the need for new or expanded park facilities and this issue was adequately addressed in the draft and final EIR.

16. RECREATION

		New Impacts?			
		Adequately Addressed in Previous EIR	Not Adequately Addressed in Previous EIR	Less-Than-Significant or Less-Than-Significant with Mitigation Impact	No Impact
a.	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☒	☐	☐	☐
b.	Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☒	☐	☐	☐

Comments:

a-b. The initial study that was included as an appendix to the 2021 draft EIR determined that the originally proposed project would not result in the need for new or expanded park facilities. The revised project would result in a 211-unit senior community facility of relatively comparable size to the originally proposed project (191 units). The revised project, like the originally proposed project, would not substantially increase the population of the Town, thereby requiring increased use of neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of recreation facilities would occur or be accelerated. In addition, the revised project would not require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment. Therefore, this issue was adequately addressed in the draft and final EIR.

17. TRANSPORTATION

Would the project:

		New Impacts?			
		Adequately Addressed in Previous EIR	Not Adequately Addressed in Previous EIR	Less-Than-Significant or Less-Than-Significant with Mitigation Impact	No Impact
a.	Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☒	☐	☐	☐
b.	Conflict or be inconsistent with CEQA guidelines section 15064.3, subdivision (b)?	☒	☐	☐	☐
c.	Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☒	☐	☐	☐
d.	Result in inadequate emergency access?	☒	☐	☐	☐

Comments:

The applicant's traffic consultant, Kimley-Horn, prepared a memorandum (dated January 26, 2024) to address the revised project and additional trips generated over the originally proposed project. The following discussion utilizes the findings of this memorandum, which updates analysis prepared by Kimley-Horn for the originally proposed project in *Los Gatos Meadows – Transportation Analysis* memo dated January 25, 2021.

a-b. The updated trip generation memorandum prepared by Kimley-Horn concluded that the increase in trip generation as a result of the increase in proposed senior living units (revised project) is negligible (seven net additional trips with use of the "Devpod" electric shuttle system), and no significant traffic impacts are anticipated to occur due to the revised project. In addition, Kimley-Horn concluded that there would be no change to the transportation operational findings identified in their technical memorandum evaluating the originally proposed project. Therefore, the revised project would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities.

In addition, without the autonomous "Devpod" electric shuttle vehicles, the revised project would result in a net increase in 80 vehicle trips per day, which is less than the screening threshold of 110 vehicle trips per day, associated with evaluating vehicle miles traveled (VMT). With the "Devpod" electric shuttle vehicles, the revised project would generate only seven (7) additional daily trips. Under these conditions, the revised project

would have a less-than-significant VMT transportation impact. Therefore, the impact was adequately addressed in the draft and final EIR.

c. The revised project proposes the same approximate circulation pattern and plan as the originally proposed project. Access and circulation on the project site would be designed to adhere to the Town of Los Gatos design guidelines and standards and would be subject to approval by the Town of Los Gatos Public Works Department and Santa Clara County Fire Department. This would ensure that the revised project is adequately designed to minimize hazards associated with design. The revised project would not increase hazards due to a design feature or result in inadequate emergency access. Therefore, the impact was adequately addressed in the draft and final EIR.

d. The revised project would, like the originally proposed project, have a dedicated fire access road, located on the western side of the property and wrapping around the entire site with a connection to Broadway, improving fire access to the entire site. Final plans would be reviewed by the Town to ensure that the project adheres to all current California Fire Code requirements. The revised project would not result in inadequate emergency access. Therefore, the impact was adequately addressed in the draft and final EIR.

18. TRIBAL CULTURAL RESOURCES

Would the project:

	New Impacts?			
	Adequately Addressed in Previous EIR	Not Adequately Addressed in Previous EIR	Less-Than-Significant or Less-Than-Significant with Mitigation Impact	No Impact
a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
(1) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources code section 5020.1(k), or	☒	☐	☐	☐
(2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☒	☐	☐	☐

Comments:

a. (1, 2) The Town of Los Gatos offered consultation with Native American tribes and individuals with geographic associations to the Town of Los Gatos per the requirements of Assembly Bill (AB) 52 during the preparation of the original 2021 draft EIR. Refer to the draft EIR for a discussion of the consultation process. The change in the project description would not affect the results of the consultation process. Therefore, tribal cultural resources associated with the revised project description was adequately addressed in the draft and final EIR.

19. UTILITIES AND SERVICE SYSTEMS

Would the project:

		New Impacts?			
		Adequately Addressed in Previous EIR	Not Adequately Addressed in Previous EIR	Less-Than-Significant or Less-Than-Significant with Mitigation Impact	No Impact
a.	Require or result in the relocation or construction of new or expanded water, wastewater treatment, storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☒	☐	☐	☐
b.	Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, single-dry and multiple- dry years?	☒	☐	☐	☐
c.	Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☒	☐	☐	☐
d.	Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☒	☐	☐	☐
e.	Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☒	☐	☐	☐

Comments:

a. The 2021 draft EIR determined that the originally proposed project would have no impact associated with the relocation or construction of new or expanded water, wastewater treatment, storm water drainage, or construction of new or expanded water, wastewater treatment, storm water drainage, electric power, natural gas, and telecommunications facilities. The project site is currently served by water, wastewater treatment, storm water drainage, electric power, natural gas, and telecommunication facilities. The revised project would result in a 211-unit senior community facility of relatively comparable size to the originally proposed project with the addition of 20 senior living units. The revised project would result in an incremental increase in population compared to the existing facility. Such an incremental increase in population (by 28

residents) does not represent a substantial increase over the originally proposed project. The revised project would not require relocation or construction of new or expanded water, wastewater treatment, storm water drainage, electric power, natural gas, and telecommunication facilities. Therefore, the impact was adequately addressed in the draft and final EIR.

b. The 2021 draft EIR determined that the originally proposed project would result not result in an increase in water supply and would have no impact on the capacity of water supply facilities. Water service to the project is provided by San Jose Water. The revised project proposes to replace the existing 205 units with 211 units, for an increase of six units. It is unknown whether the new 211 units would require more water than was historically used at the facility with 205 units. However, it can be reasonably assumed that due to current water use restrictions and the requirement for low flow water fixtures, the increase in six living units could actually require less than historical water use. Additionally, in an email dated July 25, 2024 from James Bariteau, Senior Water Services Representative with San Jose Water Company to Mark Falgout with Kimley-Horn, at this time the water company does not foresee any issues with serving the proposed 211 units. Therefore, the revised project would have sufficient water supplies available to serve the project. And this impact was adequately addressed in the draft and final EIR.

c. The 2021 draft EIR determined the proposed project would likely result in a decrease in wastewater demand and therefore, would have no impact on wastewater treatment facilities. The West Valley Sanitation District provides wastewater collection and disposal services for the Town of Los Gatos, including the project site. The West Valley Sanitation District's collection systems ultimately connect to the San Jose/Santa Clara Regional Wastewater Facility located in Alviso for wastewater treatment and disposal. According to the 2040 general plan EIR, the San Jose/Santa Clara Regional Wastewater Facility has the capacity to treat 167 million gallons per day of wastewater.

The revised project proposes 211 senior living units, thereby resulting in an incremental (10.5 percent) increase in wastewater demand over the originally proposed project evaluated in the 2021 draft EIR, and an increase in only six units (three percent) compared to baseline conditions. The addition of six units to baseline conditions would not require physical improvements to the wastewater treatment facilities. Therefore, the impact was adequately addressed in the draft and final EIR.

d-e. The 2021 draft EIR determined the originally proposed project would not result in an increase in solid waste generation and would not exceed landfill capacity. Further, the originally proposed project would be required to comply with federal, state, and local statutes and regulations related to solid waste and no physical improvements would be necessary to serve the originally proposed project.

The revised project proposes to redevelop the site with a total of 211 independent residential apartments, memory care units, and assisted living units (a 10.5 percent increase over the originally proposed project), and an increase in only six units (three percent) compared to baseline conditions. This represents an incremental increase in the

solid waste generation over the originally proposed project. The communities of Los Gatos, Monte Sereno, Saratoga, and Campbell are part of the West Valley Solid Waste Management Authority, a Joint Powers Authority (JPA) The JPA is the exclusive recycling, green waste and garbage hauler for the Town of Los Gatos. The JPA currently contracts with a private franchise, West Valley Collection and Recycling (WVCR) to provide residential and commercial waste collection and recycling services to member jurisdictions. All recycling, green waste and garbage are picked up by WVCR and transported directly to the Guadalupe Landfill. The Town of Los Gatos between the years 2014 and 2017 generated approximately 24,978 tons of solid waste per year. Solid waste is disposed of at the Guadalupe Landfill. The Guadalupe Landfill is a Class II solid waste landfill permitted to accept 3,650 tons of material daily and is projected to reach capacity in 2043. The landfill has a cease operation date of December 31, 2043 (Cal Recycle 2024).

Therefore, the revised project would not result in a substantial increase in solid waste generation and would not exceed the landfill capacity. Further, the revised project would be required to comply with federal, state, and local statutes and regulations related to solid waste. No physical improvements would be necessary to serve the revised project. Therefore, the impact was adequately addressed in the draft and final EIR.

20. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

		New Impacts?			
		Adequately Addressed in Previous EIR	Not Adequately Addressed in Previous EIR	Less-Than-Significant or Less-Than-Significant with Mitigation Impact	No Impact
a.	Substantially impair an adopted emergency response plan or emergency evacuation plan?	☒	☐	☐	☐
b.	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of wildfire?	☒	☐	☐	☐
c.	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☒	☐	☐	☐
d.	Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☒	☐	☐	☐

Comments:

a-d. The 2021 draft EIR identified two potential wildfire hazard impacts associated with the originally proposed project including short-term construction-related traffic activity impairing an adopted emergency response plan (Impact 12-1) and exposing people or structures to significant risks as a result of runoff, post-fire slope instability, or drainage changes (Impact 12-4). These potentially significant wildfire impacts were determined to be less-than-significant with implementation of mitigation measures (12-1 and geology and soils mitigation measures 13-1 and 13-2).

The revised project has been compared and analyzed with the original building plans by EMC Planning Group staff. In addition, EMC Planning Group staff have reviewed updated fire hazard mapping found in the 2040 general plan/general plan EIR and recently updated (as of April 2024) California Department of Forestry and Fire Protection (CAL FIRE) Fire Hazard Severity Zone Maps for the State Responsibility Area (SRA). The project is still entirely located within the Local Responsibility Area (LRA) (note: LRA fire severity hazard maps have not been updated as of July 2024).

However, the project site is still immediately adjacent to a CAL FIRE-designated "Very High Fire Hazard Severity Zone" within the SRA as previously identified in the 2021 draft EIR.

All changes to the plans are deemed minimal with regard to potential wildfire impacts. Therefore, the 2021 draft EIR analysis and impact determinations remain valid and adequate for purposes of mitigating wildfire impacts associated with the revised project.

21. MANDATORY FINDINGS OF SIGNIFICANCE

		New Impacts?			
		Adequately Addressed in Previous EIR	Not Adequately Addressed in Previous EIR	Less-Than-Significant or Less-Than-Significant with Mitigation Impact	No Impact
a.	Does the project have the potential to substantially degrade the quality of the environment; substantially reduce the habitat of a fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels; threaten to eliminate a plant or animal community; substantially reduce the number or restrict the range of an endangered, rare, or threatened species; or eliminate important examples of the major periods of California history or prehistory?	☒	☐	☐	☐
b.	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)	☒	☐	☐	☐
c.	Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐	☐

Comments:

a. As discussed in Section 4.0, Biological Resources, of this modified checklist, the revised project has the potential to have a substantial adverse effect through plant and wildlife habitat modifications. All of these potentially significant biological impacts were determined to be less than significant with implementation of biological mitigation measures (7-2, 7-3, 7-4, 7-5a, 7-5b, 7-6, and 7-8) as identified in the 2021 draft EIR. Therefore, this impact was adequately addressed in the draft and final EIR.

As discussed in Section 5.0, Cultural Resources, of this modified checklist, the project site is not known to contain any significant historic resources, unique archaeological resources, or Native American human remains. However, it is possible that these resources could be accidentally uncovered during grading and construction-related activities associated with the revised project. As the revised project does not substantial increase or alter the originally proposed project's development footprint, implementation of the Town's standard condition of approval noted in 2021 draft EIR is still adequate to address potential impacts associated with the disturbance of human remains during

construction and grading. Therefore, this impact was adequately addressed in the draft and final EIR.

b. The 2021 draft EIR determined that the originally proposed project had the potential to result in cumulatively considerable impacts in the areas of: aesthetics; air quality; biological resources; cultural, paleontological, and tribal cultural resources; energy; geology and soils; greenhouse gas emissions; hazards and hazardous materials; hydrology and water quality; noise; and wildfire hazards. All of these potentially significant cumulative impacts were determined to be less than cumulatively considerable with implementation of either mitigation measures, implementation of general plan goals, policies, or actions, and/or Town standard conditions of approval. The revised project has been determined to be adequately addressed in the draft and final EIR in terms of potential increases in or new environmental effects as a result of the revised project. Therefore, potential cumulative impacts associated with the revised project were adequately addressed in the draft and final EIR and would not be cumulatively considerable.

c. The 2021 draft EIR determined that the originally proposed project had the potential to result in adverse environmental effects that could cause substantial adverse effects on human beings from the following: demolition of existing buildings that results in the release of lead-based paint and asbestos into the air and mechanical and construction noise at nearby sensitive receptors that exceed noise thresholds. Each of these potential impacts were reduced to a less-than-significant level through implementation of mitigation measures or Town standard conditions of approval. The revised project has been determined to be adequately addressed in the draft and final EIR in terms of potential increases in or new air quality and noise impacts as a result of the revised project. Therefore, potential environmental effects, which could cause substantial adverse effects on human beings, associated with the revised project were adequately addressed in the draft and final EIR.

E. SOURCES

California Department of Forestry and Fire Protection (CAL FIRE). April 1, 2024. "Fire Hazard Severity Zones" website. Accessed June 27, 2024. https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones

California Department of Toxic Substances Control (DTSC). 2024. EnviroStor website. Accessed June 20, 2024. https://www.envirostor.dtsc.ca.gov/public/

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DATE: March 31, 2022

TO: Mayor and Town Council

FROM: Laurel Prevetti, Town Manager

SUBJECT: Requesting Approval of a Planned Development for Construction of a Senior Living Community, Removal of Large Protected Trees, and Site Improvements Requiring a Grading Permit on Property Zoned R:PD. **Located at 110 Wood Road**. APN 510-47-038. Planned Development Application PD-20-001 and Environmental Impact Report EIR-21-002. APPLICANT: Rockwood Pacific. PROPERTY OWNER: Covia Communities.

RECOMMENDATION:

It is recommended that the Town Council accept the Planning Commission's recommendation and deny the Planned Development (PD) application for construction of a senior living community, removal of large protected trees, and site improvements requiring a grading permit on property Zoned R:PD located at 110 Wood Road.

BACKGROUND:

The subject site is approximately 10.84 acres consisting of two underlying parcels at the intersection of Wood Road and South Santa Cruz Avenue (Attachment 5, Exhibit 3). The site has been occupied by the Los Gatos Meadows since 1971, a senior living development approved under a PD ordinance in 1968.

On April 9, 2008, the Conceptual Development Advisory Committee (CDAC) reviewed a preliminary proposal for redevelopment of the subject property. The staff report and minutes of the CDAC meeting are attached as Attachment 5, Exhibits 6 and 7.

In February 2019, the Los Gatos Meadows facility initiated a month's long closure and transition process to relocate all residents. By September 2019, the facility was vacant. While the property owner, Covia Communities, has completed the closure process, the property continues to be staffed to provide on-going maintenance and to ensure security of the property.

PREPARED BY: Sean Mullin, AICP
Senior Planner

Reviewed by: Town Manager, Assistant Town Manager, Community Development Director, Town Attorney, and Finance Director

BACKGROUND (continued):

On February 12, 2020, an application was filed by Frank Rockwood of Rockwood Pacific requesting a new PD zoning for the property for the purpose of building a new senior living community (Attachment 5, Exhibit 15). The existing zoning is Residential, Planned Development (R:PD) and the General Plan Land Use designation is Medium Density Residential.

A Draft Environmental Impact Report (EIR) for the project was prepared and circulated for a 45-day public review period from May 28, 2021, through July 12, 2021 (Attachment 5, Exhibit 1). The Final EIR, which includes the Response to Comments, was distributed on September 3, 2021 (Attachment 5, Exhibit 2).

On January 12, 2022, the Planning Commission considered the application (Attachment 5, Exhibits 5 through 8) and forwarded a recommendation of denial to the Council based on several concerns identified in the Discussion section of this report.

Additionally, the Planning Commission voted not to certify the Final EIR because it is based on a project that the Planning Commission found to be inappropriate, and environmental review is not required for denial of a project.

Should the Town Council choose an alternative action to certify the Final EIR and approve the PD ordinance, future required approvals include an Architecture and Site application, Certificate of Lot Merger, Building Permits, a Grading Permit, and a Tree Removal Permit.

DISCUSSION:

A. Project Summary

The applicant is proposing a new PD to allow for the demolition of all existing buildings, construction of a new senior living community, removal of large protected trees, and site improvements requiring a Grading Permit (Attachment 5, Exhibit 15). The senior living community would operate as a Continuing Care Retirement Community (CCRC) and would be licensed as a Residential Care Facility for the Elderly (RCFE) under the California Department of Social Services. The project would be restricted to persons aged 62 and older, providing 24/7 assisted living services to the residents. The senior living community would provide coordinated health care services, including 17 supporting care units. These proposed services would be similar to the uses offered in the previous community that closed in 2019.

Approval of the PD application would establish the regulations through an ordinance (which would include the development plans) under which the following actions would be allowed:

DISCUSSION (continued):

- Demolition of all existing buildings on the site;
- Construction of a new senior living community;
- Removal of 192 trees, including 8 large protected trees; and
- Site improvements requiring a Grading Permit.

A comparison of the existing and proposed PD conditions is provided in the table below.

Comparison of Planned Development Conditions

	Original 1968 PD	Proposed PD
Site Coverage	24.6 percent	22.5 percent
Total Number of Independent Living Units	184	174
Total Units Permitted	222	191
Open Space	75.4 percent	77.5 percent
Building Setbacks from Property Line	Front: 20 feet Side: 15 ft and 27 feet Rear: 15 feet	Front: 34.83 feet Side: 40.83 feet and 60 feet Rear: 32.92 feet
Parking	111 spaces	78 standard spaces 122 tandem spaces
Height	Predominantly 2-story with some basement or below grade space for infirmary, parking, storage, and mechanical. Heights vary between 30'-9" and 55'-2"±.	3-5 stories with below grade space for parking, storage, and mechanical. Heights vary between 59'-0" and 85'-6"±.

A full discussion and analysis of the application is provided in the January 12, 2021, staff report to the Planning Commission (Attachment 5).

B. Planning Commission

On January 12, 2022, the Planning Commission considered the application and received public comment (Attachments 5 through 7). Verbatim minutes are included as

DISCUSSION (continued):

Attachment 8. Following discussion, the Planning Commission recommended denial of the application based on the following concerns:

DISCUSSION (continued):

- Building heights;
- Tree removal;
- Lack of diversity in housing types;
- Concentration of luxury housing units; and
- Ratio of the number of units (fewer than existing) to the overall height (greater than existing).

Additionally, the Planning Commission voted not to certify the Final EIR because it is based on a project that the Planning Commission found to be inappropriate, and environmental review is not required for denial of a project.

C. Applicant response to Planning Commission

Following the January 12, 2022 Planning Commission hearing, the applicant submitted a letter responding to the Planning Commission discussion and recommendation (Attachment 9). In this letter, the applicant requests the opportunity to return to the Planning Commission to address the concerns. The letter provides the Council with a summary of the applicant's response to the Planning Commission's concerns, which includes:

- Reducing the height and massing of Villas A and C;
- Reducing the number of two-bedroom/den units and increasing the number of one-bedroom/den units and one-bedroom units;
- Reducing excavation and net off-haul quantities;
- Designating seven below market rate units; and
- Expanding on the discussion of the need for the proposed tree removal.

D. Environmental Review

An EIR was prepared for the project. As part of the environmental review process, a number of technical reports were prepared, including: species lists and database reviews; tree evaluations and arborist reports; geotechnical investigations; and traffic analyses. Reports that were prepared by outside consultants were peer reviewed by Town consultants.

The Notice of Preparation (NOP) was distributed on February 1, 2021, for a 30-day comment period. Comments received on the NOP are included as Appendix A to the Draft EIR (Attachment 1).

DISCUSSION (continued):

The Notice of Completion and Availability for review of the Draft EIR was released on May 28, 2021, with the 45-day public review period ending on July 12, 2021. On June 23, 2021, the Planning Commission held a public hearing to accept comments on the Draft EIR. No comments were received at this meeting. Written comments on the Draft EIR were received from the applicant, one public agency, and three individuals. The Final EIR, with Response to Comments, was completed in August 2021 (Attachment 2).

Through the Initial Study/EIR process, no significant and unavoidable impacts were identified. All identified significant impacts that would result from the project can be mitigated to a less-than-significant level through implementation of the Mitigation Monitoring and Reporting Program (MMRP) that has been prepared for the project as required by CEQA (Attachment 2). The MMRP includes a list of all mitigation measures and the Town Department(s) responsible for ensuring that the mitigation measures are properly implemented. All mitigation measures are included as performance standards within the draft PD Ordinance (Attachment 4).

On January 12, 2022, The Planning Commission voted not to certify the Final EIR because it is based on a project that the Planning Commission found to be inappropriate. Environmental review is not required for denial of a project.

PUBLIC COMMENTS:

Story poles and signage have been maintained on the site since the noticing for the January 12, 2022, Planning Commission meeting. Written notice of the Town Council hearing was sent to property owners and tenants within 300 feet of the subject property. Public comments received after the preparation of the Planning Commission Desk Item Report, between 11:01 a.m., Wednesday, January 12, 2022, and 11:00 a.m., Thursday, March 31, 2022, are included as Attachment 11.

CONCLUSION:

A. Summary

The applicant is proposing a new PD to allow demolition of all existing buildings, construction of a new senior living community, removal of large protected trees, and site improvements requiring a Grading Permit. The senior living community would be restricted to persons aged 62 and older, providing 24/7 assisted living services to the residents. The facility would provide coordinated health care services, including 174 independent living units and 17 supporting care units. These proposed services would be similar to the services offered in the previous community that closed in 2019. The proposal would

CONCLUSION (continued):

maintain the R:PD zoning of the property and the new PD would provide new performance standards for the project. The project complies with the General Plan, the Planned Development requirements in the Town Code, Hillside Specific Plan.

B. Recommendation

The Planning Commission recommended denial of the application based on concerns discussed above and to not certify the Final EIR because it is based on a project that the Planning Commission found to be inappropriate. Therefore, it is recommended that the Town Council accept the Planning Commission's recommendation and deny the application.

C. Alternatives

Alternatively, the Town Council may:

1. Certify the Final EIR and approve the PD application by taking the following actions:
   a. Adopt a resolution to certify the Final EIR, make the CEQA Findings of Fact (Attachment 4, Exhibit A), and adopt the Mitigation Monitoring and Reporting Program (Attachment 4, Exhibit B);
   b. Make the required finding that the zone change is internally consistent with the General Plan and its elements, and other required findings (Attachment 3) and approve the application (PD-20-001) subject to the performance standards and development plans (Attachment 10, Exhibit B), or as otherwise modified by the Town Council;
   c. Waive the reading of the Ordinance and ask the Town Clerk to read the title of the proposed Ordinance; and
   d. Introduce the Ordinance effecting the zone change; or
2. Continue the PD application to a date certain with specific direction; or
3. Remand the PD application to the Planning Commission with specific direction.

COORDINATION:

The Community Development Department coordinated with the Town Attorney's Office, Parks and Public Works Department, and the Santa Clara County Fire Department in the review of the project.

ATTACHMENTS:

Attachments previously received under separate cover:

1. May 2021 Draft Environmental Impact Report (available online at www.losgatosca.gov/110WoodRoad)
2. August 2021 Final Environmental Impact Report and Mitigation Monitoring and Reporting Program (available online at www.losgatosca.gov/110WoodRoad)

Attachments received with this Staff Report:

3. Required Findings
4. Draft Resolution to certify the Final EIR, make the required CEQA Findings of Fact (included as Exhibit A), and adopt the Mitigation Monitoring and Reporting Program (included as Exhibit B)
5. January 12, 2022 Planning Commission Staff Report (with Exhibits 3-14)
6. January 12, 2022 Planning Commission Addendum Report (with Exhibits 16-17)
7. January 12, 2022 Planning Commission Desk Item Report (with Exhibit 18-19)
8. January 12, 2022 Planning Commission Verbatim Minutes
9. Letter from the Applicant, dated March 17, 2022
10. Planned Development Ordinance with Exhibit A Rezone Area and Exhibit B Development Plans, July 27, 2021
11. Public Comments received between 11:01 a.m., January 12, 2022, and 11:00 a.m., March 31, 2022

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TOWN COUNCIL – April 5, 2022
REQUIRED FINDINGS FOR:

110 Wood Road
Planned Development Application PD-20-001
Environmental Impact Report EIR-21-002

Requesting Approval of a Planned Development for Construction of a Senior Living Community, Removal of Large Protected Trees, and Site Improvements Requiring a Grading Permit on Property Zoned R:PD. APN 510-47-038.
APPLICANT: Rockwood Pacific.
PROPERTY OWNER: Covia Communities.

FINDINGS

Required finding for CEQA:

- An Environmental Impact Report (EIR) was prepared for the proposed development. The Town Council make the CEQA Findings of Fact, certify the Final EIR, and adopt the Mitigation Monitoring and Reporting Program.

Required consistency with the Town's General Plan:

- That the proposed Zone Change is consistent with the General Plan and its Elements in that the proposed development provides much needed senior housing and continuing care services to the Town.

Compliance with Hillside Specific Plan:

- The project is in compliance with the Hillside Specific Plan in that the site has served as a senior living facility since 1971 and would continue to do so under the proposed PD. The project includes modernization of the facility, circulation system, and safety characteristics; an increase in the open space area; and would include a similar number of living units, staff levels, and traffic generation. The proposal is consistent with the development criteria included in the plan.

Required finding for the adoption of a Planned Development Ordinance:

- As required by Section 29.80.095 of the Town Code for adoption of a Planned Development Ordinance:
  1. The proposed Planned Development complies with Chapter 29, Article VIII, Division 2 of the Town Code.
  2. The proposed Planned Development is consistent with the General Plan in that the development provides much needed senior housing and continuing care services to the Town.

3. The proposed Planned Development is consistent with the Hillside Specific Plan in that the project includes: modernization of the existing facility, circulation system, and safety characteristics; an increase in the open space area; and would include a similar number of living units, staff levels, and traffic generation to the existing facility.
4. The proposal is consistent with the development criteria included in the plan. The Planned Development Ordinance provides a public benefit to the Town by providing much needed senior housing and continuing care services.

Draft Resolution to be modified by Town Council deliberations and direction.

RESOLUTION NO.

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS CERTIFYING A FINAL ENVIRONMENTAL IMPACT REPORT AND MAKING CERTAIN FINDINGS REQUIRED BY THE CALIFORNIA ENVIRONMENTAL QUALITY ACT IN CONNECTION WITH A ZONE CHANGE FROM R:PD TO R:PD FOR PROPERTY LOCATED AT 110 WOOD ROAD (APN 510-47-038) PLANNED DEVELOPMENT: PD-20-001 ENVIRONMENTAL IMPACT REPORT: EIR-21-002

WHEREAS:

A. The applicant, Rockwood Pacific, proposes a Planned Development to rezone the property located at 110 Wood Road from R:PD to R:PD, to allow for the demolition of all existing buildings, construction of a new senior living community, removal of large protected trees, and site improvements requiring a Grading Permit. The project includes a Planned Development application (PD-20-001) and an Environmental Impact Report (EIR-21-002).

B. A Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the Planned Development (PD-20-001) was distributed on February 1, 2021, for a 30-day comment period.

C. A Notice of Completion and Availability for review of the Draft Environmental Impact Report (Draft EIR) was prepared and issued for agency and public review and comment on May 28, 2021, for a 45-day public review period ending on July 12, 2021.

D. On June 23, 2021, the Planning Commission held a duly noticed public hearing to accept comments on the Draft EIR. No comments were received at this meeting. Written comments on the Draft EIR were received from the applicant, one public agency, and three individuals.

E. Pursuant to the California Environmental Quality Act and the implementing Guidelines adopted therefore (CEQA), the Town prepared a Final Environmental Impact Report (Final EIR), incorporating responses to comments on the Draft EIR which was issued in August 2021.

F. The Planning Commission held a duly noticed public hearing on January 12, 2022, at which time the Commission considered the public testimony, the staff report prepared for that meeting (Staff Report), and all other documentation related to the Planned Development and Final EIR, and forwarded a recommendation that the Town Council not certify the Final EIR (EIR-21-002) and deny the Planned Development (PD-20-001).

G. The Town Council held a duly noticed public hearing on April 5, 2022, at which time the Town Council considered the public testimony, the Staff Report, and all other documentation related to the Planned Development and Final EIR and made a motion to certify the Final EIR.

H. The Town Council recognizes the Town's obligation, pursuant to the Public Resources Code § 21081.6 subdivision (a), to ensure the monitoring of all adopted mitigation measures necessary to substantially lessen or avoid the significant effects of the project. Such monitoring will occur pursuant to the adopted Mitigation Monitoring and Reporting Program.

I. The location and custodian of the documents or other materials which constitute the record of proceedings upon which the Town Council's decision is based is in the office of the Town Clerk, 110 E. Main Street, Los Gatos, CA 95030.

NOW, THEREFORE, BE IT RESOLVED:

A. That the Town Council hereby certifies the Final EIR, adopts the CEQA Findings of Fact attached hereto as Exhibit A, and adopts the Mitigation Monitoring and Reporting Program attached hereto as Exhibit B. In certifying the Final EIR, the Town Council specifically finds that:

1. The document has been completed in compliance with CEQA;
2. The document was presented to the Town Council as the decision-making body of the lead agency, and as such, the Council has reviewed and considered the information contained therein; and
3. The Final EIR reflects the Town's independent judgment and analysis.

PASSED AND ADOPTED at a regular meeting of the Town Council of the Town of Los Gatos, California, held on the 5th day of April, 2022, by the following vote:

COUNCIL MEMBERS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

SIGNED:

MAYOR OF THE TOWN OF LOS GATOS

LOS GATOS, CALIFORNIA

DATE: _____

ATTEST:

CLERK ADMINISTRATOR OF THE TOWN OF LOS GATOS

LOS GATOS, CALIFORNIA

DATE: _____

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D R A F T

CEQA FINDINGS OF FACT

for

110 Wood Road – Los Gatos Meadows Senior Living Community

Planned Development Application PD-20-001

SCH # 2021020007

Town Council

Town of Los Gatos

October 2021

EXHIBIT A

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I. INTRODUCTION

The Draft EIR prepared for the 110 Wood Road - Los Gatos Meadows Senior Living Community Project (also referred to as the Project or proposed Project) identified several potentially significant environmental effects that the proposed project may cause. All of these significant effects can be fully avoided through the adoption of feasible mitigation measures. Pursuant to Title 14, California Code of Regulations, Section 15090, the Town Council of Los Gatos (Council) hereby certifies that the Final Environmental Impact Report (Final EIR) for the 110 Wood Road - Los Gatos Meadows Senior Living Community project (proposed Project) has been completed in compliance with the California Environmental Quality Act, Public Resources Code (PRC) Section 21000 et seq. (CEQA), that the Final EIR was presented to the Council, and that the Council has reviewed and considered the information contained in the Final EIR prior to approving the proposed Project, as set forth below. As part of this certification, the Council hereby finds that the Final EIR reflects the independent judgment and analysis of the Council and approves the Final EIR.

II. ENVIRONMENTAL REVIEW PROCESS

CEQA (PRC Section 21000 et seq.) requires state and local government agencies to consider the environmental consequences of projects for which they have discretionary authority. This document, which has been prepared in compliance with the requirements of CEQA and the CEQA Guidelines (California Code of Regulations Title 14 Section 15000 et seq.), sets forth the findings of the Town of Los Gatos (Town), the lead agency under CEQA, regarding the 110 Wood Road – Los Gatos Meadows Senior Living Community project.

The primary source for this document is the Final Environmental Impact Report (Final EIR; SCH #2021020007) for the proposed Project, and the documents that have been incorporated into the Final EIR directly or by reference. Full descriptions of the proposed Project, associated environmental impacts, mitigation measures, Project alternatives, a Mitigation Monitoring and Reporting Program (MMRP) for the proposed Project, and other features required under CEQA are contained in the Final EIR itself.

To determine the scope of the EIR, the Town prepared a Notice of Preparation. On February 4, 2021, the Notice of Preparation (NOP) for the proposed Project were distributed to trustee and responsible agencies, members of the public, other interested parties, and the California Office of Planning and Research, State Clearinghouse. This began the 30-day public review period, which ended on March 8, 2021. These comments were considered during the preparation of the Draft EIR (see below) and are included in their entirety in Appendix A to that document.

The Draft EIR, with an accompanying Notice of Completion (NOC), was circulated to the State Clearinghouse, trustee agencies, responsible agencies, other government agencies, and interested members of the public for a 45-day review period, extending from May 28, 2021 through July 12, 2021. On June 23, 2021, the Town of Los Gatos Planning Commission held a public hearing to receive oral comment on the Draft EIR.

Comments on the Draft EIR, a list of commenters, and the Town's responses to comments are contained in the Final EIR, dated August 2021. Pursuant to CEQA Guidelines §15088(b), the Final EIR was made available for review by trustee and responsible agencies that provided written comments on the Draft EIR for a 10-day period from September 3, 2021 through September 13, 2021

The Final EIR for the Project consists of the following:

A. Draft Environmental Impact Report ("Draft EIR"), issued May 28, 2021;

B. All appendices to the Draft EIR;

C. Final EIR, dated August 2021, containing all written comments and responses on the Draft EIR, refinements and clarifications to the Draft EIR, the MMRP, and technical appendices;

D. All of the comments and staff responses entered into the record orally and in writing, as well as accompanying technical memoranda or evidence entered into the record.

The Final EIR did not provide any significant new information regarding proposed Project or cumulative impacts or mitigation measures beyond that contained in the Draft EIR.

In conformance with CEQA, the Town has taken the following actions in relation to the EIR:

A. On January 12, 2022, the Planning Commission conducted a duly and properly noticed public hearing on the Project and the EIR, and recommended that the Town Council certify the EIR and approve the redevelopment of the 10.84-acre site with a senior living community that would replace the existing Los Gatos Meadows senior living community. The project would include 174 independent residential apartments plus 17 supporting care units. The project, a Continuing Care Retirement Community (CCRC), would be licensed as a Residential Care Facility for the Elderly (RCFE) under the California Department of Social Services. The project would be restricted to persons age 62 and older and would provide 24/7 assisted living services to the residents. The project would provide coordinated health care services, including 17 supporting care units. These proposed services would be similar to the use offered in the previous community.

B. On April 5, 2022, at a duly and properly noticed public hearing, the Town Council certified the EIR and adopted findings, Mitigation Monitoring and Reporting Program related to the Planned Development application filed by the applicant requesting a "Planned Development" overlay be applied to the site's existing "Residential Planned Development" zoning designation.

III. PROJECT DESCRIPTION

A. Project Location and Current Use

The project site is located at 110 Wood Road in the Town of Los Gatos. The property is accessed directly off Wood Road (via South Santa Cruz Avenue). The project site's Assessor's parcel number is 510-47-038, and is generally located between single family residences along Broadway to the northeast and Wood Road to the south. The site is zoned "Residential Planned Development (R:PD)" and has a General Plan land use designation of Medium Density Residential. The General Plan land use designation of Medium Density Residential allows for a maximum density of 12 dwelling units per acre. A senior living community has been operating on the site since 1971 with 10 residential buildings and other support facilities and amenities. The site has three access points: two from the south off of Wood Road and one from the north via a driveway (referred to as Farwell Lane) connecting with Broadway. The facility has been closed since February 2019, after a rigorous facilities assessment concluded that continuing operations of the facility in its present form presented too great a risk to its residents. Although the facility has completed the closure process, the facility continues to be staffed to provide on-going maintenance and security of the property.

B. Project Objectives

The objective of the proposed project is to approve a new/updated Planned Development (PD) to rebuild a state-of-the art senior living community on a 10.84-acre site consistent with the *Town of Los Gatos 2020 General Plan*, Town of Los Gatos zoning code and in the spirit of the *Town of Los Gatos Hillside Design Standards and Guidelines*.

C. Project Characteristics

The Project applicant is requesting approval of the following:

- Planned Development (PD) Overlay permit (PD-20-001)

A Planned Development application has been filed by the applicant requesting a "Planned Development" overlay be applied to the site's existing "Residential Planned Development" zoning designation. A subsequent Architecture and Site application will be required if the Planned Development application is approved by the Town Council. In accordance with Town Code Section 29.20.140(d), the Architecture and Site approval is required for purposes of approving the development plan for the new senior living community to ensure conformance with Town regulations related to the height, width, shape, proportion, siting, exterior construction and design of buildings and to ensure that they are architecturally compatible with their surroundings.

IV. SIGNIFICANT EFFECTS AND MITIGATION MEASURES

The Final EIR analyzed proposed Project impacts in the following six environmental topic areas: Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, and Wildfire Hazards. With implementation of proposed Project-specific

mitigation measures, potentially significant impacts would be reduced to less than significant impacts.

The following discussion elaborates on potentially significant impacts identified in the 110 Wood Road – Los Gatos Meadows Senior Living Community Final EIR and mitigation measures proposed for those impacts.

A. Air Quality

1. Potentially Significant Impacts Reduced to Less Than Significant Levels

Impact 6-5: Construction Activity Would Expose Sensitive Receptors to Toxic Air Contaminants

Sensitive receptors within 1,000 feet of construction activities would be exposed to construction TAC emissions volumes that exceed the air district significance thresholds for infant/child cancer risks and PM2.5 concentrations. These are significant impacts. Implementation of the following Mitigation Measures would reduce the impact to a less-than-significant level.

Mitigation Measures:

Mitigation Measure 6-5a During construction, the project contractor shall implement the following measures to reduce emissions of fugitive dust and engine exhaust DPM, subject to review and approval by the Community Development Director. These measures shall be included in the project plans, prior to issuance of a demolition permit:

a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered three (3) times per day and at a frequency adequate to maintain minimum soil moisture of 12 percent. Moisture content can be verified by lab samples or moisture probe;
b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered;
c. Avoid tracking visible soil material on to public roadways by employing the following measures if necessary: (1) Site accesses to a distance of 100 feet from public paved roads shall be treated with a 6 to 12-inch compacted layer of wood chips, mulch, or gravel and (2) washing truck tires and construction equipment prior to leaving the site;
d. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited;
e. All vehicle speeds on unpaved roads shall be limited to five (5) mph;
f. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used;
g. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five (5) minutes (as required by the California

airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points;

h. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation;
i. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph and visible dust extends beyond site boundaries;
j. Wind breaks (e.g., trees, fences) shall be installed on the windward side(s) of actively disturbed areas of construction adjacent to sensitive receptors. Wind breaks should have no greater than 50 percent air porosity;
k. Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established;
l. The simultaneous occurrence of excavation, grading, and ground-disturbing construction activities on the same area at any one time shall be limited. Activities shall be phased to reduce the amount of disturbed surfaces at any one time; and
m. Post a publicly visible sign with the telephone number and person to contact at the Town of Los Gatos regarding dust complaints. This person shall respond and take corrective action within 48 hours. The air district's phone number shall also be visible to ensure compliance with applicable regulations.

Mitigation Measure 6-5b Prior to the issuance of the demolition permit, the project developer shall prepare, and the project contractor shall implement, a demolition and construction emissions avoidance and reduction plan demonstrating a 78 percent reduction of DPM emissions and a 60 percent reduction of PM2.5 exposures at the MEI to meet the air district's risk thresholds.

The plan shall be prepared prior to the issuance of a demolition permit and shall be reviewed and approved by the Community Development Director. The plan shall be accompanied by a letter signed by a qualified air quality specialist, verifying the equipment included in the plan meets the standards set forth in this mitigation measure. The plan shall include the following measures:

a. All mobile diesel-powered off-road equipment operating on-site for more than two days and larger than 50 horsepower shall, at a minimum, meet U.S. Environmental Protection Agency (EPA) particulate matter emissions standards for Tier III engines or better. Prior to the issuance of any demolition permits, the project applicant shall submit specifications of the equipment to be used during construction and confirmation this requirement is met;
b. Use alternatively fueled equipment or equipment with zero emissions (i.e., aerial lifts, forklifts, and air compressors, etc., shall be either electrified or fueled by liquefied natural gas/propane);
c. Provide line power to the site during the early phases of construction to minimize the use of diesel-powered stationary equipment, such as generators; and
d. Other demonstrable measures identified by the developer that reduce emissions and avoid or minimize exposures to the affected sensitive receptors.

Finding

All of the proposed Project specific environmental impacts on air quality will be reduced to less than significant with the implementation of the proposed mitigation measures.

Mitigation Measures: 6-5a and 6-5b

Changes or alterations have been required in, or incorporated into, the proposed Project, which avoid or substantially lessen the significant environmental effects as identified in the Final EIR.

B. Biological Resources

1. Potentially Significant Impacts Reduced to Less Than Significant Levels

Impact 7-2: Potential Effect on Candidate, Sensitive, or Special-Status Species (San Francisco Dusky-Footed Woodrat)

If San Francisco dusky-footed woodrat is present within the 0.3 acres of oak/bay woodland or 5.2 acres of mixed woodland within the proposed project impact area, loss or disturbance of woodrats due to midden removal during construction and fire safety activities would be a significant adverse environmental impact. Implementation of the following mitigation measure would reduce the potential impact to a less-than-significant level.

Mitigation Measure 7-2 Prior to issuance of a grading permit, a qualified biologist shall conduct pre-construction surveys for woodrat middens within the development footprint and fire defensible space. These surveys shall be conducted no more than 15 days prior to the start of construction. In the event that construction activities are suspended for 15 consecutive days or longer, these surveys shall be repeated. All woodrat middens shall be flagged for avoidance of direct construction impacts and fire defensible space where feasible. If impacts cannot be avoided, woodrat middens shall be dismantled no more than three days prior to construction activities starting at each midden location. All vegetation and duff materials shall be removed from three feet around the midden prior to dismantling so that the occupants do not attempt to rebuild. Middens are to be slowly dismantled by hand in order to allow any occupants to disperse.

Developers shall be responsible for implementation of this mitigation measure with oversight by the Town of Los Gatos. Compliance with this measure shall be documented by a qualified biologist and submitted to the Town, prior to issuance of a demolition and grading permit.

Impact 7-3. Potential Effect on Candidate, Sensitive, or Special-Status Species (Pallid Bat, Townsend's Big-Eared Bat)

Potential habitat for pallid bat and Townsend's big-eared bat occurs in mature, hollow trees and around structures present within the project site. If special-status bats are present on the site, tree removal and other construction activities could result in the loss of individual animals. This would be a significant adverse environmental impact. Implementation of the

following mitigation measure would reduce the potential impact to a less-than-significant level.

Mitigation Measure 7-3 Within 14 days prior to tree removal or other construction activities such as a demolition, the project developer shall retain a qualified biologist to conduct a habitat assessment for bats and potential roosting sites in trees to be removed, within structures proposed for demolition, and in trees and structures within 50 feet of the development footprint. In the event that construction activities are suspended for 15 consecutive days or longer, these surveys shall be repeated. These surveys shall include a visual inspection of potential roosting features (bats need not be present) and a search for presence of guano within and 50 feet around the project site. Cavities, crevices, exfoliating bark, and bark fissures that could provide suitable potential nest or roost habitat for bats shall be surveyed. Assumptions can be made on what species is present due to observed visual characteristics along with habitat use, or the bats can be identified to the species level with the use of a bat echolocation detector such as an "Anabat" unit. Potential roosting features found during the survey shall be flagged or marked. Locations off the site to which access is not available may be surveyed from within the site or from public areas.

If no roosting sites or bats are found, a letter report confirming absence shall be submitted by the biologist to the Town of Los Gatos prior to issuance of tree removal and demolition permits and no further mitigation is required.

If bats or roosting sites are found, a letter report and supplemental documents shall be provided by the biologist to the Town of Los Gatos prior to issuance of tree removal and demolition permits and the following monitoring, exclusion, and habitat replacement measures shall be implemented:

a. If bats are found roosting outside of the nursery season (May 1 through October 1), they shall be evicted as described under (b) below. If bats are found roosting during the nursery season, they shall be monitored to determine if the roost site is a maternal roost. This could occur by either visual inspection of the roost bat pups, if possible, or by monitoring the roost after the adults leave for the night to listen for bat pups. If the roost is determined to not be a maternal roost, then the bats shall be evicted as described under (b) below. Because bat pups cannot leave the roost until they are mature enough, eviction of a maternal roost cannot occur during the nursery season. Therefore, if a maternal roost is present, a 50-foot buffer zone (or different size if determined in consultation with the California Department of Fish and Wildlife) shall be established around the roosting site within which no construction activities including tree removal or structure disturbance shall occur until after the nursery season.
b. If a non-breeding bat hibernaculum is found in a tree or snag scheduled for removal or on any structures within 50 feet of project disturbance activities, the individuals shall be safely evicted, under the direction of a qualified bat biologist. If pre-construction surveys determine that there are bats present in any trees or structures to be removed, exclusion structures (e.g. one-way doors or similar methods) shall be installed by a qualified biologist. The exclusion structures shall not be placed until the time of year in which young are able to fly, outside of the nursery

season. Information on placement of exclusion structures shall be provided to the CDFW prior to construction. If needed, other removal methods could include: carefully opening the roosting area in a tree or snag by hand to expose the cavity and opening doors/windows on structures, or creating openings in walls to allow light into the structures. Removal of any trees or snags and disturbance within 50 feet of any structures shall be conducted no earlier than the following day (i.e., at least one night shall be provided between initial roost eviction disturbance and tree removal/disturbance activities). This action will allow bats to leave during dark hours, which increases their chance of finding new roosts with a minimum of potential predation.

c. Bat Mitigation and Monitoring Plan. If roosting habitat is identified, a Bat Mitigation and Monitoring plan will be prepared and implemented to mitigate for the loss of roosting habitat. The plan will include information pertaining to the species of bat and location of the roost, compensatory mitigation for permanent impacts, including specific mitigation ratios and a location of the proposed mitigation area, and monitoring to assess bat use of mitigation areas. The plan will be submitted to CDFW for review and approval prior to the bat eviction activities or the removal of roosting habitat.

Developers shall be responsible for implementation of this mitigation measure with oversight by the Town of Los Gatos. Compliance with this measure shall be documented and submitted to the Town, prior to issuance of grading and demolition permits.

Impact 7-4: Potential Effect on Candidate, Sensitive, or Special-Status Species (Nesting Raptors and Migratory Birds)

If nesting birds protected by state and federal regulations are present on or adjacent to the site during construction activities including vegetation removal and site preparation including building demolition, the proposed project may directly result in loss of active nests, or indirectly result in nest abandonment and thereby cause loss of fertile eggs or nestlings. This would be a significant adverse environmental impact. Implementation of the following mitigation measure would reduce the potential impact to a less-than-significant level.

Mitigation Measure 7-4 Prior to issuance of tree removal, demolition, and grading permits, to avoid impacts to nesting birds during the nesting season (January 15 through September 15), construction activities within or adjacent to the project site boundary that include any tree or vegetation removal, demolition, or ground disturbance (such as grading or grubbing) shall be conducted between September 16 and January 14, which is outside of the bird nesting season. If this type of construction occurs during the bird nesting season, then a qualified biologist shall conduct pre-construction surveys for nesting birds to ensure that no nests would be disturbed during project activities.

If project-related work is scheduled during the nesting season (February 15 to August 30 for small bird species such as passerines; January 15 to September 15 for owls; and February 15 to September 15 for other raptors), or if construction activities are suspended for at least 14 days and recommence during the nesting season, a qualified biologist shall conduct nesting bird surveys.

a. Two surveys for active bird nests shall occur within 14 days prior to start of construction, with the final survey conducted within 48 hours prior to construction. Appropriate minimum survey radii surrounding each work area are typically 250 feet for passerines, 500 feet for smaller raptors, and 1,000 feet for larger raptors. Surveys shall be conducted at the appropriate times of day to observe nesting activities. Locations off the site to which access is not available may be surveyed from within the site or from public areas. A report documenting survey results and plan for active bird nest avoidance (if needed) shall be completed by the qualified biologist prior to initiation of construction activities.
b. If the qualified biologist documents active nests within the project site or in nearby surrounding areas, an appropriate buffer between each nest and active construction shall be established. The buffer shall be clearly marked and maintained until the young have fledged and are foraging independently. Prior to construction, the qualified biologist shall conduct baseline monitoring of each nest to characterize "normal" bird behavior and establish a buffer distance, which allows the birds to exhibit normal behavior. The qualified biologist shall monitor the nesting birds daily during construction activities and increase the buffer if birds show signs of unusual or distressed behavior (e.g. defensive flights and vocalizations, standing up from a brooding position, and/or flying away from the nest). If buffer establishment is not possible, the qualified biologist or construction foreman shall have the authority to cease all construction work in the area until the young have fledged and the nest is no longer active.

Developers shall be responsible for implementation of this mitigation measure with oversight by the Town of Los Gatos. Compliance with this measure shall be documented and submitted to the Town, prior to issuance of tree removal, demolition, and grading permits.

Impact 7-5: Effect on Federally- and State-Protected Wetlands or Waters of the U.S. (Intermittent or Ephemeral Drainage)

The Town of Los Gatos General Plan 2020 requires for all development to "protect wetlands and riparian corridors, including intermittent and ephemeral streams." The on-site drainage feature may also fall under the jurisdiction of the USACE, RWQCB, and/or CDFW. Impacts to jurisdictional wetland and waterway features are considered significant adverse environmental impacts. The following mitigation measures would assure that this potentially significant impact is reduced to less than significant.

Mitigation Measures 7-5a To avoid impacts to a the potentially jurisdictional drainage feature, a minimum 10-foot setback from the drainage shall be maintained during tree removal, demolition, and construction activities. The drainage and setback area shall be shown on all demolition and construction plans.

Mitigation Measure 7-5b If disturbance will occur within ten feet of the drainage, prior to issuance of a grading permit within the project boundary, the applicant shall retain a qualified biologist to determine the extent of potential wetlands and waterways regulated by the USACE, RWQCB, and CDFW. If the USACE claims jurisdiction, the applicant shall retain a qualified biologist to obtain a Clean Water Act Section 404 Nationwide Permit. If the impacts to the drainage features do not qualify for a Nationwide Permit, the applicant shall proceed

with the qualified biologist in obtaining an Individual Permit from the USACE. The applicant shall then retain a qualified biologist to coordinate with the RWQCB to obtain a Clean Water Act Section 401 Water Quality Certification. If necessary, the applicant shall also retain a qualified biologist to coordinate with the CDFW to obtain a Streambed Alteration Agreement.

To compensate for temporary and/or permanent impacts to Waters of the U.S. that would be impacted as a result of the proposed project, mitigation shall be provided as required by the regulatory permits. Mitigation would be provided through one of the following mechanisms:

- A Wetland Mitigation and Monitoring Plan shall be developed that will outline mitigation and monitoring obligations for temporary impacts to wetlands and other waters as a result of construction activities. The Wetland Mitigation and Monitoring Plan would include thresholds of success, monitoring and reporting requirements, and site-specific plans to compensate for wetland losses resulting from the project. The Wetland Mitigation and Monitoring Plan shall be submitted to the appropriate regulatory agencies for review and approval during the permit application process.
- To compensate for permanent impacts, the purchase and/or dedication of land to provide suitable wetland restoration or creation shall ensure a no net loss of wetland values or functions. If restoration is available and feasible, a minimum 1:1 mitigation to impact ratio would apply to projects for which mitigation is provided in advance.

Impact 7-6: Damage or Removal of Regulated Trees

The *Arborist Report Update* re-evaluated the potential impacts to trees as a result of the project as shown on the Planning Submittal Set (10/8/2020) and the Preliminary Drainage Plan (6/30/2020). The disposition of each tree is shown in the exhibit attached to the *Arborist Report Update*, and summarized in Table 7-3, Trees Planned for Removal and Preservation, below.

Table 7-3 Trees Planned for Removal and Preservation

	Protected	Large Protected	Total
Trees Planned for Removal	**205**	**8**	**213**
Trees Planned for Preservation	**109**	**9**	**118**

Source: HortScience | Bartlett Consulting 2020

The proposed project could remove up to 213 regulated trees. This would be a significant potential adverse environmental impact. Implementation of the following mitigation measure would reduce the potential impact to a less-than significant level.

Mitigation Measure 7-6 Prior to issuance of a tree removal permit and/or a grading permit, developers shall retain a certified arborist to develop a site-specific tree protection plan for retained trees and supervise the implementation of all proposed tree preservation and protection measures during construction activities, including those measures specified in the 2018 project arborist report and 2020 arborist report update (HortScience Bartlett Consulting). Also, in accordance with the Town's Tree Protection Ordinance, the developer shall obtain a tree removal permit for proposed tree removals on each development lot prior to tree removals and shall install replacement trees in accordance with all mitigation, maintenance, and monitoring requirements specified in the tree removal permit(s) or otherwise required by the Town for project approvals.

Impact 7-8: Effect on Sensitive Natural Communities

Sensitive natural communities potentially present on the site are limited to highly impacted drainage channels and oak woodland. Prior mitigation measures require the developer to determine the extent of potentially regulated drainage channels and regulated trees prior to initiation of ground disturbance or construction activities. To compensate for temporary and/or permanent impacts, mitigation shall be provided as required by regulatory permits. No additional mitigation measures are necessary.

General Plan policies ENV-1.5 and ENV-1.7 prohibit the use of invasive species listed by the California Invasive Plant Council (Cal-IPC) for all new construction and requires new development to use native plants or other appropriate non-invasive plants to reduce maintenance and irrigation costs and the disturbance of adjacent natural habitat. The spread of invasive species is considered a significant potential impact. The following mitigation measure would assure that this potentially significant impact is reduced to less than significant.

Mitigation Measure 7-8 On-site landscaping shall be limited to drought-tolerant species, fire-resistant species, and species capable of increasing soil stability; with preference to plant species endemic to Santa Clara County. Species from the California Invasive Plant Council's (Cal-IPC) Invasive Plant Inventory (Cal-IPC 2020) shall be removed if present and not included in any new landscaping.

The plant palette used for on-site landscaping shall be reviewed and approved by the Town of Los Gatos to confirm no invasive species shall be planted. Evidence of compliance shall be submitted to the Town of Los Gatos prior to occupancy of the residential buildings.

Finding

All of the proposed Project specific environmental impacts related to biological resources will be reduced to less than significant with the implementation of the proposed mitigation measures.

Mitigation Measures: 7-2, 7-3, 7-4, 7-5a, 7-5b, 7-6, and 7-8

Changes or alterations have been required in, or incorporated into, the proposed Project, which avoid or substantially lessen the significant environmental effects as identified in the Final EIR.

C. Cultural Resources

1. Potentially Significant Impacts Reduced to Less Than Significant Levels

Impact 8-2: Potential Destruction of a Unique Paleontological Resource or Site During Construction

While it is possible that unknown unique paleontological resources could be uncovered during site preparation and/or other site disturbance activities, implementation of the following mitigation measure would ensure the impact is less than significant.

Mitigation Measure 8-2 The following measure shall be included in project plans, prior to issuance of a demolition permit:

> If paleontological resources are uncovered during demolition, grading or other on-site excavation activities, construction shall stop until appropriate mitigation is implemented, to be approved by the Community Development Director.

Finding

All of the proposed Project specific environmental impacts related to cultural resources will be reduced to less than significant with the implementation of the proposed mitigation measures.

Mitigation Measures: 8-2

Changes or alterations have been required in, or incorporated into, the proposed Project, which avoid or substantially lessen the significant environmental effects as identified in the Final EIR.

D. Geology and Soils

1. Potentially Significant Impacts Reduced to Less Than Significant Levels

Impact Geologic impacts associated with fault surface rupture, expansive soils, and land sliding and slope instability.

The geotechnical report noted several potential geologic impacts that are to be addressed through several design recommendations for the proposed project. These recommendations include, but are not limited to, providing a 25-foot setback from a mapped surface trace of a fault along the eastern edge of the property; underlaying the foundation by ground improvement or deepening the foundation to bedrock to avoid soil instability; removing alluvial fan deposits down to bedrock and replacing with engineering fill along the proposed retaining wall along the eastside of Farwell Lane for a minimum of 15 feet; removing and replacing all undocumented fill; and designing for sufficient reinforcement for slabs-on-grade. Implementation of the following mitigation measures, as articulated in the February 2021 geotechnical peer review conducted by the Town's geotechnical consultant, would ensure potential geologic impacts are reduced to a less-than-significant level.

Mitigation Measure 13-1 The applicant's geotechnical consultant shall review and approve all geotechnical aspects of the development plans, ground improvement plans, shoring design criteria from a geotechnical perspective, and supporting structural details and calculations (i.e., site preparation and grading, site drainage improvements and design parameters for foundations, etc.,) to ensure that their recommendations have been properly incorporated. The project geotechnical consultant should review and approve appropriate performance testing for proposed ground improvement measures.

The results of the geotechnical plan review should be summarized by the project geotechnical consultant in a letter and submitted to the Town Engineer prior to issuance of building permits.

Mitigation Measures 13-2 The geotechnical consultant shall inspect, test and approve all geotechnical aspects of the project construction. The inspections should include, but not necessarily be limited to:

- site preparation and grading;
- ground improvement;
- shoring measures and design;
- site surface and subsurface drainage improvements; and
- excavations for foundations prior to placement of steel and concrete.

In addition, the project engineering geologist shall inspect opened excavations to confirm bedrock conditions are consistent with those anticipated.

The results of these inspections and the as-built conditions of the project, including ground improvement measures and placement of engineered fill, should be described by the

geotechnical consultant in a letter and submitted to the Town Engineer for review and approval prior to final (as-built) project approval.

Specialty/design-build consultants and contractors (shoring, ground improvement, etc.) shall also submit construction reports confirming satisfactory construction of the specific aspects of the project that they are responsible for.

Finding

All of the proposed Project specific environmental impacts related to geology and soils will be reduced to less than significant with the implementation of the proposed mitigation measures.

Mitigation Measures: 13-1 and 13-2

Changes or alterations have been required in, or incorporated into, the proposed Project, which avoid or substantially lessen the significant environmental effects as identified in the Final EIR.

E. Hazards and Hazardous Materials

1. Potentially Significant Impacts Reduced to Less Than Significant Levels

Impact Hazardous materials impacts associated with exposure or release of asbestos and/or lead-based paint associated with demolition of existing structures.

According to the environmental site assessment, lead-based paint was banned in 1978. The existing senior community was constructed prior to 1978; therefore, lead-based paint may be present in the existing structures on the project site. Lead is a known carcinogen and its release during grading or other ground disturbing activities could pose hazards to public health and safety. This is a potentially significant impact.

Implementation of the following mitigation measure would ensure potential impacts from the release of asbestos and lead-based paint into the environment as a result of demolition activities are reduced to a less-than-significant level.

Mitigation Measure 13-3 The applicant shall consult with Bay Area Air Quality Management District to determine permit requirements. Removal of asbestos-containing building materials is subject to Bay Area Air Quality Management District's Regulation 11, Rule 2: Asbestos Demolition, Renovation and Manufacturing. Release of lead into the atmosphere is subject to Bay Area Air Quality Management District's Regulation 11, Rule 1: Lead.

Prior to the commencement of demolition activities on the site, the applicant shall provide evidence of meeting the permitting requirements of the Bay Area Air Quality Management District, to the satisfaction of the Town of Los Gatos Community Development Department.

Finding

All of the proposed Project specific environmental impacts related to hazards and hazardous materials will be reduced to less than significant with the implementation of the proposed mitigation measures.

Mitigation Measures: 13-3

Changes or alterations have been required in, or incorporated into, the proposed Project, which avoid or substantially lessen the significant environmental effects as identified in the Final EIR.

F. Wildfire Hazards

1. Potentially Significant Impacts Reduced to Less Than Significant Levels

Impact 12-1: Short-Term Construction-Related Traffic Activity That Has The Potential to Impair an Adopted Emergency Response Plan or Emergency Evacuation Plan

As noted previously, the Town of Los Gatos has, in conjunction with the County of Santa Clara and several other neighboring cities, an adopted EOP, which comprises, along with the 2017 Santa Clara County Operational Area Hazard Mitigation Plan, the entirety of emergency planning activities that governs emergency response and evacuation on and around the project site. Implementation of the proposed project would not interfere with an adopted emergency response or evacuation plan, but construction activities associated with the proposed project could result in short-term, temporary impacts on street traffic because of roadway improvements and potential extension of construction activities into the right-of-way. This could result in a reduction in the number of lanes or temporary closure of certain roadway segments near the project site. While any such impacts would be limited to the construction period and would affect only adjacent streets or intersections, the impact would be potentially significant. Implementation of the following mitigation measure would reduce this impact to a less-than-significant level.

Mitigation Measure 12-1 In order to adequately address any potential conflicts with emergency access or evacuation routes during construction, the applicant shall prepare and implement a site-specific construction traffic management plan for any construction effort that would require work within existing roadways. The traffic management plan shall be prepared and submitted to the Town prior to issuance of demolition permit(s) and shall be prepared to the satisfaction of Town Public Works and County Fire Department staff.

Impact 12-4: Expose People or Structures to Significant Risks, including Downslope or Downstream Flooding or Landslides, as a Result of Runoff, Post-Fire Slope Instability, or Drainage Changes.

As noted in Section 13.0, Effects Not Addressed Further in this EIR, the 2007 Draft Preliminary Geologic and Geotechnical Evaluation for Los Gatos Meadows prepared by Cornerstone Earth

Group (Appendix F of the Draft EIR), the project site and surrounding areas are moderately steep to steep slope with slope inclination up to 40 degrees and noted that portions of the site are located within a State of California Earthquake-Induced Landslide Hazard Zone. However, the 2020 Geotechnical Investigation and Geologic Hazards Evaluation (geotechnical report) (Appendix F) also prepared by Cornerstone Earth Group, conducted site-specific subsurface explorations which revealed soil characteristics (alluvial fan deposits underlain by shallow bedrock) that would not suggest the existence of previous landslides through the project site. As noted in the geotechnical report, the proposed project would create relatively deep vertical, retained cuts into the terrace that encompass the developed portion of the site. Localized groundwater seepage may be encountered where the cuts intersect the bedrock surface and installing a network of subdrains and water proofing would address this. The geotechnical report also found the proposed grading plan for the project to be acceptable from a safety standpoint with the exception of a lower slope (below proposed structures) area that may experience a lack of stability with the existing alluvial fan deposit soils there. The geotechnical report recommends removal of these alluvial fan deposits at this location down to bedrock to be replaced by engineered fill. Compliance with this recommendation as incorporated in **Mitigation Measures 13-1 and 13-2** found in Section 13.0 of this EIR (under discussion of "Geology and Soils") would ensure this potentially significant impact would be reduced to a less-than-significant level.

Finding

All of the proposed Project specific environmental impacts related to wildfire hazards will be reduced to less than significant with the implementation of the proposed mitigation measures.

Mitigation Measures: 12-1, 13-1, and 13-2

Changes or alterations have been required in, or incorporated into, the proposed Project, which avoid or substantially lessen the significant environmental effects as identified in the Final EIR.

V. PROJECT ALTERNATIVES

The Final EIR evaluated three alternatives to the proposed Project. These were evaluated based on their ability to (1) reduce the significant impacts of the proposed Project, and (2) attain proposed Project objectives. As described earlier in this findings document, the Project applicant's objectives are to approve a new/updated Planned Development (PD) to rebuild a state-of-the art senior living community on a 10.84-acre site consistent with the *Town of Los Gatos 2020 General Plan*, Town of Los Gatos zoning code and in the spirit of the *Town of Los Gatos Hillside Design Standards and Guidelines*.

The alternatives evaluated were:

1. Alternative 1: No Project – Existing (Closed) Senior Living Community;

2. Alternative 2: No Project – Residential Project Consistent with the Project Site's General Plan Designation; and
3. Alternative 3: Reduced Scale (Removal of Villas B and C from Proposed Site Plan).

A. Alternative 1: No Project Alternative – Existing (Closed) Senior Living Community

This no project alternative investigates if the proposed project were not approved and the existing senior living community facilities were left in place though closed and vacant. The project site is currently developed with 10 residential buildings ranging from one to four stories, which include a total of 205 independent residential apartments and supporting health care units. The existing facility includes a dining and commons building, an infirmary, garage and services building, a multi-purpose building, and two cottages. This alternative does not meet any of the basic project objectives, as it would not allow redevelopment of the project site with a revitalized and enhanced senior living community consistent with the density allowed under the site's existing PD entitlement.

B. Alternative 2: No Project - Residential Project Consistent with the Project Site's General Plan Land Use Designation

This no project alternative investigates what could be reasonably expected to occur on the project site in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services. The project site has a General Plan designation of Medium Density Residential. Under this designation, the project site could be developed with a multi-family, duplex, and/or small single-family residential project with a density range of 5 to 12 dwelling units per net acre with up to 24 persons per acre. Conceivably, such a project could include a range of home product types including townhomes, condominiums, and/or apartments. This alternative project considers the site constraints of the 10.84-acre site, much of which is steep, heavily wooded hillside that could not reasonably accommodate residential buildings. To determine a probable number of Medium Density Residential dwelling units that the site could accommodate, this alternative utilizes approximately 50 percent of the total net acreage or approximately 5.42 acres. Therefore, a Medium Density Residential project with a maximum of 65 units would be possible. Assuming an average of 2.51 persons per household (U.S. Census 2021), such a project would result in 163 new residents, substantially less than the 233 total residents anticipated as part of the proposed project. This alternative does not meet any of the basic project objectives, as it would not allow redevelopment of the project site with a revitalized and enhanced senior living community consistent with the density allowed under the site's existing PD entitlement.

C. Alternative 3: Reduced Scale - Removal of Villas B and C from Proposed Site Plan

The reduced scale alternative ("reduced scale alternative") consists of a reduction in development capacity sufficient to avoid or reduce significant, but mitigable, impacts associated with grading and removal of trees required to accommodate Villas B and C and a

corresponding area of the grade level below on the northwestern corner of the proposed site plan. The reduced scale alternative would reduce the number of living units by 20 units (Villa B) and 29 units (Villa C), for a total reduction of 49 units, and would result in the reduction of approximately 98,374 square feet of floor space in Villas B and C, approximately 26,000 square feet of floor space from the grade level including portions of the health center, and approximately 26,000 square feet of developed area (building footprints). In addition, this alternative could result in removing approximately 62 fewer trees. Removal of Villa B (70.5 feet in height) and Villa C (81.5 feet in height) would also help reduce visual impacts associated with scenic views from downtown Los Gatos towards the project site and scenic hillside areas beyond as these two buildings would be two of the most publicly visible buildings from multiple vantage points.

D. Environmentally Superior Alternative

Based on a comparison of the impacts of each alternative, Alternative 1, the no project alternative is the environmentally superior alternative. It would avoid all of the project's less-than-significant impacts, and significant but mitigable impacts. However, this alternative would not meet the project objectives.

CEQA Guidelines section 15126.6(e)(2) states that if the environmentally superior alternative is the "no project" alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives. Alternative 3, the Reduced Scale alternative, is considered to be the environmentally superior alternative among the remaining alternatives. It is the only alternative that could accomplish some of the basic project objectives while minimally reducing some of the less-than-significant and/or significant and mitigable environmental impacts identified for the proposed project.

VI. MITIGATION MONITORING AND REPORTING PROGRAM

The Town Council recognizes that any approval of the proposed Project would require concurrent approval of a Mitigation Monitoring and Reporting Program (MMRP), which ensures performance of identified mitigation measures. Such an MMRP would need to identify the entity responsible for monitoring and implementation, and the timing of such activities. The Town will use the MMRP to track compliance with proposed Project mitigation measures. The MMRP will remain available for public review during the compliance period. The MMRP is included as part of the Final EIR, and is hereby incorporated by reference.

VII. RECORD OF THE PROCEEDINGS

The documents and other materials that constitute the record of proceedings on which the Council bases the Findings are located at the Community Development Department, 110 East Main Street, Los Gatos, California 95030. The custodian for these documents and materials that constitute the record is the Town of Los Gatos Community Development Department. This information is provided in compliance with Public Resources Code Section 21081.6(a)(2) and Title 14 California Code of Regulations (*CEQA Guidelines*) Section 15091(e).

The environmental analysis provided in the EIR and these findings are based on and are supported by the following documents, materials and other evidence, which constitute the administrative record for the approval of the Project:

A. All application materials for the Project and supporting documents submitted by the applicant, including but not limited to those materials constituting the Project and listed in Section III of these findings.

B. The NOP, comments received on the NOP and all other public notices issued by the Town in relation to the EIR (e.g., Notice of Availability).

C. The Draft EIR, the Final EIR, all appendices to any part of the EIR, all technical materials cited in any part of the EIR, comment letters, oral testimony, responses to comments, as well as all of the comments and staff responses entered into the record orally and in writing between May 28, 2021 to July 12, 2021.

D. All non-draft and/or non-confidential reports and memoranda prepared by the Town and consultants related to the EIR, its analysis and findings.

E. Minutes and transcripts of the discussions regarding the Project and/or Project components at public hearings or scoping meetings held by the Planning Commission and the Town Council.

G. Staff reports associated with Planning Commission and Council Meetings on the Project and supporting technical memoranda and any letters or other material submitted into the record by any party.

H. Matters of common knowledge to the Planning Commission and Town Council which they consider, such as the Los Gatos General Plan, any other applicable specific plans or other similar plans, and the Los Gatos Municipal Code.

VII. SUMMARY

A. Based on substantial evidence in the foregoing Findings and in the information contained in the record, the Town Council has made the following findings with respect to each of the significant effects of the proposed Project identified in the Final EIR:

1. Changes or alterations have been required in, or incorporated into, the proposed Project which avoid or substantially lessen the significant environmental effect on the environment.

2. Based on the foregoing Findings and the information contained in the record, it is determined that:

All significant effects on the environment due to the approval of the proposed Project have been eliminated or substantially lessened where feasible.

Table 5-1 Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing and Monitoring
Air Quality			
Mitigation Measure 6-5a. During construction, the project contractor shall implement the following measures to reduce emissions of fugitive dust and engine exhaust DPM, subject to review and approval by the Community Development Director. These measures shall be included in the project plans, prior to issuance of a demolition permit: a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered three (3) times per day and at a frequency adequate to maintain minimum soil moisture of 12 percent. Moisture content can be verified by lab samples or moisture probe; b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered; c. Avoid tracking visible soil material on to public roadways by employing the following measures if necessary: (1) Site accesses to a distance of 100 feet from public paved roads shall be treated with a 6 to 12-inch compacted layer of wood chips, mulch, or gravel and (2) washing truck tires and construction equipment prior to leaving the site; d. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited; e. All vehicle speeds on unpaved roads shall be limited to five (5) mph; f. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used; g. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five (5) minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points; h. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation; i. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph and visible dust extends beyond site boundaries; j. Wind breaks (e.g., trees, fences) shall be installed on the windward side(s) of actively disturbed areas of construction adjacent to sensitive receptors. Wind breaks should have no greater than 50 percent air porosity;	Applicant requirement as a condition of approval	Director of Community Development	Ensure these measures are incorporated into project plans, prior to issuance of a demolition permit. Monitoring during construction.

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing and Monitoring
k. Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established; l. The simultaneous occurrence of excavation, grading, and ground-disturbing construction activities on the same area at any one time shall be limited. Activities shall be phased to reduce the amount of disturbed surfaces at any one time; and m. Post a publicly visible sign with the telephone number and person to contact at the Town of Los Gatos regarding dust complaints. This person shall respond and take corrective action within 48 hours. The air district's phone number shall also be visible to ensure compliance with applicable regulations.			
Mitigation Measure 6-5b. Prior to the issuance of the demolition permit, the project developer shall prepare, and the project contractor shall implement, a demolition and construction emissions avoidance and reduction plan demonstrating a 25 percent reduction of infant/child cancer risk and a 60 percent reduction of PM2.5 exposures at the MEI to meet the air district's risk thresholds. The plan shall be prepared prior to the issuance of a demolition permit and shall be reviewed and approved by the Community Development Director. The plan shall be accompanied by a letter signed by a qualified air quality specialist, verifying the equipment included in the plan meets the standards set forth in this mitigation measure. The plan shall include the following measures: a. All mobile diesel-powered off-road equipment operating on-site for more than two days and larger than 50 horsepower shall, at a minimum, meet U.S. Environmental Protection Agency (EPA) particulate matter emissions standards for Tier III engines or better. Prior to the issuance of any demolition permits, the project applicant shall submit specifications of the equipment to be used during construction and confirmation this requirement is met; b. Use alternatively fueled equipment or equipment with zero emissions (i.e., aerial lifts, forklifts, and air compressors, etc., shall be either electrified or fueled by liquefied natural gas/propane); c. Provide line power to the site during the early phases of construction to minimize the use of diesel-powered stationary equipment, such as generators; and d. Other demonstrable measures identified by the developer that reduce emissions and avoid or minimize exposures to the affected sensitive receptors.	Applicant requirement as a condition of approval	Director of Community Development	Ensure these measures are incorporated into project plans, prior to issuance of a demolition permit. Monitoring during construction.
Biological Resources			
Mitigation Measure 7-2. Prior to issuance of a grading permit, a qualified biologist shall conduct pre-construction surveys for woodrat middens within the development footprint and fire defensible space. These surveys shall be conducted no more than 15 days prior to the start of construction. In the event that construction activities are suspended for 15 consecutive days or longer, these surveys shall be repeated. All woodrat middens shall be flagged for avoidance of direct construction impacts and fire defensible space where feasible. If impacts cannot be avoided, woodrat middens shall be dismantled no	Applicant requirement as a condition of approval	Director of Community Development	Ensure these measures are incorporated into project plans, prior to issuance of a grading permit.

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing and Monitoring
more than three days prior to construction activities starting at each midden location. All vegetation and duff materials shall be removed from three feet around the midden prior to dismantling so that the occupants do not attempt to rebuild. Middens are to be slowly dismantled by hand in order to allow any occupants to disperse. Developers shall be responsible for implementation of this mitigation measure with oversight by the Town of Los Gatos. Compliance with this measure shall be documented by a qualified biologist and submitted to the Town, prior to issuance of a demolition and grading permit.			Monitoring during construction.
Mitigation Measure 7-3. Within 14 days prior to tree removal or other construction activities such as a demolition, the project developer shall retain a qualified biologist to conduct a habitat assessment for bats and potential roosting sites in trees to be removed, within structures proposed for demolition, and in trees and structures within 50 feet of the development footprint. In the event that construction activities are suspended for 15 consecutive days or longer, these surveys shall be repeated. These surveys shall include a visual inspection of potential roosting features (bats need not be present) and a search for presence of guano within and 50 feet around the project site. Cavities, crevices, exfoliating bark, and bark fissures that could provide suitable potential nest or roost habitat for bats shall be surveyed. Assumptions can be made on what species is present due to observed visual characteristics along with habitat use, or the bats can be identified to the species level with the use of a bat echolocation detector such as an "Anabat" unit. Potential roosting features found during the survey shall be flagged or marked. Locations off the site to which access is not available may be surveyed from within the site or from public areas. If no roosting sites or bats are found, a letter report confirming absence shall be submitted by the biologist to the Town of Los Gatos prior to issuance of tree removal and demolition permits and no further mitigation is required. If bats or roosting sites are found, a letter report and supplemental documents shall be provided by the biologist to the Town of Los Gatos prior to issuance of tree removal and demolition permits and the following monitoring, exclusion, and habitat replacement measures shall be implemented: a. If bats are found roosting outside of the nursery season (May 1 through October 1), they shall be evicted as described under (b) below. If bats are found roosting during the nursery season, they shall be monitored to determine if the roost site is a maternal roost. This could occur by either visual inspection of the roost bat pups, if possible, or by monitoring the roost after the adults leave for the night to listen for bat pups. If the roost is determined to not be a maternal roost, then the bats shall be evicted as described under (b) below. Because bat pups cannot leave the roost until they are mature enough, eviction of a maternal roost cannot occur during the nursery season. Therefore, if a maternal roost is present, a 50-foot buffer zone (or different size if determined in consultation with the California Department of Fish and Wildlife) shall be established around the roosting site within	Applicant requirement as a condition of approval	Director of Community Development	Within 14 days prior to tree removal or other construction activities, and prior to issuance of a tree removal permit and/or grading permit. Ensure these measures are incorporated into project plans. Monitoring prior to construction.

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing and Monitoring
which no construction activities including tree removal or structure disturbance shall occur until after the nursery season. b. If a non-breeding bat hibernaculum is found in a tree or snag scheduled for removal or on any structures within 50 feet of project disturbance activities, the individuals shall be safely evicted, under the direction of a qualified bat biologist. If pre-construction surveys determine that there are bats present in any trees or structures to be removed, exclusion structures (e.g. one-way doors or similar methods) shall be installed by a qualified biologist. The exclusion structures shall not be placed until the time of year in which young are able to fly, outside of the nursery season. Information on placement of exclusion structures shall be provided to the CDFW prior to construction. If needed, other removal methods could include: carefully opening the roosting area in a tree or snag by hand to expose the cavity and opening doors/windows on structures, or creating openings in walls to allow light into the structures. Removal of any trees or snags and disturbance within 50 feet of any structures shall be conducted no earlier than the following day (i.e., at least one night shall be provided between initial roost eviction disturbance and tree removal/disturbance activities). This action will allow bats to leave during dark hours, which increases their chance of finding new roosts with a minimum of potential predation. c. Bat Mitigation and Monitoring Plan. If roosting habitat is identified, a Bat Mitigation and Monitoring plan will be prepared and implemented to mitigate for the loss of roosting habitat. The plan will include information pertaining to the species of bat and location of the roost, compensatory mitigation for permanent impacts, including specific mitigation ratios and a location of the proposed mitigation area, and monitoring to assess bat use of mitigation areas. The plan will be submitted to CDFW for review and approval prior to the bat eviction activities or the removal of roosting habitat. Developers shall be responsible for implementation of this mitigation measure with oversight by the Town of Los Gatos. Compliance with this measure shall be documented and submitted to the Town, prior to issuance of grading and demolition permits.			
Mitigation Measure 7-4. Prior to issuance of tree removal, demolition, and grading permits, to avoid impacts to nesting birds during the nesting season (January 15 through September 15), construction activities within or adjacent to the project site boundary that include any tree or vegetation removal, demolition, or ground disturbance (such as grading or grubbing) shall be conducted between September 16 and January 14, which is outside of the bird nesting season. If this type of construction occurs during the bird nesting season, then a qualified biologist shall conduct pre-construction surveys for nesting birds to ensure that no nests would be disturbed during project activities. If project-related work is scheduled during the nesting season (February 15 to August 30 for small bird species such as passerines; January 15 to September 15 for owls; and February 15 to September 15 for other raptors), or if construction activities are suspended for at least 14 days and recommence during the nesting season, a qualified biologist shall conduct nesting bird surveys.	Applicant requirement as a condition of approval	Director of Community Development	Prior to issuance of tree removal, demolition, and grading permits. Ensure these measures are incorporated into project plans. Monitoring prior to construction.

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing and Monitoring
a. Two surveys for active bird nests shall occur within 14 days prior to start of construction, with the final survey conducted within 48 hours prior to construction. Appropriate minimum survey radii surrounding each work area are typically 250 feet for passerines, 500 feet for smaller raptors, and 1,000 feet for larger raptors. Surveys shall be conducted at the appropriate times of day to observe nesting activities. Locations off the site to which access is not available may be surveyed from within the site or from public areas. A report documenting survey results and plan for active bird nest avoidance (if needed) shall be completed by the qualified biologist prior to initiation of construction activities. b. If the qualified biologist documents active nests within the project site or in nearby surrounding areas, an appropriate buffer between each nest and active construction shall be established. The buffer shall be clearly marked and maintained until the young have fledged and are foraging independently. Prior to construction, the qualified biologist shall conduct baseline monitoring of each nest to characterize "normal" bird behavior and establish a buffer distance, which allows the birds to exhibit normal behavior. The qualified biologist shall monitor the nesting birds daily during construction activities and increase the buffer if birds show signs of unusual or distressed behavior (e.g. defensive flights and vocalizations, standing up from a brooding position, and/or flying away from the nest). If buffer establishment is not possible, the qualified biologist or construction foreman shall have the authority to cease all construction work in the area until the young have fledged and the nest is no longer active. Developers shall be responsible for implementation of this mitigation measure with oversight by the Town of Los Gatos. Compliance with this measure shall be documented and submitted to the Town, prior to issuance of tree removal, demolition, and grading permits.			
Mitigation Measures 7-5a. To avoid impacts to a the potentially jurisdictional drainage feature, a minimum 10-foot setback from the drainage shall be maintained during tree removal, demolition, and construction activities. The drainage and setback area shall be shown on all demolition and construction plans. Mitigation Measure 7-5b. If disturbance will occur within ten feet of the drainage, prior to issuance of a grading permit within the project boundary, the applicant shall retain a qualified biologist to determine the extent of potential wetlands and waterways regulated by the USACE, RWQCB, and CDFW. If the USACE claims jurisdiction, the applicant shall retain a qualified biologist to obtain a Clean Water Act Section 404 Nationwide Permit. If the impacts to the drainage features do not qualify for a Nationwide Permit, the applicant shall proceed with the qualified biologist in obtaining an Individual Permit from the USACE. The applicant shall then retain a qualified biologist to coordinate with the RWQCB to obtain a Clean Water Act Section 401 Water Quality Certification. If necessary, the applicant shall also retain a qualified biologist to coordinate with the CDFW to obtain a Streambed Alteration Agreement.	Applicant requirement as a condition of approval	Director of Community Development	Prior to issuance of any grading permit. Ensure these measures are incorporated into project plans. Monitoring during construction.

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing and Monitoring
To compensate for temporary and/or permanent impacts to Waters of the U.S. that would be impacted as a result of the proposed project, mitigation shall be provided as required by the regulatory permits. Mitigation would be provided through one of the following mechanisms: a. A Wetland Mitigation and Monitoring Plan shall be developed that will outline mitigation and monitoring obligations for temporary impacts to wetlands and other waters as a result of construction activities. The Wetland Mitigation and Monitoring Plan would include thresholds of success, monitoring and reporting requirements, and site-specific plans to compensate for wetland losses resulting from the project. The Wetland Mitigation and Monitoring Plan shall be submitted to the appropriate regulatory agencies for review and approval during the permit application process. b. To compensate for permanent impacts, the purchase and/or dedication of land to provide suitable wetland restoration or creation shall ensure a no net loss of wetland values or functions. If restoration is available and feasible, a minimum 1:1 mitigation to impact ratio would apply to projects for which mitigation is provided in advance.			
Mitigation Measure 7-6. Prior to issuance of a tree removal permit and/or a grading permit, developers shall retain a certified arborist to develop a site-specific tree protection plan for retained trees and supervise the implementation of all proposed tree preservation and protection measures during construction activities, including those measures specified in the 2018 project arborist report and 2020 arborist report update (HortScience Bartlett Consulting). Also, in accordance with the Town's Tree Protection Ordinance, the developer shall obtain a tree removal permit for proposed tree removals on each development lot prior to tree removals and shall install replacement trees in accordance with all mitigation, maintenance, and monitoring requirements specified in the tree removal permit(s) or otherwise required by the Town for project approvals.	Applicant requirement as a condition of approval	Director of Community Development	Prior to issuance of tree removal permit and/or grading permit. Ensure these measures are incorporated into project plans. Monitoring during construction.
Mitigation Measure 7-8. On-site landscaping shall be limited to drought-tolerant species, fire-resistant species, and species capable of increasing soil stability; with preference to plant species endemic to Santa Clara County. Species from the California Invasive Plant Council's (Cal-IPC) Invasive Plant Inventory (Cal-IPC 2020) shall be removed if present and not included in any new landscaping. The plant palette used for on-site landscaping shall be reviewed and approved by the Town of Los Gatos to confirm no invasive species shall be planted. Evidence of compliance shall be submitted to the Town of Los Gatos prior to occupancy of the residential buildings.	Applicant requirement as a condition of approval	Director of Community Development	Prior to issuance of final occupancy permit. Ensure these measures are incorporated into project plans. Monitoring after construction.

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing and Monitoring
Cultural Resources			
Mitigation Measure 8-2. The following measure shall be included in project plans, prior to issuance of a demolition permit: If paleontological resources are uncovered during demolition, grading or other on-site excavation activities, construction shall stop until appropriate mitigation is implemented, to be approved by the Community Development Director.	Applicant requirement as a condition of approval	Director of Community Development	Prior to issuance of demolition permit. Ensure these measures are incorporated into project plans. Monitoring during construction.
Geology and Soils			
Mitigation Measure 13-1. The applicant's geotechnical consultant shall review and approve all geotechnical aspects of the development plans, ground improvement plans, shoring design criteria from a geotechnical perspective, and supporting structural details and calculations (i.e., site preparation and grading, site drainage improvements and design parameters for foundations, etc.,) to ensure that their recommendations have been properly incorporated. The project geotechnical consultant should review and approve appropriate performance testing for proposed ground improvement measures. The results of the geotechnical plan review should be summarized by the project geotechnical consultant in a letter and submitted to the Town Engineer prior to issuance of building permits.	Applicant requirement as a condition of approval	Town Engineer	Prior to issuance of building permits. Ensure these measures are incorporated into project plans. Monitoring during construction.
Mitigation Measure 13-2. The geotechnical consultant shall inspect, test and approve all geotechnical aspects of the project construction. The inspections should include, but not necessarily be limited to: ▪ site preparation and grading; ▪ ground improvement; ▪ shoring measures and design; ▪ site surface and subsurface drainage improvements; and ▪ excavations for foundations prior to placement of steel and concrete. In addition, the project engineering geologist shall inspect opened excavations to confirm bedrock conditions are consistent with those anticipated. The results of these inspections and the as-built conditions of the project, including ground improvement measures and placement of engineered fill, should be described by the geotechnical consultant in a letter and submitted to the Town Engineer for review and approval prior to final (as-built) project approval.	Applicant requirement as a condition of approval	Town Engineer	Prior to issuance of building permits. Ensure these measures are incorporated into project plans. Monitoring prior during construction.

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing and Monitoring
Specialty/design-build consultants and contractors (shoring, ground improvement, etc.) shall also submit construction reports confirming satisfactory construction of the specific aspects of the project that they are responsible for.			
Hazards and Hazardous Materials			
Mitigation Measure 13-3. The applicant shall consult with Bay Area Air Quality Management District to determine permit requirements. Removal of asbestos-containing building materials is subject to Bay Area Air Quality Management District's Regulation 11, Rule 2: Asbestos Demolition, Renovation and Manufacturing. Release of lead into the atmosphere is subject to Bay Area Air Quality Management District's Regulation 11, Rule 1: Lead. Prior to the commencement of demolition activities on the site, the applicant shall provide evidence of meeting the permitting requirements of the Bay Area Air Quality Management District, to the satisfaction of the Town of Los Gatos Community Development Department.	Applicant requirement as a condition of approval	Director of Community Development	Prior to issuance of demolition permits. Ensure these measures are incorporated into project plans. Monitoring prior to and during construction.
Wildfire Hazards			
Mitigation Measure 12-1. In order to adequately address any potential conflicts with emergency access or evacuation routes during construction, the applicant shall prepare and implement a site-specific construction traffic management plan for any construction effort that would require work within existing roadways. The traffic management plan shall be prepared and submitted to the Town prior to issuance of demolition permit(s) and shall be prepared to the satisfaction of Town Public Works and County Fire Department staff.	Applicant requirement as a condition of approval	Director of Public Works	Prior to issuance of demolition permits. Ensure these measures are incorporated into project plans. Monitoring prior to and during construction.

SOURCE: EMC Planning Group 2021

DATE: January 7, 2022

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Requesting Approval of a Planned Development for Construction of a Senior Living Community, Removal of Large Protected Trees, and Site Improvements Requiring a Grading Permit on Property Zoned R:PD. **Located at 110 Wood Road**. APN 510-47-038. Planned Development Application PD-20-001 and Environmental Impact Report EIR-21-002. APPLICANT: Rockwood Pacific. PROPERTY OWNER: Covia Communities. PROJECT PLANNER: Sean Mullin.

RECOMMENDATION:

Forward a recommendation to the Town Council on a request for approval of a Planned Development (PD) for construction of a senior living community, removal of large protected trees, and site improvements requiring a Grading Permit on property zoned R:PD located at 110 Wood Road.

PROJECT DATA:

General Plan Designation:	Medium Density Residential: 5-12 dwelling units/acre
Zoning Designation:	Residential-Planned Development, R:PD
Applicable Plans & Standards:	General Plan; Hillside Specific Plan
Parcel Size:	10.84 acres

PREPARED BY: SEAN MULLIN, AICP
Senior Planner

Reviewed by: Planning Manager and Community Development Director

PROJECT DATA (continued):

Surrounding Area:

	Existing Land Use	**General Plan**	**Zoning**
North	Single- and Multi-Family Residential	Medium Density Residential	R-1D
East	Office-Professional and Commercial	Central Business District	C-2 and C-2:PD
South	Office-Professional and Single-Family Residential	Hillside Residential and Central Business District	HR-5
West	Single-Family Residential and Vacant	Hillside Residential	HR-5

CEQA:

An Environmental Impact Report (EIR) and Mitigation Monitoring and Reporting Program have been prepared for the project (Exhibits 1 and 2) and are available online at www.losgatosca.gov/110WoodRoad.

FINDINGS:

- As required by the California Environmental Quality Act (CEQA) for certifying the Final EIR.
- That the PD to rezone the property is consistent with the General Plan.
- That the project is in compliance with the Hillside Specific Plan.
- As required by Section 29.80.095 of the Town Code for adoption of a Planned Development Ordinance.

ACTION:

- Forward a recommendation regarding Environmental Impact Report EIR-21-002 to the Town Council.
- Forward a recommendation regarding Planned Development application PD-20-001 to the Town Council.

BACKGROUND:

The subject site is approximately 10.84 acres consisting of two underlying parcels at the intersection of Wood Road and South Santa Cruz Avenue (Exhibit 3). The site has been occupied by the Los Gatos Meadows since 1971, a senior living development operating under a PD approved in 1968. The Conceptual Development Advisory Committee (CDAC) reviewed a

BACKGROUND (continued):

preliminary proposal for redevelopment of the subject property on April 9, 2008. The Staff Report and minutes of the CDAC meeting are attached as Exhibits 6 and 7.

In February 2019, the Los Gatos Meadows facility initiated a month's long closure and transition process to relocate all residents. By September 2019, the facility was vacant. While the property owner, Covia Communities, has completed the closure process, the property continues to be staffed to provide on-going maintenance and to ensure security of the property.

An application was filed by Frank Rockwood of Rockwood Pacific requesting a new PD zoning for the property for the purpose of building a new senior living development (Exhibit 15). The existing zoning is Residential, Planned Development (R:PD) and the General Plan Land Use designation is Medium Density Residential.

A Draft EIR for the project was prepared and circulated for a 45-day public review period from May 28, 2021, through July 12, 2021 (Exhibit 1). The Final EIR, which includes the Response to Comments, was previously provided on September 3, 2021 (Exhibit 2).

Future required approvals include an Architecture and Site application, Certificate of Lot Merger, Building Permits, a Grading Permit, and a Tree Removal Permit.

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject site is approximately 10.84-acres consisting of two underlying parcels at the intersection of Wood Road and South Santa Cruz Avenue (Exhibit 3). The property rises east-to-west approximately 240 feet, and approximately 95 feet across the area of development. The subject property is characterized by a hillside setting, and is in the Hillside Specific Plan area, but it is not located within the hillside area as defined by the Hillside Development Standards and Guidelines (HDS&G).

The site has been occupied by the Los Gatos Meadows, a senior living development, since 1971. The existing development includes 10 residential buildings with 205 independent care and support units; a dining and commons building; an infirmary, garage, and services building; a multi-purpose building; two cottages; and 130 parking spaces (Exhibit 15B, Sheet C101). Site access is currently taken from a driveway off Wood Road at the southern end of the property and from the south side of Broadway via Farwell Lane. An additional access road served from Wood Road provides access to the area uphill of the existing buildings, traversing to the center of the property, where it dead ends.

PROJECT DESCRIPTION (continued):

The surrounding area contains a mix of uses with single- and multi-family residential uses located to the north; office and commercial uses to the east; office and single-family residential uses to the south; and single-family residential uses to the west.

B. Project Summary

The applicant is proposing a new PD to allow for the demolition of all existing buildings, construction of a new senior living community, removal of large protected trees, and site improvements requiring a Grading Permit. The senior living community would operate as a Continuing Care Retirement Community (CCRC) and will be licensed as a Residential Care Facility for the Elderly (RCFE) under the California Department of Social Services. The project would be restricted to persons age 62 and older, providing 24/7 assisted living services to the residents. The senior living community would provide coordinated health care services, including 17 supporting care units. These proposed services would be similar to the uses offered in the previous community that closed in 2019.

DISCUSSION:

A. Conceptual Development Advisory Committee

The CDAC reviewed a preliminary proposal for redevelopment of the subject property on April 9, 2008 (Exhibits 6 and 7). The CDAC provided comments on the proposal related to:

- The need for senior housing and to modernize the existing facility;
- Inclusion of Below Market Price units;
- LEED certification;
- Height and visibility;
- Appropriate architectural style;
- Hillside setting; and
- Traffic, grading, and tree impacts.

The applicant's Letter of Justification responds to the feedback provided by the CDAC in 2008 (Exhibit 8).

B. Existing Planned Development Comparison

As noted in the Letter of Justification (Exhibit 8), the applicant is proposing a new PD to replace the PD approved in 1968, under which the Los Gatos Meadows has been operating since 1971. The proposed PD would retain the existing R:PD zoning for the subject property. Approval of the PD application would establish the regulations through an

DISCUSSION (continued):

ordinance (which would include the development plans) under which the following actions would be allowed:

- Demolition of all existing buildings on the site;
- Construction of a new senior living community;
- Removal of 192 trees, including 8 large protected trees; and
- Site improvements requiring a Grading Permit.

A comparison of the existing and proposed PD conditions is provided in the table below.

Comparison of Planned Development Conditions

	Original 1968 PD	Proposed PD
Site Coverage	24.6 percent	22.5 percent
Total Number of Independent Living Units	184	174
Total Units Permitted	222	191
Open Space	75.4 percent	77.5 percent
Building Setbacks from Property Line	Front: 20 feet Side: 15 ft and 27 feet Rear: 15 feet	Front: 34.83 feet Side: 40.83 feet and 60 feet Rear: 32.92 feet
Parking	111 spaces	78 standard spaces 122 tandem spaces
Height	Predominantly 2-story with some basement or below grade space for infirmary, parking, storage, and mechanical. Heights vary between 30'-9" and 55'-2" ±.	3-5 stories with below grade space for parking, storage, and mechanical. Heights vary between 59'-0" and 85'-6" ±.

Future required approvals include an Architecture and Site application, Certificate of Lot Merger, Building Permits, a Grading Permit, and a Tree Removal Permit.

C. Proposed Project Analysis

The proposed PD includes demolition of all existing structures and redevelopment of the site with a ground floor podium and eight separate buildings constructed above the podium level (Exhibit 15).

DISCUSSION (continued):

As summarized in the following table, the podium would include a ground floor level and a subterranean lower-level parking garage with 29 parking spaces. The ground floor level would include the main entrance, 17 supporting care units, dining facilities, offices, fitness center, indoor swimming pool, mechanical areas, and a parking garage accommodating 49 cars in single parking spaces and 122 cars in tandem parking spaces.

Summary of Podium

	Height Above Low Grade (+477')	Gross Floor Area	Parking Area	Parking Spaces
Lower Level Garage	11 ft (+488')	0 sf	22,136 sf	29 (standard)
Ground Floor Level	28 ft (+505')	52,904 sf	66,691 sf	49 (standard) 122 (tandem)

An outdoor terrace would be located above the podium providing common space amongst the eight villas. This landscaped terrace area would offer amenities including walkways, gardens, seating areas, courtyards, lawns, bocce ball courts, outdoor dining, and multiples trellises and gazebos (Exhibit 15B, Sheet LS-6). The eight villas would rise three to five stories above the terrace level, with heights from 42 feet, one inch, to 68 feet, seven inches above the terrace. The eight villas would include 174 one- and two-bedroom independent living units with a variety of floor plans. The characteristics of each villa are summarized in the table below.

Summary of Villas

	Number of Stories	Height Above Terrace (+505')	Height Above Ground Floor (+488')	Gross Floor Area
Villa A	5	68.58 ft	85.58 ft	157,054 sf
Villa B	3	56.00 ft	73.00 ft	41,483 sf
Villa C	5	65.08 ft	82.08 ft	56,891 sf
Villa D	4	53.58 ft	70.58 ft	31,426 sf
Villa E	5	65.00 ft	82.00 ft	40,712 sf
Villa F	5	67.50 ft	84.50 ft	40,712 sf
Villa G	4	53.50 ft	70.50 ft	31,426 sf
Villa H	3	42.08 ft	59.08 ft	31,112 sf

Sheets A201, A202, and A203 of the development plans include typical elevations for the podium and the villas but do not provide full elevations of all structures. Full elevations will be required during the future Architecture and Site application review process.

DISCUSSION (continued):

In their Letter of Justification, the applicant indicates that the materials for the proposed development were selected based on their ability to blend with the natural setting and minimize the visual impact of the proposed building heights (Exhibit 8). A materials board is included on Sheet A204 of the development plans and the typical locations of the proposed exterior materials are shown on the exterior elevations on Sheets A201 through A203 (Exhibit 15B). Typical exterior materials include:

- Standing seam metal roof in dark gray;
- Stone veneer tile;
- Brushed stainless steel window frames and railings;
- Concrete panel siding in tan/brown;
- Metal panel siding in olive green;
- Vertical standing seam siding in beige;
- Horizontal metal panel wood veneer; and
- Aluminum soffit with wood appearance.

The eight villas would be situated on the terrace level to frame two large outdoor spaces separated by Villa A: the Village Green and Town Square. These outdoor spaces would be connected through the common area located on the bottom floor of Villa A. A network of paths and walkways would provide circulation between the various amenities within the outdoor spaces. Proposed hardscape materials are included on Sheet LS-13 of the development plans (Exhibit 15B) and include:

- Stained sawcut concrete walkways;
- Seeded glass paving;
- Stone veneer retaining walls;
- Vegetated green walls; and
- Toned asphalt paved trail.

The proposed PD includes access and circulation improvements serving the development. The primary access point would be similar to the existing driveway off Wood Road at the southern end of the property (Exhibit 15B, Sheet C102). At the southwest elevation, vehicles could access the main entrance at the ground floor level or enter the lower level parking garage, which connects internally to parking on the ground floor level. Deliveries, trash collection, and other services would be accommodated through a receiving dock just north of the main entrance on the ground level. The existing access road off Wood Road uphill of the development area would be improved and extended to connect to the driveway on the east side of the development area. This extension would provide a fire

DISCUSSION (continued):

access ring road around all sides of the development. The fire access ring road would provide ladder access to the podium and each of the eight villas. Farwell Lane would be closed off to vehicle and pedestrian access and would be retained exclusively for Fire Department access from Broadway and autonomous vehicular access for the residents to the downtown area. The proposed project, including the circulation improvements, has been reviewed and approved by the Santa Clara County Fire Department.

D. Architectural Review

The Town's Consulting Architect reviewed the proposed project and noted that the project is well designed with a lot of thought given to the facilities' layout and building design (Exhibit 9). The Consulting Architect also noted that the increased building heights and proposed tree removal have the potential to create visual impacts to adjacent properties and other portions of the Town. The Consulting Architect made no recommendations for changes to the building design, but noted that the proposed materials are largely faux simulations of natural materials. Based on this feedback, the applicant revised portions of the plans to clarify the screening impact of the landscaping, updated the color of the roof material, and provided justification for the selected materials (Exhibit 8). The applicant's response to the recommendations of the Town's Consulting Architect is included in Exhibit 10. An application for Architecture and Site review is required by Performance Standard 3 of the Planned Development Ordinance (Exhibit 15).

E. Visibility

The subject property is not located within the hillside area and is not subject to the visibility regulations as defined by the HDS&G. The applicant installed story poles and provided renderings of the proposed project to represent the visual impact of the project from several view corridors (Exhibit 15B, Sheets A406 through A408). Further, the applicant provided a discussion of the building heights and visibility in the Letter of Justification (Exhibit 8).

F. Grading

The proposed project is located primarily in the areas of the property with existing development. Grading and excavation activities are required for the new podium and villas, subterranean parking garages, adjustments to the site plan, and circulation improvements (Exhibit 15B, Sheet C103). Preliminary earthwork quantities and cut and fill depths are summarized in the table on the following page. The proposed site grading exceeds the 50

DISCUSSION (continued):

cubic yard (cy) threshold for requiring a Grading Permit. The areas with the most intense site grading are adjacent to the edges of the podium, and the new and widened roadway around the site.

Preliminary Earthwork Quantities

Type	Cut (cy)	Fill (cy)	Net (cy)		Max Cut Depth (ft)	Max Fill Depth (ft)
Buildings*	113,000	1,000	112,000	<Cut>	61.5	3.5
Driveways	9,900	2,300	7,600	<Cut>	21.0	14.0
Sidewalk	3,700	700	3,000	<Cut>	20.5	10.5
Landscape	13,100	2,400	10,700	<Cut>	27.0	13.5
Utility Spoils	7,000	--	7,000	<Cut>		
GRADING PERMIT TOTAL*	**33,700**	**5,400**	**18,300**	**<Cut>**		
TOTAL	**146,700**	**6,400**	**140,300**	**<Cut>**		
* Excavation within building footprints does not count toward a Grading Permit						

G. Retaining Walls

New retaining walls are proposed to allow for the necessary slope transitions between the podium and the improved roadways (Exhibit 15B, Sheets C103, and C103.1). The heights of these retaining walls vary by location, having a maximum height of approximately 24 feet northwest of Villa D (Exhibit 15B, Sheet C103.1, Section A-A). Proposed retaining walls on the western edge of the site would be largely screened by the podium and villas, while those on the eastern edge of the development may be visible. The primary function of the proposed retaining walls is improve and extend the fire access ring road. In the Letter of Justification, the applicant discusses the need for the retaining walls, efforts to reduce wall heights, and strategies for mitigating the visual impact of taller retaining walls (Exhibit 8). A summary of the proposed retaining walls is provided in the table below.

Summary of Maximum Retaining Wall Heights

Section (C102 and C103.1)	Location	Maximum Heights (ft)
A–A	NW of Villa A	24
B–B	N of Villa A	11
C–C	N of Villa A	10
D–D	NE of Villa C	10
E–E	NE of Villa C	20
F–F	SE of Villa H	3
G–G	SW of Villa G	13
H–H	NW of Villa H	10

DISCUSSION (continued):

H. Parking

The Town Code parking requirement for convalescent homes is one parking space for every two and one-half beds. While this senior living community differs from convalescent homes for which this parking requirement was developed, it can be used to guide the determination of an appropriate parking requirement for this project, that would be enforced through the PD.

The proposed project includes 174 continuing care living units and 17 supporting care units, totaling 191 units. Applying the convalescent home parking requirement per living unit, the project requires 77 parking spaces. The project includes 78 standard parking spaces, exceeding the parking requirement.

However, some of the proposed 174 continuing care living units would be two-bedroom units, as detailed in the "Unit Data" table on the cover sheet of the development plans (Exhibit 15B). According to this table, the 174 continuing care living units would include a total of 291 bedrooms. When including the 17 supporting care units, the project includes 308 bedrooms. Using the convalescent home parking requirement and applying it per bedroom, rather than per unit, the project would require 124 parking spaces for the 308 bedrooms. In addition to the 78 standard parking spaces, the project includes 122 tandem parking spaces that would be managed under a valet parking program, for a total of 200 parking spaces. Typically, tandem parking spaces do not count toward the required parking; however, these spaces can be counted if approved under the proposed PD. If approved, details of the proposed valet parking program would be required during review of the Architecture and Site application.

I. Traffic

A Transportation Analysis was prepared for the Initial Study by Kimley-Horn (Exhibit 1, Appendices). This analysis compared the trip generation of the existing development (708 daily trips) to the anticipated trip generation of the proposed project (718 daily trips). This analysis concluded that the proposed project would result in a net increase of 10 daily trips for the proposed project relative to the baseline use, and a net decrease for AM peak (-2 trips), midday peak (-3 trips) PM peak (-4 trips), and Saturday midday peak (-3 trips).

J. Trees and Landscaping

The subject property includes thousands of existing trees. Details on the location, size, species, health, suitability, and disposition of the trees in the project area are included on Sheets T-1 through T-5 of the development plans (Exhibit 15B). The provided information

DISCUSSION (continued):

indicates that 44 trees were removed in 2019 under permit T19-167, 36 of which were protected trees. These trees were removed due to being invasive species and/or fire concerns. The project proposes removal of 213 additional trees, 192 of which are protected trees requiring a permit for removal. Eight of these trees are large protected trees. The proposed tree removal is due to their location within the development area, risk/poor health, sudden oak death carrier, and/or fire risk. An Arborist Report was prepared by Hort Science and submitted with the application materials. The Town's Consulting Arborist conducted a peer review of this report and provided recommendations to align the information with the requirements of the Town Code. The applicant submitted a revised report dated October 12, 2020 (Exhibit 11), which was deemed sufficient by the Town's Consulting Arborist on February 12, 2021 (Exhibit 12). All recommendations identified in the Arborist Report for the project have been included as performance standards in the draft PD Ordinance (Exhibit 15).

The applicant has provided details of the proposed landscape plan on Sheets LS-1 through LS-13 (Exhibit 15B). Proposed landscape plantings have been separated into two areas: the ground level areas adjacent to the roadways and podium buildings, and the terrace level. The landscape plan includes 242 new trees at the ground level and 131 new trees at the terrace level. Additionally, shrubs, groundcover, and other ornamental plantings are included on both levels, the majority of which are listed as either native or indigenous species, and drought tolerant.

K. Hillside

The subject property is characterized by a hillside setting, but it is not located within the hillside area as defined by the HDS&G. In 2008, the CDAC recognized the hillside context of the site and recommended that the spirit and intent of the HDS&G should be applied (Exhibit 7). In response, the applicant has provided details in the Letter of Justification of how the spirit of the HDS&G has been integrated into the project (Exhibit 8).

The site is located in Sub-area 6 of the Hillside Specific Plan area. The site has served as a senior living facility since 1971 and would continue to do so under the proposed PD. The project includes modernization of the facility, circulation system, and safety characteristics; an increase in the open space area; and would include a similar number of living units, staff levels, and traffic generation to the existing facility. The proposed project is consistent with the provisions of the Hillside Specific Plan.

DISCUSSION (continued):

L. General Plan

The existing General Plan land use designation is Medium Density Residential. The 2020 General Plan Land Use Element focuses on maintaining a "full-service" Town that provides a range of goods and services that support economic vitality, while limiting adverse impacts on the quality of life of all the residents. The applicant's Letter of Justification provides a detailed discussion of the project's compatibility with the 2020 General Plan including applicable goals, policies, and actions; and compatibility with individual elements (Exhibit 8).

Applicable goals and policies of the 2020 General Plan include, but are not limited to the following:

- Policy HOU-5.3: Work with existing senior lifestyle living and assisted living facilities in Los Gatos, and support the development of new senior housing that includes continuum of care facilities within the Town.
- Policy LU-1.3: To preserve existing trees, natural vegetation, natural topography, riparian corridors and wildlife habitats, and promote high quality, well-designed, environmentally sensitive, and diverse landscaping in new and existing developments.
- Policy LU-6.7: Continue to encourage a variety of housing types and sizes that is balanced throughout the Town and within neighborhoods, and that is also compatible with the character of the surrounding neighborhood.
- Policy CD-1.3: Buildings, landscapes, and hardscapes shall follow the natural contours of the property.
- Policy CD-1.4: Development on all elevations shall be of high quality design and construction, a positive addition to and compatible with the Town's ambiance. Development shall enhance the character and unique identity of existing commercial and/or residential neighborhoods.
- Goal CD-4: To preserve existing trees, natural vegetation, natural topography, riparian corridors and wildlife habitats, and promote high quality, well designed, environmentally sensitive, and diverse landscaping in new and existing developments.
- Policy CD-7.1: Maximize quality usable open space in all new developments.

M. Zoning Compliance

The proposed use is not allowed by-right under the base zoning designation of Residential. The proposed project would provide a public benefit to the Town by providing much needed senior housing and continuing care services. One of the stated purposes of a PD in the Town Code is to promote projects that provide a public benefit to the Town. While the proposed project is not consistent with the by-right uses allowed under the base zoning

DISCUSSION (continued):

designation, it does meet the criteria for a PD overlay by providing a public benefit to the Town through senior housing services and is thus consistent with the Zoning Code.

N. Planned Development Application

The PD application is requesting to replace the existing PD zoning approved in 1968, maintaining the R:PD zoning of the property. The Town Code states that the purpose of a PD is to preserve, enhance, and/or promote:

- The Town's natural and historic resources;
- The production of affordable housing;
- The maximization of open space; and/or
- A project that provides a public benefit to the Town.

The applicant's Letter of Justification provides details on the relationship of the proposed project to the findings required to approve a PD application (Exhibit 8). The Planning Commission shall make a recommendation regarding the merits of the PD application to the Town Council, who will be the final deciding body. If adopted by the Town Council, the proposed PD Ordinance (Exhibit 15) would allow redevelopment of the site including demolition of all existing buildings, construction of a new senior living community, removal of large protected trees, and site improvements requiring a Grading Permit.

O. Environmental Review

An EIR was prepared for the project. As part of the environmental review process a number of technical reports were prepared, including species lists and database reviews, tree evaluations and arborist reports, geotechnical investigations, and traffic analyses. Reports that were prepared by outside consultants were peer reviewed by Town consultants.

The Notice of Preparation (NOP) was distributed on February 1, 2021, for a 30-day comment period. Comments received on the NOP are included as Appendix A to the Draft EIR (Exhibit 1).

The Notice of Completion and Availability for review of the Draft EIR was released on May 28, 2021, with the 45-day public review period ending on July 12, 2021. On June 23, 2021, the Planning Commission held a public hearing to accept comments on the Draft EIR. No comments were received at this meeting. Written comments on the Draft EIR were received from the applicant, one public agency, and three individuals. The Final EIR, with Response to Comments, was completed in August 2021 (Exhibit 2).

DISCUSSION (continued):

Through the Initial Study/EIR process, no significant and unavoidable impacts were identified. All identified significant impacts that would result from the project can be mitigated to a less-than-significant level through implementation of the Mitigation Monitoring and Reporting Program (MMRP) that has been prepared for the project as required by CEQA (Exhibit 2). The MMRP includes a list of all mitigation measures and the department(s) responsible for ensuring that the mitigation measures are properly implemented. All mitigation measures are included as performance standards within the draft PD Ordinance (Exhibit 15).

PUBLIC COMMENTS:

As detailed in the Letter of Justification, the applicant has been engaged with the surrounding neighborhood, business community, Town officials, and the greater Los Gatos community since 2018 through open house meetings, focus groups, individual in-person and video meetings, and maintenance of a project website (Exhibit 8). The applicant also provided a supplemental community engagement letter summarizing their outreach efforts that have taken place since the Letter of Justification was submitted (Exhibit 13).

Written notice was sent to property owners and tenants within 300 feet of the subject property. Story poles and flagging were installed on the site and certified by a licensed surveyor in coordination with mailing of the written notice. Project signs were also installed at the primary entrance on Wood Road and at the intersection of Farwell Lane and Broadway. Public comments received by 11:00 a.m. on Friday, January 7, 2022, are included as Exhibit 14.

CONCLUSION:

A. Summary

The applicant is proposing a new PD to allow demolition of all existing buildings, construction of a new senior living community, removal of large protected trees, and site improvements requiring a Grading Permit. The senior living community would be restricted to persons age 62 and older, providing 24/7 assisted living services to the residents. The facility would provide coordinated health care services, including 174 independent living units and 17 supporting care units. These proposed services would be similar to the services offered in the previous community that closed in 2019. The proposal would maintain the R:PD zoning of the property and the new PD would provide new performance standards for the project. The project complies with the General Plan, the Planned Development requirements in the Town Code, Hillside Specific Plan, and would provide a public benefit to the Town.

CONCLUSION (continued):

B. Recommendation

Based on the summary above, if the Commission finds merit in the proposal, the Commission can take the following actions to forward the Final EIR and PD applications to the Town Council, recommending that the Town Council:

1. Make the required findings included in Exhibit 4;
2. Make the required CEQA Findings of Fact (Exhibit 5), certify the Final EIR (Exhibit 2), and adopt the Mitigation Monitoring and Reporting Program (Exhibit 2); and
3. Adopt the Planned Development Ordinance (Exhibit 15) and approve the proposed project.

C. Alternatives

Alternatively, if the Commission has concerns with the proposed project, it can:

1. Forward a recommendation for approval of the applications with modified performance standards to the Town Council; or
2. Forward a recommendation of denial of the applications to the Town Council; or
3. Continue the matter to a date certain with specific direction.

EXHIBITS:

Previously received under separate cover:

1. May 2021 Draft Environmental Impact Report (available online at www.losgatosca.gov/110WoodRoad)
2. September 2021 Final Environmental Impact Report and Mitigation Monitoring and Reporting Program (available online at www.losgatosca.gov/110WoodRoad)

Received with this Staff Report:

3. Location Map
4. Required Findings
5. Required CEQA Findings of Fact
6. Conceptual Development Advisory Committee Staff Report, April 9, 2008
7. Conceptual Development Advisory Committee meeting minutes, April 9, 2008
8. Project Description and Letter of Justification, January 3, 2022
9. Town's Consulting Architect Report, May 8, 2020
10. Applicant's response to Town's Consulting Architect recommendations, May 22, 2020
11. Arborist Report by Hort Science, October 12, 2020
12. Town's Consulting Arborist peer review report, February 12, 2021
13. Supplemental community engagement letter, December 9, 2021
14. Public comments received by 11:00 a.m., Friday, January 7, 2022
15. Planned Development Ordinance with Exhibit A Rezone Area and Exhibit B Development Plans, July 27, 2021

110 Wood Road

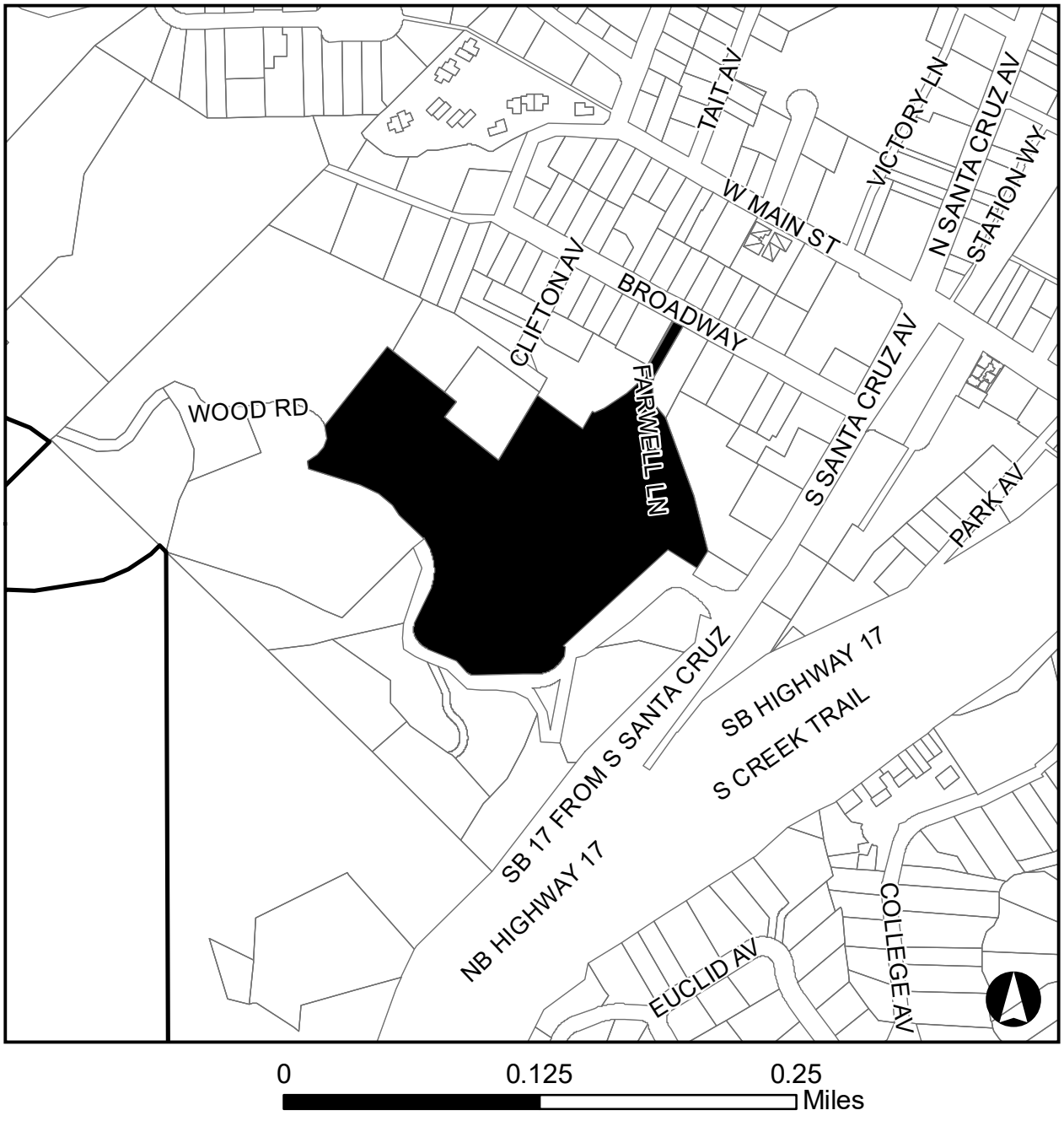

EXHIBIT 3

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PLANNING COMMISSION – January 12, 2022
REQUIRED FINDINGS FOR:

110 Wood Road
Planned Development Application PD-20-001
Environmental Impact Report EIR-21-002

Requesting Approval of a Planned Development for Construction of a Senior Living Community, Removal of Large Protected Trees, and Site Improvements Requiring a Grading Permit on Property Zoned R:PD. APN 510-47-038.
APPLICANT: Rockwood Pacific.
PROPERTY OWNER: Covia Communities.

FINDINGS

Required finding for CEQA:

- An Environmental Impact Report (EIR) was prepared for the proposed development. The Planning Commission recommends that the Town Council make the CEQA Findings of Fact, certify the Final EIR, and adopt the Mitigation Monitoring and Reporting Program.

Required consistency with the Town's General Plan:

- That the proposed Zone Change is consistent with the General Plan and its Elements in that the proposed development provides much needed senior housing and continuing care services to the Town.

Compliance with Hillside Specific Plan:

- The project is in compliance with the Hillside Specific Plan in that the site has served as a senior living facility since 1971 and would continue to do so under the proposed PD. The project includes modernization of the facility, circulation system, and safety characteristics; an increase in the open space area; and would include a similar number of living units, staff levels, and traffic generation. The proposal is consistent with the development criteria included in the plan.

Required finding for the adoption of a Planned Development Ordinance:

- As required by Section 29.80.095 of the Town Code for adoption of a Planned Development Ordinance:
  1. The proposed Planned Development complies with Chapter 29, Article VIII, Division 2 of the Town Code.

EXHIBIT 4

2. The proposed Planned Development is consistent with the General Plan in that the development provides much needed senior housing and continuing care services to the Town.
3. The proposed Planned Development is consistent with the Hillside Specific Plan in that the project includes modernization of the existing facility, circulation system, and safety characteristics; an increase in the open space area; and would include a similar number of living units, staff levels, and traffic generation to the existing facility.
4. The proposal is consistent with the development criteria included in the plan. The Planned Development Ordinance provides a public benefit to the Town by providing much needed senior housing and continuing care services.

D R A F T

CEQA FINDINGS OF FACT

for

110 Wood Road – Los Gatos Meadows Senior Living Community

Planned Development Application PD-20-001

SCH # 2021020007

Town Council

Town of Los Gatos

October 2021

EXHIBIT 5

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I. INTRODUCTION

The Draft EIR prepared for the 110 Wood Road - Los Gatos Meadows Senior Living Community Project (also referred to as the Project or proposed Project) identified several potentially significant environmental effects that the proposed project may cause. All of these significant effects can be fully avoided through the adoption of feasible mitigation measures. Pursuant to Title 14, California Code of Regulations, Section 15090, the Town Council of Los Gatos (Council) hereby certifies that the Final Environmental Impact Report (Final EIR) for the 110 Wood Road - Los Gatos Meadows Senior Living Community project (proposed Project) has been completed in compliance with the California Environmental Quality Act, Public Resources Code (PRC) Section 21000 et seq. (CEQA), that the Final EIR was presented to the Council, and that the Council has reviewed and considered the information contained in the Final EIR prior to approving the proposed Project, as set forth below. As part of this certification, the Council hereby finds that the Final EIR reflects the independent judgment and analysis of the Council and approves the Final EIR.

II. ENVIRONMENTAL REVIEW PROCESS

CEQA (PRC Section 21000 et seq.) requires state and local government agencies to consider the environmental consequences of projects for which they have discretionary authority. This document, which has been prepared in compliance with the requirements of CEQA and the CEQA Guidelines (California Code of Regulations Title 14 Section 15000 et seq.), sets forth the findings of the Town of Los Gatos (Town), the lead agency under CEQA, regarding the 110 Wood Road – Los Gatos Meadows Senior Living Community project.

The primary source for this document is the Final Environmental Impact Report (Final EIR; SCH #2021020007) for the proposed Project, and the documents that have been incorporated into the Final EIR directly or by reference. Full descriptions of the proposed Project, associated environmental impacts, mitigation measures, Project alternatives, a Mitigation Monitoring and Reporting Program (MMRP) for the proposed Project, and other features required under CEQA are contained in the Final EIR itself.

To determine the scope of the EIR, the Town prepared a Notice of Preparation. On February 4, 2021, the Notice of Preparation (NOP) for the proposed Project were distributed to trustee and responsible agencies, members of the public, other interested parties, and the California Office of Planning and Research, State Clearinghouse. This began the 30-day public review period, which ended on March 8, 2021. These comments were considered during the preparation of the Draft EIR (see below) and are included in their entirety in Appendix A to that document.

The Draft EIR, with an accompanying Notice of Completion (NOC), was circulated to the State Clearinghouse, trustee agencies, responsible agencies, other government agencies, and interested members of the public for a 45-day review period, extending from May 28, 2021 through July 12, 2021. On June 23, 2021, the Town of Los Gatos Planning Commission held a public hearing to receive oral comment on the Draft EIR.

Comments on the Draft EIR, a list of commenters, and the Town's responses to comments are contained in the Final EIR, dated August 2021. Pursuant to CEQA Guidelines §15088(b), the Final EIR was made available for review by trustee and responsible agencies that provided written comments on the Draft EIR for a 10-day period from September 3, 2021 through September 13, 2021

The Final EIR for the Project consists of the following:

A. Draft Environmental Impact Report ("Draft EIR"), issued May 28, 2021;

B. All appendices to the Draft EIR;

C. Final EIR, dated August 2021, containing all written comments and responses on the Draft EIR, refinements and clarifications to the Draft EIR, the MMRP, and technical appendices;

D. All of the comments and staff responses entered into the record orally and in writing, as well as accompanying technical memoranda or evidence entered into the record.

The Final EIR did not provide any significant new information regarding proposed Project or cumulative impacts or mitigation measures beyond that contained in the Draft EIR.

In conformance with CEQA, the Town has taken the following actions in relation to the EIR:

A. On January 12, 2022, the Planning Commission conducted a duly and properly noticed public hearing on the Project and the EIR, and recommended that the Town Council certify the EIR and approve the redevelopment of the 10.84-acre site with a senior living community that would replace the existing Los Gatos Meadows senior living community. The project would include 174 independent residential apartments plus 17 supporting care units. The project, a Continuing Care Retirement Community (CCRC), would be licensed as a Residential Care Facility for the Elderly (RCFE) under the California Department of Social Services. The project would be restricted to persons age 62 and older and would provide 24/7 assisted living services to the residents. The project would provide coordinated health care services, including 17 supporting care units. These proposed services would be similar to the use offered in the previous community.

B. On DATE TBD, at a duly and properly noticed public hearing, the Town Council certified the EIR and adopted findings, Mitigation Monitoring and Reporting Program related to the Planned Development application filed by the applicant requesting a "Planned Development" overlay be applied to the site's existing "Residential Planned Development" zoning designation.

III. PROJECT DESCRIPTION

A. Project Location and Current Use

The project site is located at 110 Wood Road in the Town of Los Gatos. The property is accessed directly off Wood Road (via South Santa Cruz Avenue). The project site's Assessor's parcel number is 510-47-038, and is generally located between single family residences along Broadway to the northeast and Wood Road to the south. The site is zoned "Residential Planned Development (R:PD)" and has a General Plan land use designation of Medium Density Residential. The General Plan land use designation of Medium Density Residential allows for a maximum density of 12 dwelling units per acre. A senior living community has been operating on the site since 1971 with 10 residential buildings and other support facilities and amenities. The site has three access points: two from the south off of Wood Road and one from the north via a driveway (referred to as Farwell Lane) connecting with Broadway. The facility has been closed since February 2019, after a rigorous facilities assessment concluded that continuing operations of the facility in its present form presented too great a risk to its residents. Although the facility has completed the closure process, the facility continues to be staffed to provide on-going maintenance and security of the property.

B. Project Objectives

The objective of the proposed project is to approve a new/updated Planned Development (PD) to rebuild a state-of-the art senior living community on a 10.84-acre site consistent with the *Town of Los Gatos 2020 General Plan*, Town of Los Gatos zoning code and in the spirit of the *Town of Los Gatos Hillside Design Standards and Guidelines*.

C. Project Characteristics

The Project applicant is requesting approval of the following:

- Planned Development (PD) Overlay permit (PD-20-001)

A Planned Development application has been filed by the applicant requesting a "Planned Development" overlay be applied to the site's existing "Residential Planned Development" zoning designation. A subsequent Architecture and Site application will be required if the Planned Development application is approved by the Town Council. In accordance with Town Code Section 29.20.140(d), the Architecture and Site approval is required for purposes of approving the development plan for the new senior living community to ensure conformance with Town regulations related to the height, width, shape, proportion, siting, exterior construction and design of buildings and to ensure that they are architecturally compatible with their surroundings.

IV. SIGNIFICANT EFFECTS AND MITIGATION MEASURES

The Final EIR analyzed proposed Project impacts in the following six environmental topic areas: Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, and Wildfire Hazards. With implementation of proposed Project-specific

mitigation measures, potentially significant impacts would be reduced to less than significant impacts.

The following discussion elaborates on potentially significant impacts identified in the 110 Wood Road – Los Gatos Meadows Senior Living Community Final EIR and mitigation measures proposed for those impacts.

A. Air Quality

1. Potentially Significant Impacts Reduced to Less Than Significant Levels

Impact 6-5: Construction Activity Would Expose Sensitive Receptors to Toxic Air Contaminants

Sensitive receptors within 1,000 feet of construction activities would be exposed to construction TAC emissions volumes that exceed the air district significance thresholds for infant/child cancer risks and PM2.5 concentrations. These are significant impacts. Implementation of the following Mitigation Measures would reduce the impact to a less-than-significant level.

Mitigation Measures:

Mitigation Measure 6-5a During construction, the project contractor shall implement the following measures to reduce emissions of fugitive dust and engine exhaust DPM, subject to review and approval by the Community Development Director. These measures shall be included in the project plans, prior to issuance of a demolition permit:

a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered three (3) times per day and at a frequency adequate to maintain minimum soil moisture of 12 percent. Moisture content can be verified by lab samples or moisture probe;
b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered;
c. Avoid tracking visible soil material on to public roadways by employing the following measures if necessary: (1) Site accesses to a distance of 100 feet from public paved roads shall be treated with a 6 to 12-inch compacted layer of wood chips, mulch, or gravel and (2) washing truck tires and construction equipment prior to leaving the site;
d. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited;
e. All vehicle speeds on unpaved roads shall be limited to five (5) mph;
f. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used;
g. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five (5) minutes (as required by the California

airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points;

h. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation;
i. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph and visible dust extends beyond site boundaries;
j. Wind breaks (e.g., trees, fences) shall be installed on the windward side(s) of actively disturbed areas of construction adjacent to sensitive receptors. Wind breaks should have no greater than 50 percent air porosity;
k. Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established;
l. The simultaneous occurrence of excavation, grading, and ground-disturbing construction activities on the same area at any one time shall be limited. Activities shall be phased to reduce the amount of disturbed surfaces at any one time; and
m. Post a publicly visible sign with the telephone number and person to contact at the Town of Los Gatos regarding dust complaints. This person shall respond and take corrective action within 48 hours. The air district's phone number shall also be visible to ensure compliance with applicable regulations.

Mitigation Measure 6-5b Prior to the issuance of the demolition permit, the project developer shall prepare, and the project contractor shall implement, a demolition and construction emissions avoidance and reduction plan demonstrating a 78 percent reduction of DPM emissions and a 60 percent reduction of PM2.5 exposures at the MEI to meet the air district's risk thresholds.

The plan shall be prepared prior to the issuance of a demolition permit and shall be reviewed and approved by the Community Development Director. The plan shall be accompanied by a letter signed by a qualified air quality specialist, verifying the equipment included in the plan meets the standards set forth in this mitigation measure. The plan shall include the following measures:

a. All mobile diesel-powered off-road equipment operating on-site for more than two days and larger than 50 horsepower shall, at a minimum, meet U.S. Environmental Protection Agency (EPA) particulate matter emissions standards for Tier III engines or better. Prior to the issuance of any demolition permits, the project applicant shall submit specifications of the equipment to be used during construction and confirmation this requirement is met;
b. Use alternatively fueled equipment or equipment with zero emissions (i.e., aerial lifts, forklifts, and air compressors, etc., shall be either electrified or fueled by liquefied natural gas/propane);
c. Provide line power to the site during the early phases of construction to minimize the use of diesel-powered stationary equipment, such as generators; and
d. Other demonstrable measures identified by the developer that reduce emissions and avoid or minimize exposures to the affected sensitive receptors.

Finding

All of the proposed Project specific environmental impacts on air quality will be reduced to less than significant with the implementation of the proposed mitigation measures.

Mitigation Measures: 6-5a and 6-5b

Changes or alterations have been required in, or incorporated into, the proposed Project, which avoid or substantially lessen the significant environmental effects as identified in the Final EIR.

B. Biological Resources

1. Potentially Significant Impacts Reduced to Less Than Significant Levels

Impact 7-2: Potential Effect on Candidate, Sensitive, or Special-Status Species (San Francisco Dusky-Footed Woodrat)

If San Francisco dusky-footed woodrat is present within the 0.3 acres of oak/bay woodland or 5.2 acres of mixed woodland within the proposed project impact area, loss or disturbance of woodrats due to midden removal during construction and fire safety activities would be a significant adverse environmental impact. Implementation of the following mitigation measure would reduce the potential impact to a less-than-significant level.

Mitigation Measure 7-2 Prior to issuance of a grading permit, a qualified biologist shall conduct pre-construction surveys for woodrat middens within the development footprint and fire defensible space. These surveys shall be conducted no more than 15 days prior to the start of construction. In the event that construction activities are suspended for 15 consecutive days or longer, these surveys shall be repeated. All woodrat middens shall be flagged for avoidance of direct construction impacts and fire defensible space where feasible. If impacts cannot be avoided, woodrat middens shall be dismantled no more than three days prior to construction activities starting at each midden location. All vegetation and duff materials shall be removed from three feet around the midden prior to dismantling so that the occupants do not attempt to rebuild. Middens are to be slowly dismantled by hand in order to allow any occupants to disperse.

Developers shall be responsible for implementation of this mitigation measure with oversight by the Town of Los Gatos. Compliance with this measure shall be documented by a qualified biologist and submitted to the Town, prior to issuance of a demolition and grading permit.

Impact 7-3. Potential Effect on Candidate, Sensitive, or Special-Status Species (Pallid Bat, Townsend's Big-Eared Bat)

Potential habitat for pallid bat and Townsend's big-eared bat occurs in mature, hollow trees and around structures present within the project site. If special-status bats are present on the site, tree removal and other construction activities could result in the loss of individual animals. This would be a significant adverse environmental impact. Implementation of the

following mitigation measure would reduce the potential impact to a less-than-significant level.

Mitigation Measure 7-3 Within 14 days prior to tree removal or other construction activities such as a demolition, the project developer shall retain a qualified biologist to conduct a habitat assessment for bats and potential roosting sites in trees to be removed, within structures proposed for demolition, and in trees and structures within 50 feet of the development footprint. In the event that construction activities are suspended for 15 consecutive days or longer, these surveys shall be repeated. These surveys shall include a visual inspection of potential roosting features (bats need not be present) and a search for presence of guano within and 50 feet around the project site. Cavities, crevices, exfoliating bark, and bark fissures that could provide suitable potential nest or roost habitat for bats shall be surveyed. Assumptions can be made on what species is present due to observed visual characteristics along with habitat use, or the bats can be identified to the species level with the use of a bat echolocation detector such as an "Anabat" unit. Potential roosting features found during the survey shall be flagged or marked. Locations off the site to which access is not available may be surveyed from within the site or from public areas.

If no roosting sites or bats are found, a letter report confirming absence shall be submitted by the biologist to the Town of Los Gatos prior to issuance of tree removal and demolition permits and no further mitigation is required.

If bats or roosting sites are found, a letter report and supplemental documents shall be provided by the biologist to the Town of Los Gatos prior to issuance of tree removal and demolition permits and the following monitoring, exclusion, and habitat replacement measures shall be implemented:

a. If bats are found roosting outside of the nursery season (May 1 through October 1), they shall be evicted as described under (b) below. If bats are found roosting during the nursery season, they shall be monitored to determine if the roost site is a maternal roost. This could occur by either visual inspection of the roost bat pups, if possible, or by monitoring the roost after the adults leave for the night to listen for bat pups. If the roost is determined to not be a maternal roost, then the bats shall be evicted as described under (b) below. Because bat pups cannot leave the roost until they are mature enough, eviction of a maternal roost cannot occur during the nursery season. Therefore, if a maternal roost is present, a 50-foot buffer zone (or different size if determined in consultation with the California Department of Fish and Wildlife) shall be established around the roosting site within which no construction activities including tree removal or structure disturbance shall occur until after the nursery season.
b. If a non-breeding bat hibernaculum is found in a tree or snag scheduled for removal or on any structures within 50 feet of project disturbance activities, the individuals shall be safely evicted, under the direction of a qualified bat biologist. If pre-construction surveys determine that there are bats present in any trees or structures to be removed, exclusion structures (e.g. one-way doors or similar methods) shall be installed by a qualified biologist. The exclusion structures shall not be placed until the time of year in which young are able to fly, outside of the nursery

season. Information on placement of exclusion structures shall be provided to the CDFW prior to construction. If needed, other removal methods could include: carefully opening the roosting area in a tree or snag by hand to expose the cavity and opening doors/windows on structures, or creating openings in walls to allow light into the structures. Removal of any trees or snags and disturbance within 50 feet of any structures shall be conducted no earlier than the following day (i.e., at least one night shall be provided between initial roost eviction disturbance and tree removal/disturbance activities). This action will allow bats to leave during dark hours, which increases their chance of finding new roosts with a minimum of potential predation.

c. Bat Mitigation and Monitoring Plan. If roosting habitat is identified, a Bat Mitigation and Monitoring plan will be prepared and implemented to mitigate for the loss of roosting habitat. The plan will include information pertaining to the species of bat and location of the roost, compensatory mitigation for permanent impacts, including specific mitigation ratios and a location of the proposed mitigation area, and monitoring to assess bat use of mitigation areas. The plan will be submitted to CDFW for review and approval prior to the bat eviction activities or the removal of roosting habitat.

Developers shall be responsible for implementation of this mitigation measure with oversight by the Town of Los Gatos. Compliance with this measure shall be documented and submitted to the Town, prior to issuance of grading and demolition permits.

Impact 7-4: Potential Effect on Candidate, Sensitive, or Special-Status Species (Nesting Raptors and Migratory Birds)

If nesting birds protected by state and federal regulations are present on or adjacent to the site during construction activities including vegetation removal and site preparation including building demolition, the proposed project may directly result in loss of active nests, or indirectly result in nest abandonment and thereby cause loss of fertile eggs or nestlings. This would be a significant adverse environmental impact. Implementation of the following mitigation measure would reduce the potential impact to a less-than-significant level.

Mitigation Measure 7-4 Prior to issuance of tree removal, demolition, and grading permits, to avoid impacts to nesting birds during the nesting season (January 15 through September 15), construction activities within or adjacent to the project site boundary that include any tree or vegetation removal, demolition, or ground disturbance (such as grading or grubbing) shall be conducted between September 16 and January 14, which is outside of the bird nesting season. If this type of construction occurs during the bird nesting season, then a qualified biologist shall conduct pre-construction surveys for nesting birds to ensure that no nests would be disturbed during project activities.

If project-related work is scheduled during the nesting season (February 15 to August 30 for small bird species such as passerines; January 15 to September 15 for owls; and February 15 to September 15 for other raptors), or if construction activities are suspended for at least 14 days and recommence during the nesting season, a qualified biologist shall conduct nesting bird surveys.

a. Two surveys for active bird nests shall occur within 14 days prior to start of construction, with the final survey conducted within 48 hours prior to construction. Appropriate minimum survey radii surrounding each work area are typically 250 feet for passerines, 500 feet for smaller raptors, and 1,000 feet for larger raptors. Surveys shall be conducted at the appropriate times of day to observe nesting activities. Locations off the site to which access is not available may be surveyed from within the site or from public areas. A report documenting survey results and plan for active bird nest avoidance (if needed) shall be completed by the qualified biologist prior to initiation of construction activities.
b. If the qualified biologist documents active nests within the project site or in nearby surrounding areas, an appropriate buffer between each nest and active construction shall be established. The buffer shall be clearly marked and maintained until the young have fledged and are foraging independently. Prior to construction, the qualified biologist shall conduct baseline monitoring of each nest to characterize "normal" bird behavior and establish a buffer distance, which allows the birds to exhibit normal behavior. The qualified biologist shall monitor the nesting birds daily during construction activities and increase the buffer if birds show signs of unusual or distressed behavior (e.g. defensive flights and vocalizations, standing up from a brooding position, and/or flying away from the nest). If buffer establishment is not possible, the qualified biologist or construction foreman shall have the authority to cease all construction work in the area until the young have fledged and the nest is no longer active.

Developers shall be responsible for implementation of this mitigation measure with oversight by the Town of Los Gatos. Compliance with this measure shall be documented and submitted to the Town, prior to issuance of tree removal, demolition, and grading permits.

Impact 7-5: Effect on Federally- and State-Protected Wetlands or Waters of the U.S. (Intermittent or Ephemeral Drainage)

The Town of Los Gatos General Plan 2020 requires for all development to "protect wetlands and riparian corridors, including intermittent and ephemeral streams." The on-site drainage feature may also fall under the jurisdiction of the USACE, RWQCB, and/or CDFW. Impacts to jurisdictional wetland and waterway features are considered significant adverse environmental impacts. The following mitigation measures would assure that this potentially significant impact is reduced to less than significant.

Mitigation Measures 7-5a To avoid impacts to a the potentially jurisdictional drainage feature, a minimum 10-foot setback from the drainage shall be maintained during tree removal, demolition, and construction activities. The drainage and setback area shall be shown on all demolition and construction plans.

Mitigation Measure 7-5b If disturbance will occur within ten feet of the drainage, prior to issuance of a grading permit within the project boundary, the applicant shall retain a qualified biologist to determine the extent of potential wetlands and waterways regulated by the USACE, RWQCB, and CDFW. If the USACE claims jurisdiction, the applicant shall retain a qualified biologist to obtain a Clean Water Act Section 404 Nationwide Permit. If the impacts to the drainage features do not qualify for a Nationwide Permit, the applicant shall proceed

with the qualified biologist in obtaining an Individual Permit from the USACE. The applicant shall then retain a qualified biologist to coordinate with the RWQCB to obtain a Clean Water Act Section 401 Water Quality Certification. If necessary, the applicant shall also retain a qualified biologist to coordinate with the CDFW to obtain a Streambed Alteration Agreement.

To compensate for temporary and/or permanent impacts to Waters of the U.S. that would be impacted as a result of the proposed project, mitigation shall be provided as required by the regulatory permits. Mitigation would be provided through one of the following mechanisms:

- A Wetland Mitigation and Monitoring Plan shall be developed that will outline mitigation and monitoring obligations for temporary impacts to wetlands and other waters as a result of construction activities. The Wetland Mitigation and Monitoring Plan would include thresholds of success, monitoring and reporting requirements, and site-specific plans to compensate for wetland losses resulting from the project. The Wetland Mitigation and Monitoring Plan shall be submitted to the appropriate regulatory agencies for review and approval during the permit application process.
- To compensate for permanent impacts, the purchase and/or dedication of land to provide suitable wetland restoration or creation shall ensure a no net loss of wetland values or functions. If restoration is available and feasible, a minimum 1:1 mitigation to impact ratio would apply to projects for which mitigation is provided in advance.

Impact 7-6: Damage or Removal of Regulated Trees

The *Arborist Report Update* re-evaluated the potential impacts to trees as a result of the project as shown on the Planning Submittal Set (10/8/2020) and the Preliminary Drainage Plan (6/30/2020). The disposition of each tree is shown in the exhibit attached to the *Arborist Report Update*, and summarized in Table 7-3, Trees Planned for Removal and Preservation, below.

Table 7-3 Trees Planned for Removal and Preservation

	Protected	Large Protected	Total
Trees Planned for Removal	**205**	**8**	**213**
Trees Planned for Preservation	**109**	**9**	**118**

Source: HortScience | Bartlett Consulting 2020

The proposed project could remove up to 213 regulated trees. This would be a significant potential adverse environmental impact. Implementation of the following mitigation measure would reduce the potential impact to a less-than significant level.

Mitigation Measure 7-6 Prior to issuance of a tree removal permit and/or a grading permit, developers shall retain a certified arborist to develop a site-specific tree protection plan for retained trees and supervise the implementation of all proposed tree preservation and protection measures during construction activities, including those measures specified in the 2018 project arborist report and 2020 arborist report update (HortScience Bartlett Consulting). Also, in accordance with the Town's Tree Protection Ordinance, the developer shall obtain a tree removal permit for proposed tree removals on each development lot prior to tree removals and shall install replacement trees in accordance with all mitigation, maintenance, and monitoring requirements specified in the tree removal permit(s) or otherwise required by the Town for project approvals.

Impact 7-8: Effect on Sensitive Natural Communities

Sensitive natural communities potentially present on the site are limited to highly impacted drainage channels and oak woodland. Prior mitigation measures require the developer to determine the extent of potentially regulated drainage channels and regulated trees prior to initiation of ground disturbance or construction activities. To compensate for temporary and/or permanent impacts, mitigation shall be provided as required by regulatory permits. No additional mitigation measures are necessary.

General Plan policies ENV-1.5 and ENV-1.7 prohibit the use of invasive species listed by the California Invasive Plant Council (Cal-IPC) for all new construction and requires new development to use native plants or other appropriate non-invasive plants to reduce maintenance and irrigation costs and the disturbance of adjacent natural habitat. The spread of invasive species is considered a significant potential impact. The following mitigation measure would assure that this potentially significant impact is reduced to less than significant.

Mitigation Measure 7-8 On-site landscaping shall be limited to drought-tolerant species, fire-resistant species, and species capable of increasing soil stability; with preference to plant species endemic to Santa Clara County. Species from the California Invasive Plant Council's (Cal-IPC) Invasive Plant Inventory (Cal-IPC 2020) shall be removed if present and not included in any new landscaping.

The plant palette used for on-site landscaping shall be reviewed and approved by the Town of Los Gatos to confirm no invasive species shall be planted. Evidence of compliance shall be submitted to the Town of Los Gatos prior to occupancy of the residential buildings.

Finding

All of the proposed Project specific environmental impacts related to biological resources will be reduced to less than significant with the implementation of the proposed mitigation measures.

Mitigation Measures: 7-2, 7-3, 7-4, 7-5a, 7-5b, 7-6, and 7-8

Changes or alterations have been required in, or incorporated into, the proposed Project, which avoid or substantially lessen the significant environmental effects as identified in the Final EIR.

C. Cultural Resources

1. Potentially Significant Impacts Reduced to Less Than Significant Levels

Impact 8-2: Potential Destruction of a Unique Paleontological Resource or Site During Construction

While it is possible that unknown unique paleontological resources could be uncovered during site preparation and/or other site disturbance activities, implementation of the following mitigation measure would ensure the impact is less than significant.

Mitigation Measure 8-2 The following measure shall be included in project plans, prior to issuance of a demolition permit:

> If paleontological resources are uncovered during demolition, grading or other on-site excavation activities, construction shall stop until appropriate mitigation is implemented, to be approved by the Community Development Director.

Finding

All of the proposed Project specific environmental impacts related to cultural resources will be reduced to less than significant with the implementation of the proposed mitigation measures.

Mitigation Measures: 8-2

Changes or alterations have been required in, or incorporated into, the proposed Project, which avoid or substantially lessen the significant environmental effects as identified in the Final EIR.

D. Geology and Soils

1. Potentially Significant Impacts Reduced to Less Than Significant Levels

Impact Geologic impacts associated with fault surface rupture, expansive soils, and land sliding and slope instability.

The geotechnical report noted several potential geologic impacts that are to be addressed through several design recommendations for the proposed project. These recommendations include, but are not limited to, providing a 25-foot setback from a mapped surface trace of a fault along the eastern edge of the property; underlaying the foundation by ground improvement or deepening the foundation to bedrock to avoid soil instability; removing alluvial fan deposits down to bedrock and replacing with engineering fill along the proposed retaining wall along the eastside of Farwell Lane for a minimum of 15 feet; removing and replacing all undocumented fill; and designing for sufficient reinforcement for slabs-on-grade. Implementation of the following mitigation measures, as articulated in the February 2021 geotechnical peer review conducted by the Town's geotechnical consultant, would ensure potential geologic impacts are reduced to a less-than-significant level.

Mitigation Measure 13-1 The applicant's geotechnical consultant shall review and approve all geotechnical aspects of the development plans, ground improvement plans, shoring design criteria from a geotechnical perspective, and supporting structural details and calculations (i.e., site preparation and grading, site drainage improvements and design parameters for foundations, etc.,) to ensure that their recommendations have been properly incorporated. The project geotechnical consultant should review and approve appropriate performance testing for proposed ground improvement measures.

The results of the geotechnical plan review should be summarized by the project geotechnical consultant in a letter and submitted to the Town Engineer prior to issuance of building permits.

Mitigation Measures 13-2 The geotechnical consultant shall inspect, test and approve all geotechnical aspects of the project construction. The inspections should include, but not necessarily be limited to:

- site preparation and grading;
- ground improvement;
- shoring measures and design;
- site surface and subsurface drainage improvements; and
- excavations for foundations prior to placement of steel and concrete.

In addition, the project engineering geologist shall inspect opened excavations to confirm bedrock conditions are consistent with those anticipated.

The results of these inspections and the as-built conditions of the project, including ground improvement measures and placement of engineered fill, should be described by the

geotechnical consultant in a letter and submitted to the Town Engineer for review and approval prior to final (as-built) project approval.

Specialty/design-build consultants and contractors (shoring, ground improvement, etc.) shall also submit construction reports confirming satisfactory construction of the specific aspects of the project that they are responsible for.

Finding

All of the proposed Project specific environmental impacts related to geology and soils will be reduced to less than significant with the implementation of the proposed mitigation measures.

Mitigation Measures: 13-1 and 13-2

Changes or alterations have been required in, or incorporated into, the proposed Project, which avoid or substantially lessen the significant environmental effects as identified in the Final EIR.

E. Hazards and Hazardous Materials

1. Potentially Significant Impacts Reduced to Less Than Significant Levels

Impact Hazardous materials impacts associated with exposure or release of asbestos and/or lead-based paint associated with demolition of existing structures.

According to the environmental site assessment, lead-based paint was banned in 1978. The existing senior community was constructed prior to 1978; therefore, lead-based paint may be present in the existing structures on the project site. Lead is a known carcinogen and its release during grading or other ground disturbing activities could pose hazards to public health and safety. This is a potentially significant impact.

Implementation of the following mitigation measure would ensure potential impacts from the release of asbestos and lead-based paint into the environment as a result of demolition activities are reduced to a less-than-significant level.

Mitigation Measure 13-3 The applicant shall consult with Bay Area Air Quality Management District to determine permit requirements. Removal of asbestos-containing building materials is subject to Bay Area Air Quality Management District's Regulation 11, Rule 2: Asbestos Demolition, Renovation and Manufacturing. Release of lead into the atmosphere is subject to Bay Area Air Quality Management District's Regulation 11, Rule 1: Lead.

Prior to the commencement of demolition activities on the site, the applicant shall provide evidence of meeting the permitting requirements of the Bay Area Air Quality Management District, to the satisfaction of the Town of Los Gatos Community Development Department.

Finding

All of the proposed Project specific environmental impacts related to hazards and hazardous materials will be reduced to less than significant with the implementation of the proposed mitigation measures.

Mitigation Measures: 13-3

Changes or alterations have been required in, or incorporated into, the proposed Project, which avoid or substantially lessen the significant environmental effects as identified in the Final EIR.

F. Wildfire Hazards

1. Potentially Significant Impacts Reduced to Less Than Significant Levels

Impact 12-1: Short-Term Construction-Related Traffic Activity That Has The Potential to Impair an Adopted Emergency Response Plan or Emergency Evacuation Plan

As noted previously, the Town of Los Gatos has, in conjunction with the County of Santa Clara and several other neighboring cities, an adopted EOP, which comprises, along with the 2017 Santa Clara County Operational Area Hazard Mitigation Plan, the entirety of emergency planning activities that governs emergency response and evacuation on and around the project site. Implementation of the proposed project would not interfere with an adopted emergency response or evacuation plan, but construction activities associated with the proposed project could result in short-term, temporary impacts on street traffic because of roadway improvements and potential extension of construction activities into the right-of-way. This could result in a reduction in the number of lanes or temporary closure of certain roadway segments near the project site. While any such impacts would be limited to the construction period and would affect only adjacent streets or intersections, the impact would be potentially significant. Implementation of the following mitigation measure would reduce this impact to a less-than-significant level.

Mitigation Measure 12-1 In order to adequately address any potential conflicts with emergency access or evacuation routes during construction, the applicant shall prepare and implement a site-specific construction traffic management plan for any construction effort that would require work within existing roadways. The traffic management plan shall be prepared and submitted to the Town prior to issuance of demolition permit(s) and shall be prepared to the satisfaction of Town Public Works and County Fire Department staff.

Impact 12-4: Expose People or Structures to Significant Risks, including Downslope or Downstream Flooding or Landslides, as a Result of Runoff, Post-Fire Slope Instability, or Drainage Changes.

As noted in Section 13.0, Effects Not Addressed Further in this EIR, the 2007 Draft Preliminary Geologic and Geotechnical Evaluation for Los Gatos Meadows prepared by Cornerstone Earth

Group (Appendix F of the Draft EIR), the project site and surrounding areas are moderately steep to steep slope with slope inclination up to 40 degrees and noted that portions of the site are located within a State of California Earthquake-Induced Landslide Hazard Zone. However, the 2020 Geotechnical Investigation and Geologic Hazards Evaluation (geotechnical report) (Appendix F) also prepared by Cornerstone Earth Group, conducted site-specific subsurface explorations which revealed soil characteristics (alluvial fan deposits underlain by shallow bedrock) that would not suggest the existence of previous landslides through the project site. As noted in the geotechnical report, the proposed project would create relatively deep vertical, retained cuts into the terrace that encompass the developed portion of the site. Localized groundwater seepage may be encountered where the cuts intersect the bedrock surface and installing a network of subdrains and water proofing would address this. The geotechnical report also found the proposed grading plan for the project to be acceptable from a safety standpoint with the exception of a lower slope (below proposed structures) area that may experience a lack of stability with the existing alluvial fan deposit soils there. The geotechnical report recommends removal of these alluvial fan deposits at this location down to bedrock to be replaced by engineered fill. Compliance with this recommendation as incorporated in **Mitigation Measures 13-1 and 13-2** found in Section 13.0 of this EIR (under discussion of "Geology and Soils") would ensure this potentially significant impact would be reduced to a less-than-significant level.

Finding

All of the proposed Project specific environmental impacts related to wildfire hazards will be reduced to less than significant with the implementation of the proposed mitigation measures.

Mitigation Measures: 12-1, 13-1, and 13-2

Changes or alterations have been required in, or incorporated into, the proposed Project, which avoid or substantially lessen the significant environmental effects as identified in the Final EIR.

V. PROJECT ALTERNATIVES

The Final EIR evaluated three alternatives to the proposed Project. These were evaluated based on their ability to (1) reduce the significant impacts of the proposed Project, and (2) attain proposed Project objectives. As described earlier in this findings document, the Project applicant's objectives are to approve a new/updated Planned Development (PD) to rebuild a state-of-the art senior living community on a 10.84-acre site consistent with the *Town of Los Gatos 2020 General Plan*, Town of Los Gatos zoning code and in the spirit of the *Town of Los Gatos Hillside Design Standards and Guidelines*.

The alternatives evaluated were:

1. Alternative 1: No Project – Existing (Closed) Senior Living Community;

2. Alternative 2: No Project – Residential Project Consistent with the Project Site's General Plan Designation; and
3. Alternative 3: Reduced Scale (Removal of Villas B and C from Proposed Site Plan).

A. Alternative 1: No Project Alternative – Existing (Closed) Senior Living Community

This no project alternative investigates if the proposed project were not approved and the existing senior living community facilities were left in place though closed and vacant. The project site is currently developed with 10 residential buildings ranging from one to four stories, which include a total of 205 independent residential apartments and supporting health care units. The existing facility includes a dining and commons building, an infirmary, garage and services building, a multi-purpose building, and two cottages. This alternative does not meet any of the basic project objectives, as it would not allow redevelopment of the project site with a revitalized and enhanced senior living community consistent with the density allowed under the site's existing PD entitlement.

B. Alternative 2: No Project - Residential Project Consistent with the Project Site's General Plan Land Use Designation

This no project alternative investigates what could be reasonably expected to occur on the project site in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services. The project site has a General Plan designation of Medium Density Residential. Under this designation, the project site could be developed with a multi-family, duplex, and/or small single-family residential project with a density range of 5 to 12 dwelling units per net acre with up to 24 persons per acre. Conceivably, such a project could include a range of home product types including townhomes, condominiums, and/or apartments. This alternative project considers the site constraints of the 10.84-acre site, much of which is steep, heavily wooded hillside that could not reasonably accommodate residential buildings. To determine a probable number of Medium Density Residential dwelling units that the site could accommodate, this alternative utilizes approximately 50 percent of the total net acreage or approximately 5.42 acres. Therefore, a Medium Density Residential project with a maximum of 65 units would be possible. Assuming an average of 2.51 persons per household (U.S. Census 2021), such a project would result in 163 new residents, substantially less than the 233 total residents anticipated as part of the proposed project. This alternative does not meet any of the basic project objectives, as it would not allow redevelopment of the project site with a revitalized and enhanced senior living community consistent with the density allowed under the site's existing PD entitlement.

C. Alternative 3: Reduced Scale - Removal of Villas B and C from Proposed Site Plan

The reduced scale alternative ("reduced scale alternative") consists of a reduction in development capacity sufficient to avoid or reduce significant, but mitigable, impacts associated with grading and removal of trees required to accommodate Villas B and C and a

corresponding area of the grade level below on the northwestern corner of the proposed site plan. The reduced scale alternative would reduce the number of living units by 20 units (Villa B) and 29 units (Villa C), for a total reduction of 49 units, and would result in the reduction of approximately 98,374 square feet of floor space in Villas B and C, approximately 26,000 square feet of floor space from the grade level including portions of the health center, and approximately 26,000 square feet of developed area (building footprints). In addition, this alternative could result in removing approximately 62 fewer trees. Removal of Villa B (70.5 feet in height) and Villa C (81.5 feet in height) would also help reduce visual impacts associated with scenic views from downtown Los Gatos towards the project site and scenic hillside areas beyond as these two buildings would be two of the most publicly visible buildings from multiple vantage points.

D. Environmentally Superior Alternative

Based on a comparison of the impacts of each alternative, Alternative 1, the no project alternative is the environmentally superior alternative. It would avoid all of the project's less-than-significant impacts, and significant but mitigable impacts. However, this alternative would not meet the project objectives.

CEQA Guidelines section 15126.6(e)(2) states that if the environmentally superior alternative is the "no project" alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives. Alternative 3, the Reduced Scale alternative, is considered to be the environmentally superior alternative among the remaining alternatives. It is the only alternative that could accomplish some of the basic project objectives while minimally reducing some of the less-than-significant and/or significant and mitigable environmental impacts identified for the proposed project.

VI. MITIGATION MONITORING AND REPORTING PROGRAM

The Town Council recognizes that any approval of the proposed Project would require concurrent approval of a Mitigation Monitoring and Reporting Program (MMRP), which ensures performance of identified mitigation measures. Such an MMRP would need to identify the entity responsible for monitoring and implementation, and the timing of such activities. The Town will use the MMRP to track compliance with proposed Project mitigation measures. The MMRP will remain available for public review during the compliance period. The MMRP is included as part of the Final EIR, and is hereby incorporated by reference.

VII. RECORD OF THE PROCEEDINGS

The documents and other materials that constitute the record of proceedings on which the Council bases the Findings are located at the Community Development Department, 110 East Main Street, Los Gatos, California 95030. The custodian for these documents and materials that constitute the record is the Town of Los Gatos Community Development Department. This information is provided in compliance with Public Resources Code Section 21081.6(a)(2) and Title 14 California Code of Regulations (*CEQA Guidelines*) Section 15091(e).

The environmental analysis provided in the EIR and these findings are based on and are supported by the following documents, materials and other evidence, which constitute the administrative record for the approval of the Project:

A. All application materials for the Project and supporting documents submitted by the applicant, including but not limited to those materials constituting the Project and listed in Section III of these findings.

B. The NOP, comments received on the NOP and all other public notices issued by the Town in relation to the EIR (e.g., Notice of Availability).

C. The Draft EIR, the Final EIR, all appendices to any part of the EIR, all technical materials cited in any part of the EIR, comment letters, oral testimony, responses to comments, as well as all of the comments and staff responses entered into the record orally and in writing between May 28, 2021 to July 12, 2021.

D. All non-draft and/or non-confidential reports and memoranda prepared by the Town and consultants related to the EIR, its analysis and findings.

E. Minutes and transcripts of the discussions regarding the Project and/or Project components at public hearings or scoping meetings held by the Planning Commission and the Town Council.

G. Staff reports associated with Planning Commission and Council Meetings on the Project and supporting technical memoranda and any letters or other material submitted into the record by any party.

H. Matters of common knowledge to the Planning Commission and Town Council which they consider, such as the Los Gatos General Plan, any other applicable specific plans or other similar plans, and the Los Gatos Municipal Code.

VII. SUMMARY

A. Based on substantial evidence in the foregoing Findings and in the information contained in the record, the Town Council has made the following findings with respect to each of the significant effects of the proposed Project identified in the Final EIR:

1. Changes or alterations have been required in, or incorporated into, the proposed Project which avoid or substantially lessen the significant environmental effect on the environment.

2. Based on the foregoing Findings and the information contained in the record, it is determined that:

All significant effects on the environment due to the approval of the proposed Project have been eliminated or substantially lessened where feasible.

MEMORANDUM

COMMUNITY DEVELOPMENT DEPARTMENT

To: Conceptual Development Advisory Committee

From: Bud Lortz, Community Development Director

Subject: Los Gatos Meadows—110 Wood Road

Date: April 9, 2008

Project Description:

Episcopal Senior Communities has submitted a conceptual site plan for redevelopment of the Los Gatos Meadows site at 110 Wood Road. The site contains 10.6 acres. The applicant proposes to demolish the existing senior community to construct a larger facility with 256 units/beds as follows:

- 192 Independent Living
- 48 Assisted Living
- 16 Memory Assisted Living

The project will range in height from two to five stories above a multi-level parking garage. The following chart compares the existing and proposed projects:

	Existing Project	Proposed Project
Total Units/Beds	222	256
Independent Living Units	184	192
Assisted Living Units/Beds	39	48
Memory Care Units/Beds	0	16
Stories	1 to 4	2 to 5
Building Square Footage	163,825	454,815
Parking Spaces	111	350

The applicant's letter (Attachment 1) states that the existing Planned Development allows for 39 skilled nursing beds. Given the age of the files, staff has not been able to confirm this number to date. The applicant has provided a packet of illustrative drawings and photomontages for the Committee's consideration (Attachment 2).

General Plan and Zoning:

The General Plan designation is Medium Density Residential (5-12 du/ac). The current zoning designation is R:PD (Residential-Planned Development). Redevelopment of the site will require an amendment to the Planned Development zoning.

EXHIBIT 6

The site abuts Wood Road, west of South Santa Cruz Avenue (Sheet 1 of Attachment 2). Primary access to the site is from Wood Road. A secondary driveway provides access to Broadway. The site primarily abuts residential uses except to the east, where commercial uses exist.

The property has a substantial topography. The site rises roughly 180 feet in elevation from the southeast to the northwest and rises roughly 90 feet across the portion of the site where the new buildings are proposed.

Background:

The Town Council approved the Planned Development Ordinance for the existing project in January 1968. The Meadows opened in 1971. Data on the existing project is contained in the chart on Page 1.

Potential Issues:

The applicant has submitted a conceptual site plan, sections, and elevations to illustrate their development proposal (Sheets 3-5 of Attachment 2). The following is a brief list of issues and topics for CDAC. Staff has not reached conclusions on these topics but provides them to help frame the discussion and to solicit input.

1. General Plan Density:
    a. The General Plan currently designates the site for residential uses with a density range of 5-12 dwelling unit per acre (du/ac), which would permit a maximum of 127 units on the site. A General Plan Amendment to High Density Residential (12-20 du/ac) will be required.
    b. With the General Plan Amendment, the maximum number of units would be 212. The applicant proposes 256 units; however, 192 units are for fully independent living and the remainder have some level of assistance. Is this consistent with the General Plan density range?
    c. The General Plan Housing Element does allow for up to a 100% density bonus for senior housing projects.

2. Scale of Development:
    a. Height of buildings is a concern.
        i. Buildings of up to five stories are proposed (the applicant states the section drawing on Sheet 4 showing six stories is an error).
        ii. The buildings are on top of the parking structure, portions of which may be above grade, thereby increasing the height.

b. Scale of project:

   i. The existing Meadows complex contains 163,000 square feet of space; roughly 455,000 square feet are proposed.

   ii. The overall footprint of the proposal is similar to the existing complex with two exceptions. First, structures are now setback farther from the eastern property line. Second, a building is proposed toward the western portion of the site which is higher in elevation than the current complex.

c. Visibility of project:

   i. The existing complex has minimal visibility to the Town as a whole despite its size. The applicant has submitted a photomontage of the existing and proposed views from East Main Street (Sheets 10 and 11). The proposed project would be significantly more visible.

   ii. Additional study will be needed to determine if it will be visible from other areas of Town.

3. Hillside Setting:

   a. Although the site is located in a hillside setting, the site is not within the Town-designated Hillside Area to which the Hillside Development Standards and Guidelines (HDS&G) apply. The Hillside Area begins at the centerline of Wood Road and extends to the south and west of the site. This site was specifically not included in the Hillside Area because the HDS&G were developed to address single family homes.

   b. Should the HDS&G be used as a reference in evaluating this project? The Guidelines were not developed to address a project such as this, but could used as guidance to ensure the project is designed in a manner that is sensitive to the hillside environment and reflects the Town's values.

4. Architectural Character:

   a. The applicant letter states the project will be designed in a Craftsman style. The buildings will step with the topography and will have a variety of roof elements and wall planes to break-up the mass of the structures.

   b. In addition to the elevations, the applicant has provided sheets with architectural images that reflect the design theme of the project. CDAC should provide input to the applicant on the architectural character of the project.

5. Green Building:

   The applicant states the project will include numerous green building and sustainability measures. Will LEED certification be pursued?

6. Environmental Impacts:

   The following potential impacts will be evaluated in detail through the development and environmental review processes:

   - Traffic
   - Parking
   - Grading
   - Trees
   - Aesthetics and Visibility
   - Biologic

7. BMP Units:

   BMP units will need to be provided with the project. The Town Code requires that 20% of the units be affordable to low and very low incomes.

8. Phasing/Relocation:

   a. Will redevelopment of the site (and relocation of current residence) occur in phases?

   b. What are the applicant's plans on relocation of the residents?

Role of the CDAC:

The Conceptual Development Advisory Committee was formed to advise a prospective applicant on the consistency of a project with Town policies prior to submitting a formal application and initiating an expensive and time-consuming development review process. The Committee also endeavors to identify and list the problems and issues that will need to be addressed during the development review process should the applicant wish to submit an application. The issues and problems identified by the Committee are not intended to be all-inclusive and many additional issues may be identified during the formal development review process. None of the Committee's comments are binding on the Town and in no way are intended to indicate whether the project will be received favorably by the various review bodies that are charged with evaluating and deciding the application. Public input is a required and essential component in considering and deciding an application and that input will strongly influence the outcome of the application. All applicants are strongly encouraged to hold neighborhood meetings to receive input as the design of the project is evolved should they decide to proceed with the development review process.

Attachments:

1. Location Map
2. Applicant's Letter
3. Project Information

Distribution:

Kevin J. Gerber, Episcopal Senior Communities, 3650 Mt. Diablo Blvd., Suite 100, Lafayette, CA 94549
Cynthia James, Morley Bros., LLC, 99 Almaden Blvd., Suite 720, San Jose, CA 95113

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TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

SUMMARY OF DISCUSSION OF A REGULAR MEETING OF THE **CONCEPTUAL DEVELOPMENT ADVISORY COMMITTEE** OF THE TOWN OF LOS GATOS FOR APRIL 9, 2008, HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 4:30 P.M.

ATTENDANCE

Members Present:	Absences:
Barbara Spector	Mike Wasserman (replaced by Diane McNutt)
Diane McNutt	Marico Sayoc
Stephen Rice	
Joanne Talesfore	

Staff Present: Bud Lortz, Director of Community Development; Randy Tsuda, Assistant Director of Community Development

ITEM 1: 110 Wood Road
Conceptual Development Application CD-08-002

Requesting preliminary review of an amendment to a Planned Development to demolish an existing senior complex (Los Gatos Meadows) to construct a new 455,000 square foot senior continuing care complex with a total of 256 units on a property zoned R:PD. APN 510-47-038
PROPERTY OWNER/APPLICANT: Episcopal Senior Communities

Comments:

General Comments:

- **There is clearly a need to modernize and improve the Los Gatos Meadows complex. The Committee believes it is possible to design a successful project.**
- **Senior housing should be regarded as an essential service to the Town. There is a great need for this type of project.**
- **The challenge will be how to evaluate a unique project such as this.**
- **The walkability of the Farwell Lane connection should be improved. The current connection is overly steep for seniors.**
- **The applicant should clarify how the project will be phased and how existing residents will be accommodated. Applicant should provide a narrative explaining their relocation strategy. Residents should not be displaced unless it is supported by the residents.**
- **Below Market Price units should be provided.**
- **Project should obtain LEED certification.**

Height and Visibility:

- **The Committee expressed significant concerns with the height, visibility and mass of the project. Do not want the project to loom over Downtown.**
- **Four stories may be acceptable is visibility is addressed.**
- **The existing project, while large, is hidden from the Town.**
- **Consolidation of the buildings is good.**
- **Buildings should be stepped with the hillside.**
- **The garages should be pushed below grade.**
- **The use of technology to illustrate the visibility of the project was appreciated. It will be necessary to clearly illustrate the visibility of the project.**

Architecture:

- **Not sure if the architecture fits with the Town.**
- **Design theme is attractive but does not trump concerns with height and mass.**

Hillside Development Standards & Guidelines:

- **The Hillside Development Standards & Guidelines (HDS&G) cannot be directly applied; the Guidelines were developed for single family homes.**
- **The spirit and intent of the Guidelines should be applied.**

Impacts:

- **Concerns with traffic, both from the project and construction-related traffic.**
- **Concerns with grading and tree impacts.**

ADJOURNMENT Meeting adjourned at 5:25 p.m. The next regular meeting of the Conceptual Development Advisory Committee is Wednesday, May 14, 2008.

Prepared by:

_____

Bud N. Lortz, Director of Community Development

cc: Planning Commission Chair

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January 6, 2022

Ms. Melanie Hanssen, Chair
Los Gatos Planning Commission
Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95030

RE: Letter of Justification
Rebuild of Los Gatos Meadows

Dear Ms. Hanssen:

Included in this letter is the justification for the efforts of Covia Communities to rebuild Los Gatos Meadows (the "project"), the 10.84-acre site located at 110 Wood Road (APN 510-47-038) at the intersection of Wood Road and S. Santa Cruz Avenue in Los Gatos.

Due to the amount of material covered, for ease of navigation, this letter has been organized by major topics. We have also attached the following documents to assist in your review:

- Listing of specific applicable goals/policies in the Los Gatos 2020 General Plan Related to the Project (Appendix A);
- Planned Development Ordinance Findings (Appendix B);
- Project Compatibility with General Plan and Zoning Code (Appendix C);
- Listing of Meetings with Neighbors and Community (Appendix D); and
- Listing of Communications (Appendix E).

I. Overview of the Process

Our Los Gatos Meadows rebuild efforts were initiated in 2008. We engaged in preliminary review with Town Staff and the Conceptual Development Advisory Committee ("CDAC") during this time. As such our justification letter includes responses to comments we received at the "CDAC" and Town Staff review meetings held in 2008. Shortly following these meetings, Covia made the difficult decision to put the project on-hold given uncertain economic and market conditions stemming from the Great Recession. From 2008-2018, the project was inactive.

In 2018, Covia re-initiated discussions with the Town staff about proceeding with redevelopment of the project site. Other than the declining physical condition of its buildings, no substantive site conditions had changed, and no further site planning had commenced since 2008. Site development topics and challenges identified by Town Staff and CDAC are as similar today as those expressed in 2008. Thus, re-initiation focused on respectfully addressing applicable prior CDAC and Town Staff comments; picking up where we left off, and not starting the process anew.[1]

To this end, we have spent the last three years participating in community outreach efforts with our former residents, neighbors, stakeholders, local business community members, and community residents to understand the concerns and needs specific to senior housing on this site (see Appendix D and E for details). Covia Communities has carefully considered and integrated this input as we have developed our site plan to rebuild Los Gatos Meadows. Furthermore, we have focused on how our project complies with the Town's 2020 General Plan, the Sustainability Plan (2012), and the direction of the current General Plan Update process (2040).

Responses to CDAC Feedback on Prior Site Proposals

In 2008, when rebuild efforts were initiated, Covia met with the Town Planning Staff and CDAC Committee Members. This allowed for introduction, exploration, and feedback of the proposed rebuild project, creating an open discussion for comments and concerns. During the CDAC meeting, the committee members provided valuable feedback regarding project compatibility with the General Plan, building height and massing, architectural design, impacts on trees, and construction impacts. The feedback on these items was taken with great seriousness and the project has since been redesigned in accordance with the committee's concerns.

Specifically, the CDAC recognized the need to modernize the Los Gatos Meadows complex and supported the senior residential use of the facility. The CDAC hoped to improve the walkability of the Farwell Lane connection, since the current connection is overly steep for seniors. As part of the project, Covia has included an autonomous vehicle alternative transportation solution as the means by which to address the steep slope at Farwell Lane, while enhancing connectivity and mobility between Los Gatos Meadows and Broadway. This project feature enables both safe and convenient access for residents to connect to downtown Los Gatos. The project would also incorporate a below grade parking level, a reflection of the CDAC comments regarding potential parking garages. The CDAC also expressed concerns with traffic. Covia has studied the site circulation and access accordingly, and as a result has made some substantial modifications to site circulation and parking. The proposed site plan

[1] CDAC recommended that the project include below market price units. In our assessment, California Health and Safety Code section 1569.147(b) is applicable to the proposed rebuild project and prohibits the imposition of rent regulations or controls for licensed care facilities for the elderly. Furthermore, we note the current proposal does not involve an increase in the number of units or staffing levels above those reflected in the current entitlements, and therefore does not result in impacts generating an increased need for affordable housing.

provides for an efficient on-site circulation pattern and increases the availability of parking to minimize the likelihood of spillover parking onto neighboring streets.

While the property is not located in the area subject to the hillside ordinance, the CDAC suggested that the spirit and intent of the hillside guidelines should be applied within the design of the project. To that end, the project would result in the reduction of the development pad of over a fifth of an acre and a corresponding increase in overall open space (from 75.4% to 77.5% of the project site), which would generally be consistent with the hillside design guidelines. In addition to this, the proposed buildings would not be visible from any viewing platforms and would be stepped with the hillside slope, limiting overall visual impacts throughout the Town of Los Gatos. The project would align building roof lines with the contour of the hill and incorporate smaller roof components, minimizing the contrast between buildings and the existing environment. The project would also conserve the natural features of the topography. To that end, the project would have generous replacement of mature trees and vegetation and would use natural materials for drainage and retaining walls.

Additional Outreach

Since re-initiating our rebuilding efforts in 2018, there have been several meetings with various Planning and Public Works staff to clarify and confirm the proposed architectural concepts and treatment of off- and on-site conditions, and to address specific technical challenges.

In March of 2018, the project team hosted the first of eight neighborhood open house meetings at Los Gatos Meadows to inform neighbors about the rebuilding process and to solicit their input and feedback. To further facilitate dissemination of information to the community, the project team produced a video summary update and circulated the link to this video update. The video update can be accessed from the Los Gatos Meadows page of the Covia web site: https://covia.org/los-gatos-meadows/

From 2018 through early 2021, the project team met with each council member at least once. Furthermore, in the spirit of community engagement and to commence the development of a "Town Integration" project, over the last two years, the project team has conducted over twenty in-person meetings with local businesses, associations, and interest groups (see Appendix D and E for details). Feedback from neighbors, council members, and other community leaders included concerns and comments on building/site design, parking and circulation, visual impacts, and safety, which were accounted for during the formation of the site plan and project. The project design reflects the concerns of not only the Town, but also the broader Los Gatos community.

II. Summary of Key Proposed Project Attributes

The proposed rebuild project involves the redevelopment of the 10.84-acre site with a senior living community that would replace the existing Los Gatos Meadows senior living community. The project would include a total of 174 independent residential apartments plus 17 supporting care units. The project, a Continuing Care Retirement Community (CCRC), will be licensed as a Residential Care Facility for the Elderly (RCFE) under the California Department of Social Services. The project would be restricted to persons age 62 and older

and would provide 24/7 assisted living services to the residents. The project would provide coordinated health care services, including 17 supporting care units. These proposed services would be similar to the use offered in the previous community. An estimated 120 full time equivalent (FTE) employees would be anticipated with the project; this is commensurate with the number of employees onsite prior to the closure of the facility in late 2019.

Site improvements would include on-site amenity areas, an enhanced fire access (loop) road, parking, new landscaping, a variety of energy efficient and sustainable interior and exterior building elements and improved emergency access.

Parking for residents, staff, and visitors would be provided within a new structure which would include 78 standard, non-tandem parking spaces of which approximately 30 would be near the garage entrance and the balance on the main parking level. All surface parking is proposed to be eliminated, improving fire circulation. If needed, Covia would be able to increase the parking capacity to 220 spaces by implementing a valet parking service.

Approximately 77.5 percent of the site would remain as open space, which is greater than the 75.4 percent under the existing permit condition. The project site layout, building orientation and articulation, use of open space and building materials have been designed to focus on being visually compatible with the surrounding area and to inspire a natural biophilic environment.

Site improvements would require demolition of all existing site improvements. The project is anticipated to be built over a period of approximately 26 to 30 months. Demolition of the existing improvements is expected to require approximately four (4) months.

As described in the paragraphs that follow, the project would fully comply with all applicable Town General Plan Goals and Policies, as well as applicable standards and guidelines established by the Municipal Code.

III. Current Improvements / Current Residential Planned Development Approval

Los Gatos Meadows, a CCRC owned and operated by Covia Communities, was originally developed as a CCRC and opened in 1971. The objective then, and now, is to provide seniors a place to age in place, living independently in the Los Gatos Community.

The site is currently developed with 10 residential buildings, which include a total of 205 independent residential apartments and support care units. The facility includes a dining and commons building, an infirmary, garage and services building, a multi-purpose building, and two cottages. There are 130 existing parking spaces onsite (85 within the existing structure and 45 surface parking spaces) and staff and visitors also use nearby neighborhood street parking, leased commercial space parking, and a public parking lot due to lack of parking availability on-site.

In March 1968, the Town of Los Gatos adopted Ordinance NO. 938, which rezoned the 10.84 project site to Residential Planned Development (R:PD). In 2018, the R:PD Ordinance was amended (Ordinance 2273). The Town Code 29.80.120 provides that amendments to a PD

approved both prior to and after the adoption of this Division may only be considered under this Division and its provisions and must meet the requirements set forth in the amended Ordinance. A R:PD ordinance was in effect prior to the adoption of the amendments to the Town's PD regulations in 2018; that prior ordinance will continue to apply. However, as part of our request to rebuild the existing Los Gatos Meadows facility, Covia Communities seeks a new Planned Development permit. While our current PD Permit remains valid, per Section 29.80.120 of the Town Municipal Code, we recognize the need to update the permit to reflect our desire to rebuild on the current site[2]. The site's proposed density of 16 dwelling units per acre is below the General Plan's maximum density limit of 24 dwelling units per acre allowed for the site[3]. The term "dwelling units" relates to independent residential apartments, not to the supporting care units, consistent with the interpretation of dwelling units under the original PD Permit. A comparison of the proposed project to the existing PD permit conditions is provided in Table 1 below.

Table 1: Comparison of Planned Development (PD) Permit Conditions

Permit Condition	Original 1968 PD Permit Condition	Proposed Rebuild Project
Site Coverage	24.6%	22.5%
Dwelling Unit Density	18 units per acre	16 units per acre
Total Number of Residential Apartment Units[4]	184	174
Total Units Permitted	222	191
Open Space	75.4%	77.5%
Building Setbacks from property line[5]	Front: 20'-0" Side: 15'-0", 27'-0" Rear: 15'-0"	Front: 34'-10" Side: 40'-10", 60'-0" Rear: 32'-11"
Parking[6]	111 parking spaces	78 non-tandem spaces

[2] Section 29.80.125 of the Town Municipal Code states that any change in the activities conducted on, or any new construction in such PD or RPD zone, is subject to the regulations of this division.

[3] The General Plan land use designation of Medium Density Residential allows for a maximum density of 12 dwelling units per acre. However, consistent with density bonus laws in the State of California, General Plan Action HOU-1.3 provides up to a 100 percent density bonus for developments that include housing for elderly households. Further, according to the existing entitlement (adopted by Ordinance No.938 on March 4, 1968), the project site has an allowed maximum density of 24 dwelling units per acre. As such, the 10.84-acre site would allow for up to 240 dwelling units.

[4] 184 units is the number of residential apartment & cottage units allowed; total unit count including skilled nursing beds permitted is 222 total units.

[5] Minimum building setbacks are not specified under the 1968 entitlement. Table 1 includes setbacks under the current and proposed condition.

[6] Prior to closure, Covia utilized a valet parking service and a portion of vehicles were parked in a tandem configuration. If needed, Covia would be able to increase the parking capacity to 220 spaces by implementing a valet parking service.

Table 1: Comparison of Planned Development (PD) Permit Conditions		
Permit Condition	**Original 1968 PD Permit Condition**	**Proposed Rebuild Project**
Height[7]	Predominantly 2-story with some basement or below grade space for infirmary, parking, storage and mechanical. Heights vary between 30'-9" and 55'-2" ±.	3-5 stories with below grade space for parking, storage and mechanical. Heights vary between 59'-0" and 85'-6" feet.
Architecture	Residential	Residential

Recent Site Closure

In February 2019, after undertaking a rigorous facilities assessment by a third-party firm on the condition and physical status of its buildings, Covia concluded that continuing operations of the 48-year+ old facility in its present form presented too great a risk to its residents. Of the numerous conditions reviewed during the assessment, compromised accessibility for fire response services and other fire safety issues, inadequate building systems, aging infrastructure, and the accumulated risk of all other operational and structural factors led to this decision. Thus, Covia initiated a months-long closure and transition process to ensure that these risks would not cause harm to the residents of Los Gatos Meadows. As of September 30, 2019, all residents of Los Gatos Meadows had found new homes, with a vast majority of life care residents either moving to another community owned and operated by Covia Communities or moving to a non-Covia community but retaining their life care contract with Covia. Covia initiated wind down procedures and provided relocation and transition assistance in compliance with all applicable laws and regulations, and in a manner consistent with its philosophy of care and sensitivity to all residents.

Though Covia has completed the closure process, Los Gatos Meadows continues to be staffed to provide on-going maintenance and security of the property. The Planned Development Permit for the site remains in effect, and the existing facilities legally could be re-occupied after completion of seismic and fire safety retrofit work. Covia prefers, however, to rebuild on the site to provide modern facilities that will include the types of amenities that benefit seniors and better serve the Los Gatos community.

To further mitigate the existing fire safety issues, Covia submitted a Tree Management Plan and request for Tree Removal Permit to the Town of Los Gatos on September 26, 2019. The tree management recommendations are based on fire safety, sudden oak death (SOD), species invasiveness and tree risk. Phase 1 of the Tree Management Plan identified recommendations for removal of 44 trees based on the following criteria: (1) they disproportionately contribute to fire risk or are invasive and (2) based on their health, structure, and condition, they do not contribute to site screening between properties. Fire risk and invasive trees are the most

[7] At the main entrance, the proposed elevation (in feet above mean sea level) is 488.0 in comparison to existing elevation of 491.2 (3.2 feet lower); the terrace level of the proposed project is at an elevation of 505.0 in comparison to the existing elevation 512.8 (7.8 feet lower).

imminent risk for the site. Los Gatos Meadows has been closed, in part, due to fire risk. Limiting the spread of invasive species to other portions of the site and neighboring sites is time sensitive as well. The permit, which is independent from the proposed rebuild project, was approved on December 5, 2019; applicable trees were removed in early 2020.

IV. Analysis of Specific Project Attributes

The project is expected to provide numerous benefits to the community. Furthermore, in response to comments from the Town from the January 22, 2020 application, we have provided additional information on several specific attributes of the project. This section is organized into the following subsections:

A. Relationship to Hillside Design Standards and Guidelines
B. Building Massing, Open Space and Views
C. Building Materials
D. Building Heights and Visibility
E. Landscape Character
F. Distances to Immediate Neighbors
G. LEED Certification
H. Parking
I. Height of Retaining Walls
J. Fire Safety

A. Relationship to Hillside Design Standards and Guidelines (HDS&G)

In 2008, CDAC noted that the HDS&G *are not directly applicable to this site*, but requested that the site be rebuilt in the spirit of the HDS&G. The spirit of the HDS&G is best defined by the Vision Statement found in the bullets of the introduction in the HDS&G, page 6:

- Maintains the existing open, wooded, rural character;
- Is in harmony with the natural setting;
- Conserves landforms and other features of the natural landscape;
- Preserves wildlife habitat and movement corridors; and
- Protects and preserves viewsheds and the ridgelines of the mountains.

While the project site is not within the Hillside Zone, the spirit of the HDS&G is integrated into the project by incorporation of the following:

- The buildings step up the hillside so that the building mass responds to the topography of the site.
- Breaking the project into individual buildings of varying heights with space between each building allows the community to best achieve a residential scale to fit within the open, wooded setting.
- Selecting a muted and varied natural toned palette of exterior materials allows the project to harmonize with the natural setting.
- Minimizing the overall construction footprint with compact building forms and the placement of all parking underground allows for an exceptionally efficient site

coverage ratio, thereby maximizing the retention of undisturbed sensitive landforms and native vegetation.

- Replacing an obsolete land/building plan with a new community of lesser overall footprint, enhanced storm water management systems, state-of-the-art building materials/systems, and sufficiently scaled underground parking will minimize impacts to wildlife habitat and movement corridor.
- Stepping the buildings into the hillside, minimizing the dimensions of the Town-facing buildings, investing in saving existing trees per the arborist plan, and presenting a carefully developed scale to the Town, residents, and visitors will preserve viewsheds and have no impact on hillside ridgeline profiles.

In 2008, the CDAC also requested that the buildings step with the hillsides. To this end, and in keeping with the spirit of the Hillside Guidelines, the proposed Ground Level is three feet lower than existing, which serves to minimize the impact on the community when viewed from Town. Furthermore, by placing all parking underground and with buildings grouped above and around green roof courtyards, the resulting compact footprint of the community minimizes the disturbed area of the special hillside setting. Additionally:

- The building in the northeast corner that cantilevers over the hillside is being replaced by a building that sits 45 feet further from Broadway.

- The increased distance to the neighbors and loss of the two buildings along the east side of Farwell Lane will allow for planting of additional trees that will help shelter the building mass with a strong tree canopy.

B. Building Massing, Open Space and Views

- New buildings are designed as a series of separate buildings surrounding courtyards rather than a monolithic building mass. This design breaks up the massing visible from public vantage points in Town. Additionally, the building facades step in and out to eliminate the potential for a large unbroken facade.

- The overall development footprint is smaller than the existing building footprint; the buildings closest to the neighboring properties have been pulled back to create greater physical distance between buildings.

- The design protects the oak woodland at the rear of the site thus respecting the spirit of the Town's hillside and tree preservation policies; to achieve this, greater heights are necessary to achieve a similar number of units.

- The massing of the new community steps up the hillside and, as a result, the buildings at the rear of the site will not be visible from the Town below. In addition to the buildings stepping up the hillside, individual buildings also respond to the views from the Town by pulling the top floor of the buildings back from the façade facing the Town to reduce the impact on the views from the Town. See *Section D. Building Heights and Visibility.*

- The distance between many of the existing buildings is 15 – 24 feet; separation between new buildings varies between 27 – 38 feet with a few buildings placed even further apart. This allows for views to be created between the buildings to the hillside. These views do not exist today.

- Airflow and breezes up and down the hillside will be facilitated by these breaks between buildings.

- The utility of the open space for residents in the courtyards is improved in part due to the dimensions of the Village Green and Town Square and in part due to the elimination of the existing "light well" that is currently situated near the proposed Village Square.

- There is a *visual and experiential quality* to the design that is articulated through the building placement and open space layout. This quality is best expressed by:

    - Better views extending out from all directions so that the natural setting and environmental systems are brought into and integrated with the building clusters;
    - Orientation of the eight villas respects the natural setting. The villas are surrounded by either the Village Green or Town Square where residents can come together as one community to interact, socialize or to simply enjoy the site environs;
    - The absence of long-term surface automobile parking spaces facilitates a greater visual focus on the oak woodlands and the surrounding landscape; and,
    - The creation of varying open spaces accommodates a wide range of activities, from large areas for large group gatherings to smaller, more intimate spaces cultivating individual passions, and reinforcing the feeling of a community.

C. <u>Building Materials</u>

The materials used on the building facades have been selected based on their ability to blend with the natural setting and minimize the visual impression of the building heights. Qualities of materials important to emphasize:

- Materials are darker in tone to blend with the natural environment of the hillside and trees, moving from the current, reflective color palate to one that is visually absorptive.

- The colors are varied with natural browns, greens, and tans to evoke a natural palette of soft colors, which mimic their natural setting.

- The materials vary in type both horizontally and vertically along the facade to help break up the mass of the building.

- Stone is used at the base of the building facing Los Gatos to root the building in the natural landscape.

D. *Building Heights and Visibility*

Aesthetically and architecturally, the heights of buildings are varied based on their location in relationship to visibility from Town, neighboring properties, and site topography.

- Building heights are varied to create more architectural/visual interest and variety when viewed from publicly visible vantage points. The variation created by individual villas reflects a more residential character rather than an institutional character conveyed by a single structure with long, unbroken roof lines.

- Building units and heights are sized to provide greater "independent" living space.

    - Market research has shown that larger units with usable balconies are most desired. The square footage that can fit into the Town's residential or commercial height limit(s) would either result in one long uninterrupted building mass, or far fewer units. We believe that the view of one continuous building when viewed from the Town or from neighboring properties does not fit the spirit of the Hillside Development Standards and Guidelines or the character of Los Gatos. In senior living communities, a minimum number of units are necessary to provide operational efficiencies, programming, and a sense of community; the project is at the lower end of this critical number. Reducing the number of units neither works operationally or socially, nor does it meet with the intent of providing a similar number of units that existed prior to closure.

    - Unit configurations and corresponding heights allow for appropriate COVID-19 protective measures. The smaller, but taller buildings (with fewer units in each building) vs a long continuous shorter building are better suited in a post-COVID world for several reasons:

        - Fewer residents using the same common elevators: the design includes an elevator for every building. This allows buildings to be separated functionally, providing for fewer residents in any single building and allows the units to become the place where residents can self-quarantine.

        - Most units have usable balconies, providing residents a place to be outside during a pandemic, thus providing natural ventilation and mental/emotional relief from quarantine restrictions.

        - The increased square footage of common space allows for multiple dining venues which are critical to allow for socially distanced dining.

- The most visible building from public view is at the corner of Wood Road and Farwell Lane. It is the shortest building on the site and is only 12 feet higher than the existing building in this location.

- Heights of buildings above the terrace level vary from 3 stories to 5 stories. The height of the new terrace is 7 feet lower than the existing terrace which reduces overall building heights.

- Buildings along the front of the site visible from the Town are the lower 3 and 4 story buildings on all front facades, (though some step up to 5 stories away from the front façade).

- To minimize the number of stories visible from Town, buildings step down a story in height on the side facing Town. This means that the upper floors of the buildings are hidden from the views below, and only the shorter side is visible from the Town.

- The buildings in the back of the site are nestled into the hillside. Three of these buildings have two stories benched into the hillside. The roofs of those buildings are effectively one story above the access road immediately behind them.

- With the buildings stepped into the hillside only the top three floors of many of the buildings are visible from Wood Road above. The hillside behind these buildings continues to slope up so the roofs of the buildings are only slightly higher than the level of the access road above.

- The corners of the buildings have balconies which serve to erode the mass of the buildings when viewed from the Town. This results in the front elevation appearing more narrow than actual dimensions.

- While the increased building height will affect what some neighbors will see, the buildings are not expected to cast shadows on neighbors nor materially affect their vistas.

[Refer to Project Application Plan Sheets A406-A408, Visual Simulations for exhibits specifically related to the above comments].

E. Landscape Character

The landscape character has been carefully articulated to highlight, enhance, and nurture a strong sense of community.

- The landscape builds on and celebrates the existing character of the site. The layout plan and corresponding plant palette have been carefully designed and selected to increase habitat benefits, improve water quality, and integrate with the existing horticultural character, creating a better environmental fit and fitness than exists today. It is what Covia has been referring to as “biophilia”.

- The landscape creates a far superior environment for fire resistant conditions. Unlike existing conditions, the genus species, the location, and the landscape pattern will be designed for fire protection.

- The landscape offers experimental value for the resident such as seasonal color changes, shade from the sun, and opportunities to pick an orange from a citrus tree.

F. Distances to Immediate Neighbors

Buildings are placed further from the neighbors than current buildings.

- The buildings closest to the neighbors are now set back much further from the adjacent, neighboring buildings.

    - The building closest to Wood Road would be 18 feet further away from Wood Road than the current Los Gatos Meadows buildings, thereby reducing the effect of the increased height. Also, the distance from the neighboring townhouses to the north of the improvements is 30 feet further than to the existing Los Gatos Meadows buildings.

- The two buildings along the east side of Farwell Lane (closest to Town) are to be removed and are *not* being replaced.

- The building in the northeast corner that cantilevers over the hillside is being replaced by a building that sits 45 feet further from Broadway.

- The increased distance to the neighbors and the loss of the buildings along Farwell Lane will allow for planting of additional trees that will help shelter the building mass with a strong tree canopy. The combination of new trees and landscaping in the additional setback from the neighboring buildings will shield much of the new buildings when viewed from the neighboring properties.

G. LEED Certification

In 2008, CDAC indicated that the project should obtain Leadership in Energy and Environmental Design (LEED) certification. Since 2008, there have been many changes to environmental standards. As in many areas related to environmental regulation and stewardship, the State of California's environmental standards generally surpass those of many other regions of the country in terms of regulations, standards and practices related to sustainability. Notably, many of the policy goals of the California Green Building Code, as well as the mandatory code requirements, overlap with those of independent certification systems such as the LEED certification system. The project will be subject to the most recent and rigorous update to the Cal Green Code, the 2019 Cal Green Building Standards Code (effective Jan 1, 2020), or the standard code in effect at the time of project entitlement. The project is also subject to applicable communitywide greenhouse gas emission reduction measures in conformance with the Los Gatos Sustainability Plan.

The project has been designed to be highly responsive to site context and to some of the specific sustainability priorities of the Town.

- In line with the community wide goals of the Town Sustainability Plan, Green Building Certification may utilize either the GreenPoint Rating System or LEED. The GreenPoint Rating Checklist submitted with our development application package clearly demonstrates that the project comfortably exceeds the required point totals for all five of the rating categories, including: Community, Energy, IAQ/Health, Resources and Water.

- As detailed above, the project adheres to the spirit of the Hillside Development Standards & Guidelines by minimizing site disruption and vehicle impacts, and use of compact, energy efficient building forms demonstrates a heightened commitment to sustainability and environmental goals on this sensitive site.

- A commitment to sustainable innovation is woven into the project in ways both subtle and apparent including the electric autonomous vehicle supplemental transportation system that will connect the community to the Town, a state-of-the-art care model for greater resident and staff satisfaction and health, noncombustible construction materials, and enhanced fire access and life safety systems that benefit both residents and surrounding neighbors.

Based on the sustainability components integrated into the project design, coupled with those elements required as part of the Cal Green Building Code, providing LEED certification would be both redundant, and prohibitively costly given third-party requirements to verify and monitor LEED compliance. In discussions with neighbors and potential residents, strong interest was expressed for recycling, access to natural light and energy efficiency. Accordingly, the design team has prioritized sustainability attributes that are not only compliant with the California Green Building Code but are also highly responsive to site context and the specific priorities of the local community. We are confident that our sustainability approach to the site achieves the overarching goals of the LEED program without triggering a redundant and costly certification process.

H. Parking

Seventy-Eight (78) standard parking spaces as required by the Town Code are indicated on Sheets A100 and A101 (A-C) included in Covia's current application submittal package. If necessary, by employing a valet parking service approach, the current design readily permits Covia to park up to 220 cars on the parking level.

I. Height of Retaining Walls

Planning staff has requested that we provide greater justification for why our retaining walls will need to be taller than 5 feet. We have added sheet C103.1 to our resubmittal that illustrates detailed site sections with wall heights up to 24 feet to show that we are using grading to the extent practical to reduce wall heights. The walls in excess of 5 feet in height are required to create flat areas to provide bioretention and in some cases are required for

the express purpose of reducing grading that would impact trees and otherwise undisturbed areas. Proposed walls are stepped with shorter walls under 5 feet adjacent to useable areas. The shorter walls incorporate planter pockets that will reduce the perceived scale of the taller walls and will include taller plants for additional screening.

J. *Fire Safety*

Covia has reviewed the Ad Hoc Wildfire Committee Report Action Items, as presented to Town Council on November 20, 2020. Fire safety and minimizing fire risk are one of the primary goals of the project as expressed in our Project Description, dated January 21, 2020. Based on the Ad Hoc Wildfire Committee Report Action items, the project is consistent with the five goals identified in the Ad Hoc Committee's Report related to minimizing the wildfire risks and impacts associated with those risks to the Los Gatos community, including:

- Emergency Communication
- Emergency Evacuation
- Roadside Fuel Reduction
- Open Space and Residential Land Management
- Emergency Partnerships

In furtherance of the above Wildfire Ad Hoc Committee goals, the Project Applicant has committed to assisting the Town in achieving its prioritization of the following action items:

- Maximizing the use of an emergency alert system to ensure that communication systems are fully utilized; the project would utilize technology platforms to ensure Los Gatos Meadows stays connected during possible emergencies.

- Increasing the use of social media platforms for emergency communications.

- Exploring additional non-cell/internet reliant emergency communication onsite (such as a siren system) in furtherance of enhanced emergency communication.

- Assisting SCCFD with their Ready, Set, Go Programs in Town.

- Assisting the Town by providing an additional alternative evacuation route via Farwell Lane and provision of a continuous loop road around the project site.
- Incorporating annually simulated evacuations within the Emergency Evacuation Plan once operational.

- Mapping private roadways within the project pursuant to the Roadside Fuel Reduction goal.

- Utilizing appropriate planting including fire retardant xeriscape plant species, particularly in recommended defensible spaces.

- In conjunction with residents, implement an appropriate vegetation management plan.

- Assisting the Town with exploring partnerships with SCCFD fuels crews and defensible space inspectors.

- Assisting the Town with pursuing Firewise USA® site status to satisfy homeowner insurance requirements.

While the Project Applicant recognizes that the actions noted above have not yet been memorialized in Town policy, but rather, are being considered as part of the General Plan Update process, the above action items have been contemplated as part of the overall project design, site layout, project features and elements and/or overall Project operations.

V. Benefits to the Community

We believe the benefits of the project to the Los Gatos community are substantial, and critical in meeting the needs of the broader senior community.

The project would further the Town's **Human Services Element** by revitalizing Los Gatos Meadows and continuing its role as a healthy, contemporary independent senior living community that connects seniors with existing resources in the community, encourages social interaction, improves mobility, and ensures a safe environment for Los Gatos seniors. The project would provide a mix of different unit sizes and varying levels of care that respond to the needs of an active, aging community. The project would incorporate outstanding health care services, recycled and sustainable building materials, and energy efficient operational systems.

The proximity to nearby stores and services, such as the US Postal Service, Old Town Los Gatos Shopping Center, and Los Gatos Theatre, provides residents with opportunities to participate in social, recreational, educational, and shopping activities all within a close distance. The dining area would include a demonstration kitchen for local restaurants to showcase their offerings on a rotating basis, facilitating greater **Town integration** with the Los Gatos Meadows community.

The project would result in no increase in the number of total units currently entitled or occupied up through September 2019. As a result, the project would not generate substantial new vehicle trips. There would be a modest redistribution of trips from Farwell Lane to Wood Road and Santa Cruz Avenue, though even with this redistribution, level of service would remain at an acceptable level of service (LOS B). Furthermore, the project would **improve on-site circulation** and alleviate spillover parking experienced under the prior site plan by creating additional parking spaces and decreasing the need for on-street parking in nearby neighborhoods. Importantly, the project would **provide enhanced fire access** in the area for fire personnel/equipment for fighting on-site and nearby fires **and enhanced emergency access** for neighbors living uphill of the Meadows in the event that Wood Road is closed to access.

The project would also improve the integration of the site with the broader Los Gatos community by closing Farwell Lane to through traffic and transitioning this pathway connecting Los Gatos Meadows and Broadway into a naturally landscaped, pedestrian-

friendly connection to downtown Los Gatos. The **conversion of Farwell Lane into a pedestrian and bicycle lane would improve safety for vehicle and pedestrian interaction at the intersection of Farwell Lane and Broadway.** The project would continue to use the existing driveway on Wood Road for access to the parking entrance, main entrance, and loading entrance, providing safe and efficient access to the site. The project would result in the construction of a parking structure that would include 78 standard parking spaces. If needed, by employing a valet parking service, the parking capacity in the parking structure could be increased to 220 parking spaces. Furthermore, the project would incorporate a dedicated area for fire access, which would be located on the western side of the property.

One of the extraordinary elements of the project is the planned implementation of an **autonomous vehicle alternative transportation solution along Farwell Lane** to enable a safe, convenient, and alternative means of transporting residents between the Meadows and Town retail, entertainment, and civil services. This element of the project will enable both safe and convenient access for residents to connect to Downtown Los Gatos. The project would consider Aurrigo, a vendor of autonomous vehicles, to provide this alternative transportation solution.

While difficult to gauge precisely, the combined effect of facilitating pedestrian, bicycle and self-driving vehicles on Farwell Lane is expected to materially **reduce the number of total vehicle trips to and from the community.**

From an environmental perspective, the building design would provide a **more energy efficient and healthy environment** for prospective residents. Upgraded and energy efficient buildings would assist in further reducing the current carbon footprint by minimizing energy load, enhancing the number of large shade trees, modernizing energy operations/systems, increasing the amount of landscaped space, and improving irrigation efficiency.

VI. Request for Planned Development (PD) Entitlement

This project request is for approval of a new Planned Development Overlay permit. The project complies with the Town's existing PD zoning for the property, as shown in Table 1. The project does not require any variance or exception to any rule, code, or regulation and meets the basic requirements under the existing zoning permit related to site coverage, density, open space, and parking.

The project would not impair the integrity or character of the zoning district and would not result in any additional independent residential apartments, additional supporting care units nor additional staff. The operations of the Project would have hours and staffing consistent with the most recent prior use and would result in an estimated 120 full time equivalent (FTE) employees. As noted above, proposed site coverage, unit count, open space and parking are all consistent with the current PD permit in place today (refer to Table 1). Project building heights have been articulated to protect views from adjacent properties ensuring compatibility with the neighborhood (refer to Visual Simulations, Section "C" of the project development application submittal).

The project would not be detrimental to the public health, safety, or general welfare. The project would provide state-of-the-art health care services for residents who would have access to health care facilities, open 24/7, to ensure consistent and reliable care. The project would have a dedicated fire access road, located on the western side of the property, improving fire access to the entire site, which would improve safety on-site. Because the project is a rebuild of the prior use, it will also include an updated Emergency Preparedness Plan (EPP) and evacuation plan to address the new facilities and ensure a safe environment for all residents and staff, commensurate with Covia's Risk Assessment Policy. In compliance with Covia's Risk Assessment Policy, these two plans already exist for the prior facility, but would be updated in accordance with the applicable federal, state, and local requirements in effect at the time of building occupancy.

The project would result in the reconfiguration of the existing "exit only" driveway, located on Broadway, and would convert the driveway into a pedestrian and bicycle lane, thereby creating safer conditions for pedestrians and bicyclists, as well as serve as the fixed route for an autonomous vehicle connection from the main entrance to the Broadway frontage. This would provide for safer modes of transportation between the project site and downtown Los Gatos. The project would ensure that seniors have convenient access to social and medical services, commercial areas, and transportation by providing on-demand shuttle and/or car service to the residents.

The proposed uses of the project would be in harmony with the various elements and objectives of the General Plan and the purposes of the zoning ordinance. As discussed above, the project is consistent with several of the aspects of the Los Gatos 2020 General Plan (refer to "Letter of Justification Appendix A"). The project is consistent with the Town's Sustainability element and would implement best practices both in design and operations through the adoption of biophilic design principles and sustainable design measures to best fit into the unique site while minimizing initial and ongoing environmental impacts. In addition to this, the site plan of the project incorporates environmentally appropriate design attributes, utilizing the site's topography and natural setting to create a synergy between the design and the hillside that does not exist today.

The project would allow seniors in the Town of Los Gatos to age in place with state-of-the-art health and living facilities. In addition, the proposed CCRC would continue to make a significant contribution to the Town, both as a major employer, as well as a vital resource for residents who want to remain a part of the community. We believe that the project will be a tremendous asset to the Town of Los Gatos, extending a historical legacy of quality residence and care to the broader senior community. In consideration of all the points outlined above, we welcome your review and appreciate your timely consideration of our request.

As per Town Planning Division Staff request, we have provided an analysis of how the project meets the findings required to grant a Planned Development Ordinance request as detailed in Section 29.80.095 of the Town Code. Given its length, this analysis is included as Appendix B to this letter.

VII. Justification

For all the many reasons articulated in detail throughout this letter (and appendices hereto), the rebuild project would be both essential and desirable to the Los Gatos community.

The rebuild project furthers the Town's General Plan by revitalizing the existing site and continuing provision of a healthy, contemporary independent senior living community that connects seniors with existing resources in the community, encourages social interaction, improves mobility, and ensures a safe environment for Los Gatos seniors. The project would result in the construction and/or provision of many service facilities including, but not limited to, a health center, dining venues, fitness services, and supplemental transportation services that would be located throughout the property. These services and amenities would help provide social interaction for the residents. The project would provide a wide variety of senior services and programs, including daily opportunity for health care, physical activity and recreation, and mental stimulation. In addition, the project would provide coordinated health care services, specializing in assisted living care, memory care and respite care, meeting the wide range of needs for seniors as they age.

The feedback on the proposed uses of the project from local prospects and neighbors and local leadership has been very positive. The 174 independent residential apartments would assist in the implementation of the Town's 2015-2035 Goals for providing housing opportunities, lifestyle living, and assisted living facilities for seniors. The project would provide a mix of different size apartments and varying levels of care and amenities that respond to the needs of the active, aging community found in the Town of Los Gatos. The functional site layout, floor plans, and site architecture have been specifically designed to align with the local market, providing larger apartments and on-site amenities desired by seniors.

We are confident that you will find the proposed uses of the project to be in harmony with the various elements and objectives of the General Plan, the purposes of the zoning ordinance and in concert with the feedback we have received from our extensive outreach to the Community. The project would implement best practices both in design and operations through the adoption of biophilic and sustainable design measures to best fit into the unique environs of the site while reducing environmental impacts. Our rebuild project incorporates environmentally appropriate design attributes, utilizing the site's topography and natural setting to create a synergy between the design and the hillside that does not exist today and would not exist in the absence of the project.

Finally, the project would allow seniors in the Town of Los Gatos to age in place with state-of-the-art health and living facilities. The rebuild project would continue to make a significant contribution to the Town, both as a major employer, as well as a vital resource for residents who want to remain an integrated and valued part of the community. We believe that the project will be a tremendous and valuable asset to the Town of Los Gatos, extending a historical legacy of quality residence and care to the broader senior community.

Respectfully,

_____

Francesco J. Rockwood
Rockwood Pacific Inc.
Applicant

Appendix A
Los Gatos 2020 General Plan Related to Project

Housing Element:

HOU-5.3 Work with existing senior lifestyle living and assisted living facilities in Los Gatos and support the development of new senior housing that includes continuum of care facilities within the Town.

Land Use Element:

LU-1.3 To preserve existing trees, natural vegetation, natural topography, riparian corridors and wildlife habitats, and promote high quality, well-designed, environmentally sensitive, and diverse landscaping in new and existing developments.

LU-1.4 Infill projects shall be designed in context with the neighborhood and surrounding zoning with respect to the existing scale and character of surrounding structures and should blend rather than compete with the established character of the area.

LU-6.7 Continue to encourage a variety of housing types and sizes that is balanced throughout the Town and within neighborhoods, and that is also compatible with the character of the surrounding neighborhood.

Community Design Element:

CD-1 Preserve and enhance Los Gatos' character through exceptional community design.

CD-1.1 Building elements shall be in conformance with those traditionally in the neighborhood.

CD-1.2 New structures, remodels, landscapes and hardscapes shall be designed to harmonize and blend with the scale and rhythm of the neighborhood and natural features in the area.

CD-1.3 Buildings, landscapes, and hardscapes shall follow the natural contours of the property.

CD-1.4 Development on all elevations shall be of high equality design and construction, a positive addition to and compatible with the Town's ambiance. Development shall enhance the character and unique identity of existing commercial and/or residential neighborhoods.

CD-2 To limit the intensity of new development to a level that is consistent with surrounding development and with the Town at large.

CD-3.2 Street and structural lighting shall be required to minimize its visual impacts by preventing glare, limiting the amount of light that falls on neighboring properties, and avoiding light pollution of the night sky.

CD-3.5 All landscaping shall be carefully reviewed to ensure that it is aesthetically pleasing, compatible with its neighborhood and natural environment, and water conserving.

CD-4 To preserve existing trees, natural vegetation, natural topography, riparian corridors and wildlife habitats, and promote high quality, well designed, environmentally sensitive, and diverse landscaping in new and existing developments.

CD-4.5 New development shall promote visual continuity through tree planting, consistent use of low shrubs and ground cover.

CD-4.7 Landscaping plans should maximize the use of trees for energy efficiency, climate control, screening, shading (especially of parking lots), and aesthetics.

CD-7 To preserve the quality of the private open space throughout Los Gatos.

CD-7.1 Maximize quality usable open space in all new developments.

CD-7.3 All residential developments shall include private open space in proportion to the building size.

CD-15 To preserve the natural topography and ecosystems within the hillside area by regulating grading, landscaping, and lighting.

CD-15.4 Hillside landscaping shall be designed with the following goals in mind: a. Minimizing formal landscaping and hardscape. b. Siting formal landscaping and hardscape close to the house. c. Following the natural topography. d. Preserving native trees, native plant and wildlife habitats, and migration corridors.

CD-16 Promote and protect view sheds and scenic resources.

Human Services Element:

HS-8 To ensure programs and facilities for social interaction for senior citizens.

HS-8.3 Encourage the Los Gatos-Saratoga Recreation District and other service providers to provide a wide variety of senior services and programs, including daily opportunities for seniors to have physical activity, social interaction, and mental stimulation.

HS-8.5 Encourage new development to include intergenerational spaces, such as cafés or family-

oriented outdoor spaces.

HS-8.6 Encourage the establishment and operation of a dedicated space for seniors.

HS-8.5 Connect seniors with existing resources in the community.

HS-9 To improve mobility and access to care and services for seniors.

HS-9.1 Ensure that seniors have convenient access to social and medical services, commercial areas, and transportation by coordinating with senior shuttle service providers.

HS-9.2 Encourage all new senior housing developments to provide transportation services.

HS-10 To encourage a wide variety of types of senior housing, including independent living, residential care facilities, and affordable housing within the Town.

HS-10.1 Encourage new development or substantial remodels to incorporate barrier-free design principles to ensure access for people of all ages and abilities.

HS-10.1 Identify incentives for the development of a variety of types of senior housing, including independent living and residential care facilities.

HS-11 To ensure safe environments for Los Gatos seniors.

Transportation Element:

TRA-2.6 Street improvements such as curb cuts, sidewalks, bus stop turnouts, bus shelters, light poles, traffic signals, benches, and trash container shall be planned as an integral part of development projects to ensure safe movement of people and vehicles and minimize disruption to the streetscape.

TRA-3 To prevent and mitigate traffic impacts from new development (all policies under Goal TRA-3).

TRA-5 To ensure that Los Gatos streets are safe for all users, including drivers, cyclists and pedestrians.

TRA-8.4 Coordinate with appropriate agencies to provide transit service in the Town for seniors, school children, low-income people, the physically disabled, and other groups with special needs.

TRA-9.6 Require development proposals to include amenities that encourage alternate forms of transportation that reduce pollution or traffic congestion as a benefit to the community (e.g., bicycle lockers/racks, showers, dedicated vanpool or car-pool parking areas, dedicated shuttle services, innovative bus shelter designs).

TRA-13 To provide adequate parking for existing and proposed uses, and to minimize impacts on surrounding residential neighborhoods.

Environmental and Sustainability Element:

ENV-1 To preserve and protect native plants and plant communities in the Town, and promote the appropriate use of local, native plants in habitat restoration and landscaping.

ENV-9 To minimize the amount of storm water runoff, as well as to protect and improve the water quality of runoff.

ENV-10 To promote recycling and reuse as well as reduction in demand.

ENV-12 To conserve the air resources of the Town and maintain and improve acceptable air quality in Los Gatos.

ENV-13 To promote a sustainable community that protects environmental resources and the climate to prevent negative impacts to future generations.

ENV-14 To reduce overall greenhouse gas (GHG) emissions to 1990 levels by 2020.

ENV-17 To promote green buildings that minimize consumption of energy and natural resources

Los Gatos Sustainability Plan (2012):

TR-1 Support for Pedestrians, Bicyclists and Transit. Promote walking, bicycling, and transit through the following:

a. Require all new buildings, excluding single-family homes, to include a principal functional entry that faces a public space such as a street, square, park, paseo or plaza, in addition to any entrance from a parking lot, to encourage pedestrian foot traffic.
b. Require new projects, excluding single-family homes, to include pedestrian or bicycle through-connections to existing sidewalks and existing or future bicycle facilities, unless prohibited by topographical conditions.
c. Seek grant funding to establish a Safe Routes to School (SR2S) Program to increase more student walking and biking trips.
d. Design and implement affordable traffic-calming measures on specific streets to

dissuade Highway 17 cut-through traffic and attract pedestrian and bicycle traffic.

e. Implement transit access improvements through sidewalk/crosswalk safety enhancement and bus shelter improvements.

GB-4 Solar Orientation. Require measures that reduce energy use through solar orientation by taking advantage of shade, prevailing winds, landscaping and sunscreens.

RE-5 Solar Ready Features. Where feasible, require that all new buildings be constructed to allow for the easy, cost-effective installation of future solar energy systems. "Solar ready" features should include proper solar orientation (i.e., south facing roof area sloped at 20 to 55 degrees from the horizontal); clear access on the south sloped roof (i.e., no chimneys, heating vents, or plumbing vents); electrical conduit installed for solar electric system wiring; plumbing installed for solar hot water system; and space provided for a solar hot water storage tank.

EC-1 Energy-Efficient Appliances and Lighting. Require new development to use energy-efficient appliances that meet Energy-Star standards and energy-efficient lighting technologies that exceed Title 24 standards by 30 percent.

EC-3 Energy-Efficient Outdoor Lighting. Require outdoor lighting fixtures to be energy-efficient. Require parking lot light fixtures and light fixtures on buildings to be on full cut-off- fixtures, except emergency exit or safety lighting, and all permanently installed exterior lighting shall be controlled by either a photocell or an astronomical time switch. Prohibit continuous all night outdoor lighting in construction sites unless required for security reasons. Revise the Town Code to include these requirements.

EC-10 Heat Gain Reduction. Require all new development and major rehabilitation (i.e. additions or remodels of 20,000 square feet of office/retail commercial or 100,000 square feet of industrial floor area) projects to incorporate any combination of the following strategies to reduce heat gain for 50 percent of the non-roof impervious site landscape, which includes roads, sidewalks, courtyards, parking lots, and driveways: shade within five years of occupancy; paving materials with a Solar Reflectance Index (SRI) of at least 29, open grid pavement system; and parking spaces underground, under deck, under roof, or under a building. Any roof used to shade or cover parking must have an SRI of at least 29.

WW-1 Water Use and Efficiency Requirements. For new development, require all water use and efficiency measures identified as voluntary in the California Green Building Standards Code, and consider more stringent targets. California Green Building Standards Code requirements include: 1) reduce indoor potable water use by 20 percent after meeting the Energy Policy Act of 1992 fixture performance requirements, and 2) reduce outdoor potable water use by 50 percent from a calibrated mid-summer baseline

case, for example, through irrigation efficiency, plant species, recycled wastewater, and captured rainwater.

WW-3 Bay Friendly Landscaping. Require new development to use native plants or other appropriate non-invasive plants that are drought-tolerant, as described in the Bay Friendly Landscaping Guidelines, available at StopWaste.Org and BayFriendlyCoalition.Org.

SW-3 Salvage, Recycled-Content and Local Construction Materials. Encourage the use of salvaged and recycled-content materials and other materials that have low production energy costs for building materials, hard surfaces, and non-plant landscaping. Require sourcing of construction materials locally, as feasible.

Appendix B
Planned Development Ordinance Findings

In the Planning Division Staff Technical Review Comment letter dated May 22, 2020, Planning staff requested the following:

1) Address in the letter of justification for the project how the project meets the findings required to grant a Planned Development Ordinance as detailed in Section 29.80.095 of the Town Code.

While the main body of this Justification Letter provides significant detail as to how the project meets the requirements of the PD Ordinance (refer to Section IV of this Letter of Justification), the following describes how the project meets the findings required to grant a Planned Development Ordinance as detailed in Section 29.80.095 of the Town Code, as requested.

- **Sec. 29.80.095. - Findings.**

(1) The proposed PD is in compliance with all sections of this division.

The proposed rebuild project (or "project") is in compliance with section 29.80.075 as it clearly meets the purpose and intent of the PD zone by enhancing and promoting the Town's natural resources, maximizing open space *and* providing a public benefit to the citizens of the Town. The project will result in a slight reduction in the overall development pad, *increasing* the amount of common open space available for all to enjoy, consistent with the Community Design Goal - 7. The project would further the Community Design Goal CD- 1, CD-4 and CD - 15, by preserving and enhancing Los Gatos' character through exceptional community design features including, but not limited to: buildings that shall follow the natural contour of the surrounding hillside; promoting visual continuity through tree planting; and designing new structures to harmonize and blend with the natural features of the area.

The project is in compliance with section, 29.80.080 of this division as it meets both the purpose and intent of this division and meets the following criteria: it provides a public benefit to the citizens of the Town, and is a property that has a current PD zone based on the combination of uses not otherwise permitted under the Town's existing zoning Ordinance.

The project similarly is consistent with section 29.80.085 as it does not seek to deviate from general plan provisions, guidelines adopted by the Town Council, standards contained in any existing land use regulation or any other provision of the Town Code

otherwise applicable to the property except as otherwise provided for in section 29.080.095.

Finally, the project is in compliance with all the requirements set forth in section 29.080.090 as the PD application includes text and plans/figures and/or diagrams that demonstrate (1) compliance with all sections of this division; (2) conformity of the PD to the goals, policies, applicable land use designations(s) and standards of the general plan; (3) includes the characteristics existing on the property which warrant application of the PD overlay zone; (4) shows the distribution, location and extent of the land uses on the site, including open space; (5) includes the proposed standards and criteria by which development will proceed; (6) includes proposed deviations from the land use regulations and development standards applicable to the underlying zoning district; and (7) describes the public benefit of the proposal. Further, as noted in our Letter of Justification, the project site is zoned as Residential Planned Development (R:PD) which is typically applied to areas where residential development is planned in the future.

However as noted earlier, this project site secured its Planned Development permit entitlements in 1968 and has operated under this permit until late September 2019. The project has been designed in conformance with the Town of Los Gatos zoning requirements for Planned Development (PD) overlay zones as described further below. As per the Municipal Code, Development in a PD zone must be in accordance with the approved "development plan". The Town of Los Gatos Municipal Code provides that the development plan must contain:

_ a land use plan locating all proposed uses, a tentative site plan,
_ schematic architectural elevations of all buildings and structures in relationship to each other,
_ a schedule for any phasing of development,
_ a tabulation of land area including the entire planned development,
_ the floor area of each occupancy,
_ the proposed number of off-street parking, and grading, soils and geologic information

Our project application includes each of these "development plan" requirements as documented in the full project application submittal.

(2) The proposed PD is in conformance with the goals, policies, and applicable land use designation(s) and standards of the Town's general plan.

The project is in conformance with the applicable goals, policies and applicable land use designations(s) and standards of the Town's general plan as described in this Letter of Justification and the Design Principles section of the Project Description.

This project request is for approval of a new Planned Development Overlay permit. The project complies with the Town's existing PD zoning for the property, as shown in Table 1 of the Letter of Justification. The project does not require any variance or exception to any rule, code, or regulation and meets the basic requirements under the existing zoning permit related to site coverage, density, open space, and parking.

Further, though the project is *not* located within the boundaries of the Hillside Zone, we have made every attempt to meet the spirit and intent of the Hillside Design Standards and Guidelines as identified in Section IV. A of this Letter of Justification.

Where we do not meet the spirit of the guidelines (e.g. retaining wall height), we have identified why and how our deviations to this non-applicable standard are needed for this site (see Section IV. I of this Letter of Justification).

(3) The proposed PD is in conformance with all other applicable land use regulations, including but not limited to Town Council adopted guidelines, except as otherwise provided in section 29.80.095(4).

The proposed PD is in full conformance with all other applicable land use regulations, including but not limited to Town Council adopted guidelines. The project seeks no exceptions, variances or deviations/modifications from any Town goals, policies, regulations, standards or guidelines applicable to the project site.

(4) Any proposed use or development standards that deviate from the underlying zoning district(s) result in innovative and creative site planning to develop:

a. Housing with a minimum of forty (40) percent of the units affordable to households of very low, low, or moderate income; or

b. Mixed commercial, or mixed residential, or mixed commercial and residential development; or

c. A development designed and sited to protect, preserve and enhance conservation and enrichment of hillsides, natural and/or historic resources, ridgelines, a tree or stand of trees, creek and riparian corridors, geologic hazard or fault zone, and open space; or

d. A project that maximizes open space

Approximately 77.5% of the site would be open space, contributing to the visual compatibility of the surrounding hillsides as well as to create a natural environment for residents (see Section IV. B for additional discussion related to open space). The project results in a slight *decrease* in the overall development pad, increasing the amount of common open space available for all to enjoy.

e. **The proposed PD provides a public benefit to the citizens of the Town**.

The project would allow seniors in the Town of Los Gatos to age in place with state-of-the-art health and living facilities.

The project would further the Town's General Plan by revitalizing the existing site and continuing provision of a healthy, contemporary independent senior living community that connects seniors with existing resources in the community, encourages social interaction, improves mobility and ensures a safe environment for Los Gatos seniors. The proposed uses of the project would be essential and desirable to the community. The project would result in the construction and/or provision of many service facilities including, but not limited to, a health center, dining venues, fitness services, and supplemental transportation services that would be located throughout the property. These services and amenities would help provide social interaction for the residents. The project would provide a wide variety of senior services and programs, including daily opportunity for health care, physical activity and recreation, and mental stimulation. In addition, the project would provide coordinated health care services, including 17 supporting care units with sections specializing in assisted living care, memory care and respite care, meeting the wide range of needs for seniors as they age.

The project would also improve the integration of the site with the broader Los Gatos community by closing Farwell Lane to through traffic and transitioning this pathway connecting Los Gatos Meadows and Broadway into a naturally landscaped, pedestrian friendly connection to downtown Los Gatos. The conversion of Farwell Lane into a pedestrian and bicycle lane would improve safety for vehicle and pedestrian interaction at the intersection of Farwell Lane and Broadway. The project would continue to use the existing driveway on Wood Road for access to the parking entrance, main entrance, and loading entrance, providing safe and efficient access to the site.

One of the extraordinary elements of the project is the integration of one or more autonomous vehicles and control systems deployed along Farwell Lane to enable a safe, convenient and alternative means of transporting residents between the project and Town retail, entertainment, and civil services. This element of the project will enable both safe and convenient access for residents to connect to Downtown Los Gatos. The project would consider Aurrigo, a vendor of autonomous vehicles, to provide this alternative transportation.

As consistently stated in our Project Application submittal and responses to Town staff comments thereto, the project would continue to make a significant contribution to the Town, both as a major employer, as well as a vital resource for residents who want to remain an integrated and valued part of the community. We believe that the project will be a tremendous and valuable asset to the Town of Los Gatos, extending a historical legacy of quality residence and care to the broader senior community.

Appendix C
Project Compatibility with General Plan and Zoning Code

Project Compatibility with Los Gatos 2020 General Plan

The project site has a General Plan land use designation of Medium Density Residential. The Medium Density Residential designation allows for multi-family residential, duplex, and/or small single-family homes and a maximum density of 12 dwelling units per acre. The proposed project would result in 16 dwelling units per acre, which is above the 12 dwelling units permitted for the Medium Density Residential land use designation. However, consistent with density bonus laws in the State of California, General Plan Action HOU-1.3 provides up to a 100 percent density bonus for developments that include housing for elderly households. Since the proposed project's residential uses would be restricted to seniors 62 years and older, it qualifies for the density bonus up to 100 percent. Therefore, the proposed 16 dwelling units per acre would be well within the 24 dwelling units per acre allowed for by the land use designation.

In accordance with the Town's General Plan 2020 Land Use recommendations, the project would also promote the appropriate use of local, native plants in its landscaping. The project would promote the efficient use of water and would minimize the amount of storm water runoff. Energy systems would be new, and thus offer the benefit of far more efficient systems than those currently in place. The project would result in a slight reduction in the overall development pad and would include tree replacement and retention/preservation of mature onsite trees, a Village Green area, and passive gardens to ensure aesthetic consistency with the surrounding hillside area. Finally, there are a number of features incorporated into the project design, including provision of a new loop road that will serve to improve fire safety and minimize fire risk.

Among other benefits noted above, the project would further the Town's General Plan by revitalizing the existing site into a healthy, contemporary independent senior living community that connects seniors with existing resources in the community, encourages social interaction, improves mobility, and ensures a safe environment for Los Gatos seniors. In addition, the project would provide seniors with an alternative mode of transportation by incorporating autonomous vehicle technology into the project to assist in enhanced connectivity between Los Gatos Meadows and proximate Town services such as the Library, Civic Center, and entertainment and retail establishments.

A more detailed description of how these goals/policies are incorporated into the project is included in below.

Housing and Health Services Elements

The project furthers many of the Housing and Health Services plan element goals. The project would be consistent with Goal HS-8, by providing a wide variety of senior services and programs, including daily opportunities for seniors to have physical activity, social interaction, and mental stimulation. The project would further Policy HOU-5.3, to work with existing senior lifestyle living and assisted living facilities in Los Gatos and support the building of Los Gatos Meadows in a manner that includes a continuum of care facilities within the Town. The project would bring a new state-of-the-art CCRC, incorporating outstanding health care services, recycled and sustainable building materials, and energy efficient operational systems. The project would further Health Services Goal HS – 9,

providing seniors with an alternative mode of transportation by incorporating autonomous vehicle technology into the project to assist in enhanced connectivity between Los Gatos Meadows and proximate Town services such as the Library, Civic Center, and retail and entertainment establishments.

Open Space, Parks and Recreation Element

The current architecture, with its substantial concrete façades, is not harmonious with its surroundings, nor does it provide an inviting or healthy environment sought by the senior community. The site plan of the project incorporates environmentally appropriate design attributes, utilizing the site's topography and natural setting to create a synergy between the design and the hillside that does not exist today. This attention to design detail is consistent with Goal OSP-6 to consider the provision of open space in all development decisions, and both supports and reinforces Policies OSP 6.1, 6.3 and 6.4 which are all focused on consideration of health, welfare and public safety in the design of open spaces, including the effects on watershed areas, plant and wildlife habitat. The project will result in a slight reduction in the overall development pad, increasing the amount of common open space available for all to enjoy. The proposed residential buildings would be arranged around shared courtyards. They would be oriented to blend into the hillside and natural landscape to minimize the impact of views to the site while also maximizing views from the site to surrounding hillsides and across the valley. The peer review by the Town Architect was generally favorable and the project team has or will incorporate the design recommendations of this report into the project design. In addition, the project will include generous tree replacement and use of mature trees and a Village Green area, to ensure consistency with the surrounding hillside area.

Transportation Element

The project would improve bicycle and pedestrian access for seniors to downtown Los Gatos and would improve vehicular traffic circulation at the project site. As a part of the project, Farwell Lane at Broadway, the exit-only driveway, would be closed to through traffic. Farwell Lane would be constructed into an improved pedestrian and bicycle connection, as well as serve as the fixed route for an autonomous vehicle connection from the main entrance to the Broadway frontage. This reconfiguration of Farwell Lane will further Transportation Policy TRA-5 by ensuring that project streets are safe for all uses, including drivers, cyclists, and pedestrians. The project is consistent with General Plan Policy TRA-13 and would provide adequate parking for the proposed uses, thereby minimizing impacts on surrounding residential neighborhoods. Previously, many staff members were forced to park on nearby residential streets due to the lack of on-site parking, which is a less than ideal situation for the neighborhood residents. Further, the project would provide seniors with an alternative mode of transportation by incorporating autonomous vehicle technology that will facilitate safe and reliable connections to Downtown Los Gatos. As such, the project would further the Transportation goal to provide transit services in the Town for seniors by incorporating autonomous vehicle technology for residents.

Community Design and Land Use Elements

The project will result in a slight reduction in the overall development pad, increasing the amount of common open space available for all to enjoy, consistent with the Community Design Goal - 7. The project would further the Community Design Goal CD-1, CD-4 and CD - 15, by preserving and enhancing Los Gatos' character through exceptional community design features including, but not limited to: buildings that shall follow the natural contour of the surrounding hillside; promoting

visual continuity through tree planting; and designing new structures to harmonize and blend with the natural features of the area. In addition, the proposed residential buildings would be arranged around shared courtyards. They would be oriented to blend into the hillside and natural landscape to minimize the impact of views to the site, while also maximizing views from the site to surrounding hillsides and across the valley, furthering the Town's Land Use Element. In addition, the project would be consistent with Policy LU – 1.3, and would incorporate high quality, well-designed, environmentally sensitive, and diverse landscaping.

Project Consistency with Zoning Code

The proposed project site is zoned as Residential Planned Development (R:PD) which is typically applied to areas where residential development is planned in the future. However as noted earlier, this project site secured its Planned Development permit entitlements in 1968 and has operated under this permit until late September 2019. The project has been designed in conformance with the Town of Los Gatos zoning requirements for Planned Development (PD) overlay zones as described further below. As per the Municipal Code, Development in a PD zone must be in accordance with the approved "development plan". The Town of Los Gatos Municipal Code provides that the development plan must contain:

- a land use plan locating all proposed uses,
- a tentative site plan,
- schematic architectural elevations of all buildings and structures in relationship to each other,
- a schedule for any phasing of development,
- a tabulation of land area including the entire planned development,
- the floor area of each occupancy,
- the proposed number of off-street parking spaces, and
- grading, soils, and geologic information.[1]

Our project application includes each of these "development plan" requirements.

As per the intent of the PD Ordinance, the PD zoning allows uses not ordinarily possible, only if the use and development are in compliance with the complete development plan. Further, all uses in the PD zone are permitted to the extent specified in the development plan[2]. All uses identified in the rebuild project, are in compliance with the current PD zoning permit approved by Ordinance NO. 938 in 1968.

As per the Municipal Code, any ordinance that would rezone land to a PD zone must incorporate the development plan[3]. In addition, changes in the approved development plan must be made by ordinance[4]. Planned Development overlay zones also include projects that i) provide a public benefit to the citizens of the Town, ii) are designed to preserve and enhance conservation and enrichment of hillsides and ridgelines, iii) produce affordable housing and iv) maximize open space.

The proposed project would also increase the amount of onsite open space from 75.4% to 77.5%, consistent with the prevailing Planned Development zoning overlay requirement, of maximizing

[1] Section 29.80.080 of the Town Municipal Code
[2] Section 29.80.110 of the Town Municipal Code
[3] Section 29.80.125 of the Town Municipal Code
[4] Section 29.80.145 of the Town Municipal Code

open space[5]. The open space would be controlled by topography, use of underground parking, and specific building location, in order to preserve and enhance the hillsides and ridgeline. The proposed project will also include a development plan that includes all the requirements provided.

The project would provide seniors with care housing that is subject to comprehensive statewide regulatory controls and oversite. The California Community Care Facilities Act and associated regulations establish a robust regulatory system relating to matters such as rates and refunds, personnel and administration, financing, admission agreements, and eviction proceedings. The project would not be subject to the Town's inclusionary housing requirements because state law prohibits local agencies from imposing rent controls on licensed residential care facilities for the elderly. (Health & Safety Code § 1569.147(b).) As a practical matter, it is not possible to operate a facility such as this under two different regulatory systems affecting rent and pricing. (*See Ocean House Corp. v. Permanent Rent Control Board of the City of Santa Monica,* 147 Cal. App. 3d 395 (1983).) However, the project would provide intrinsic housing benefits and it would not result in any housing impacts. Onsite employment and indirect demand for professional and other services is expected to be consistent with that of the existing care facility. Thus, the project would not contribute to any increased need for affordable housing in the community.

[5] Section 29.80.075 of the Town Municipal Code

Appendix D
Listing of Meetings with Neighbors and Community

Type of Meeting	Date	Time	Location	Attendee	Notes from Meeting	Outcome
Open House 1	03/08/18	7:30-9PM	Los Gatos Meadows	Maria Ristow, Irving & Evelyn Mitsunaga, Robert Mullan(Toll House)	General introduction of intent to rebuild Los Gatos Meadows	Kicked-off neighborhood communications plan
Open House 2	04/18/18	7-8PM	Los Gatos Meadows	Julie Ritter Southern, Maria Ristow, Claire Leclaire, Cathy Colgan	General introduction of intent to rebuild Los Gatos Meadows; similar material to first meeting	Kicked-off neighborhood communications plan
Open House 3	05/03/18	7-8PM	Los Gatos Meadows	Karen Kurtz, Linda Iversen, Sue Fairley	Attendees interested in architecture and supplemental transportation options	Design team elevated analysis of supplemental transportation alternatives
Open House 4	05/20/18	3-4PM	Los Gatos Meadows	John and Jean Richardson, Stanford Stickney and 3 other family members	Questions related to timeline, storm drainage, and fire risk	Resolved current storm drain issue and initiated planning to mitigate fire risk through brush removal
Focus Groups (3 Sessions)	10/2/2018 - 10/3/2018	Varies	Toll House	36 older adults participated in 3 sessions. Participants were drawn from the local area. Participants were promised confidentiality.	Sensitive to how various attributes or requirements may drive cost, supplemental transportation system very important, limited enthusiasm for LEED certification but recycling and energy efficiency important, limited enthusiasm for facilitating non-residents/non-guests on campus, preference for larger, more spacious units, recommendation to minimize long corridors, preference for multiple dining venues and ample on-site amenities such as fitness center, walking trails, access to town, casual dining, library, coffee shop, and access to on-site support care.	Design team made applicable refinements to concept plan
Open House 5	12/06/18	7-8PM	Los Gatos Meadows	Julie Ritter Southern, Matt and Marlena Hood and friend, Mike Wasserman	Question about timing, policy related to relocation of existing residents, impact on visibility to neighbors above, use of solar panels and roof color, impacts on traffic (with specific concerns about summer traffic), site security during closure, parking, noise impacts and construction parking. Requested advance notifications of all construction work that could affect access. Some residents on Wood Road would prefer that Farwell Lane continue to support regular vehicle traffic. A video summary of the meeting was posted at: https://vimeo.com/278024461	Feedback informed further refinement to concept plan. With regard to Wood Road traffic impacts, design team is prioritizing minimizing errant trips up Wood Road past the main entrance, and more importantly, further prioritizing the supplemental transportation system to convert more trips to autonomous vehicle, pedestrian or bike trips. Also, currently planning to include solar panels.
Open House 6	10/10/19	7-8PM	Toll House	Julie Ritter Southern, Maria Ristow, Jamie Garcia & Friend, Irving & Evelyn Mitsunaga	Questions about Wood Road traffic, availability of Wood Road for evacuation, potential impact of project on housing element, and recommendation to deploy goats to further reduce fire risk. Request for copy of facts and figures table.	Confirmed that project not expected to affect housing element. Planning to deploy goats on property this spring; planning to make commitment to make Wood Road available for evacuation during emergencies.
Open House 7	03/05/20	7-8PM	Los Gatos United Methodist Church	None	General heightened sensitivity due to COVID-19 may have been a factor in suppressing turnout.	Produced and circulated video update; available at Covia/Los Gatos Meadows website https://covia.org/los-gatos-meadows/
Open House 8	12/03/20	7-8PM	Zoom Meeting	Julie Ritter Southern, Fred Lester, Matt Wood, Zane Rowe, Gary/Jamie Garcia, Clair LaClair, Evelyn/Irving Mitsunaga, Robert Macartney, Matthew Bigge	Green roof (Fred), Solar (Julie), incline elevator (Fred), security current through construction (Matt), views from 135 Wood and story pole modification request (Julie), visualization from 100 Wood Rd (Matt), Condo v. CCRC (Julie), fire evacuation (Matt), parking for construction (Fred), construction traffic (Matt)	Provided advance notice of intent to seek modification to Town's Story Pole Policy

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Listing of Meetings with Neighbors and Community

Type of Meeting	Date	Time	Location	Attendee	Notes from Meeting	Outcome
Public Hearing - Story Pole Exception Request	01/19/21	7-9PM	Zoom Meeting	Town Council and Town Staff (in advance of meeting, staff received letters from Claire Southern, Matthew Southern and Mark Rigoli (via Council Member Maria Ristow)	No public comments; council members discussed merits and concerns regarding proposal	Consideration for request continued to future council meeting
NOP Meeting	02/25/21	7-7:15PM	Zoom Meeting	Presenters: Joel Paulson, Jocelyn Shoopman, Sean Mullin, Terri Wissler Adam (EMC Planning). Public Attendees: Matt Hood	Matt Hood inquired about availability of video recording of the NOP meeting	
Open House 9 **(Future Meeting)**	08/09/21	7-8PM	TBD			

Appendix E
Listing of Communications

DATE	DESCRIPTION	CONSTITUENCY	COMM_TYPE	INDIVIDUALS	COVIA_TEAM_REPRESENTATIVES
10/23/2017	Meeting with Town Attorney and Planning	Town	In-Person Meeting	Laurel Prevetti, Joel Paulson, Robert Schultz	Frank Rockwood, Laura Worthington-Forbes, Barbara Schussman
2/7/2018	Meeting with Fire Department	Town	In-Person Meeting	Fardean Amadhani, Tracy Staiger	Frank Rockwood, Mark Falgout
2/27/2018	Open House 1 Invitation	Neighbors	Letter	[Sent to neighborhood distribution list]	Letter from Kevin Gerber
3/8/2018	Tour with Town Staff	Town	Tour	Laurel Prevetti, Joel Paulson	Frank Rockwood, Kevin Gerber, Chris Ichien, Eric Morley
3/8/2018	Open House 1 meeting	Neighbors	In-Person Meeting	Maria Ristow, Irving & Evelyn Mitsunaga, Robert Mullan (Toll House)	Frank Rockwood, Chris Ichien, Eric Morley, Kevin Gerber, Ron Schaefer
3/8/2018	Resident Council 1 Meeting	Residents	In-Person Meeting	[Los Gatos Meadows residents]	Frank Rockwood, Chris Ichien, Eric Morley, Kevin Gerber, Ron Schaefer
4/2/2018	Open House 2 Invitation	Neighbors	Letter/Email	[Sent to neighborhood distribution list]	Letter from Chris Ichien
4/8/2018	Open House 2 Next Door Posting by Ristow	Neighbors	NextDoor		
4/13/2018	Meeting with Toll House Hotel	Organizations	In-Person Meeting	Jason Bogan, Robert Mullan	Frank Rockwood
4/18/2018	Open House 2 meeting	Neighbors	In-Person Meeting	Julie Ritter Southern, Maria Ristow, Claire LeClair, Cathy Colgan	Chris Ichien, Frank Rockwood, Mark Falgout, Eric Morley
4/18/2018	Resident Council 2 Meeting	Residents	In-Person Meeting	[Los Gatos Meadows residents]	Chris Ichien, Frank Rockwood, Mark Falgout, Eric Morley
4/23/2018	Tour with Council Member	Town	Tour	Barbara Spector	Chris Ichien, Frank Rockwood, Mary McMullin, Eric Morley
4/23/2018	Meeting with Town Attorney	Town	In-Person Meeting	Robert Schultz, Joel Paulson	Bill Tobin, Frank Rockwood, Eric Morley, Barbara Schussman
4/24/2018	Open House 3 & 4 Invitation	Neighbors	Letter/Email	[Sent to neighborhood & local businesses distribution list]	Letter from Chris Ichien; email from Frank Rockwood
4/30/2018	Meeting with Toll House	Organizations	In-Person Meeting	Jason Bogan	Frank Rockwood
4/30/2018	Meeting with Town Official	Town	In-Person Meeting	Monica Renn	Frank Rockwood
4/30/2018	Tour with Council Member	Town	Tour	Marico Sayoc	Chris Ichien, Frank Rockwood, Diana Jamison, Eric Morley
5/1/2018	Open House 3 Next Door Posting by Ristow	Neighbors	NextDoor		
5/3/2018	Meeting with Toll House business	Organizations	In-Person Meeting	Fred Lester, Dave Lazzarini (at the beginning)	Frank Rockwood, Eric Morley
5/3/2018	Open House 3 meeting	Neighbors	In-Person Meeting	Kurtz, Fairey, Iversen (and Mike Vrevich resident)	David Gates, Chris Ichien, Ron Schaefer, F Rockwood, Mark Falgout, E Morley
5/3/2018	Resident Council 3 Meeting	Residents	In-Person Meeting	[Los Gatos Meadows residents]	David Gates, Chris Ichien, Ron Schaefer, Frank Rockwood
5/3/2018	Meeting with Fire	Town	In-Person Meeting	Fardean Amadhani, Tracy Staiger	Frank Rockwood, Mark Falgout, Eric Morley
5/3/2018	Meeting with Planning	Town	In-Person Meeting	Joel Paulson	Frank Rockwood, Mark Falgout
5/4/2018	Tour with Council Member	Town	Tour	Rob Rennie	Chris Ichien, Frank Rockwood, Kevin Gerber, Eric Morley
5/3/2018	Tour with Council Member	Town	Tour	Marcia Jensen	Chris Ichien, Frank Rockwood, Mary McMullin, Eric Morley
5/4/2018	Meeting with Public Works	Town	In-Person Meeting	Jessy Pu, Lisa Pedersen	Frank Rockwood, Mark Falgout, Eric Morley
5/4/2018	Tour with Mayor	Town	Tour	Rob Rennie	Chris Ichien, Frank Rockwood, Kevin Gerber, Eric Morley
5/10/2018	Open House 4 Invitation	Neighbors/Organizations	Letter/Email	[Sent to neighborhood & local businesses distribution list]	Letter from Chris Ichien; email from Frank Rockwood
5/17/2018	Emailed Director of Chamber of	Organizations	Email	Joe Pirzynski	Email from Frank Rockwood
5/20/2018	Open House 4 meeting	Neighbors	In-Person Meeting	John and Jean Richardson, Stanford Stickney and 3 other family members	David Gates, Chris Ichien, Bill Tobin, F Rockwood, Mark Falgout
5/22/2018	Emailed Julie Ritter Southern	Neighbors	Email	Julie Ritter Southern	Email from Frank Rockwood
6/4/2018	Emailed Los Gatos Roasting Company	Organizations	Email	Teri Hope	Email from Frank Rockwood
6/4/2018	Emailed McCarthy Ranch	Organizations	Email	Joey McCarthy	Email from Frank Rockwood
6/4/2018	Emailed Time Out Clothing	Organizations	Email	Ginger Rowe	Email from Frank Rockwood
6/10/2018	Emailed Julie Ritter Southern	Neighbors	Email	Julie Ritter Southern	Email from Frank Rockwood
6/11/2018	Emailed Time Out Clothing	Organizations	Email	Ginger Rowe	Email from Frank Rockwood
6/15/2018	Meeting with Los Gatos Roasting	Organizations	In-Person Meeting	Teri Hope	Frank and Susan Rockwood
6/15/2018	Meeting with McCarthy Ranch	Organizations	In-Person Meeting	Joey McCarthy	Frank and Susan Rockwood
6/15/2018	Stopped Rural Supply Hardware	Organizations	In-Person Meeting	Ken Nelson	Frank and Susan Rockwood
6/15/2018	Stopped by Cucina Bambina	Organizations	In-Person Meeting	Met with receptionist (Izzy)	Frank and Susan Rockwood
6/15/2018	Stopped by The Spa - Los Gatos	Organizations	In-Person Meeting	Met with receptionist	Frank and Susan Rockwood
6/25/2018	Meeting with Time Out Clothing	Organizations	In-Person Meeting	Ginger Rowe	Frank and Susan Rockwood
6/25/2018	Meeting to review views of neighbor	Neighbors	In-Person Meeting	Julie Ritter Southern	Frank Rockwood and Chris Ichien
6/26/2018	Call with Town Not City Representative	Organizations	Call	Rod Teague	Frank Rockwood
6/27/2018	Emailed UMC and Live Oak	Organizations	Email	Jennifer Murdock, Trudy Burling	Email from Frank Rockwood
7/13/2018	Meeting with Chamber	Organizations	In-Person Meeting	Joe Pirzynski	Frank Rockwood, Chris Ichien
7/13/2018	Meeting with The Spa - Los Gatos	Organizations	In-Person Meeting	Patti Rice	Frank Rockwood
7/17/2018	Open House 5 & 6 Invitation and Open House 4 Video Link	Neighbors/Organizations	Letter/Email	[Sent to neighborhood & local businesses distribution list]	Letter from Chris Ichien; email from Frank Rockwood
7/18/2018	NextDoor Posting about video	Neighbors/Organizations	NextDoor		
7/19/2018	Meeting with Live Oak and LGUMC	Organizations	In-Person Meeting	Jennifer Murdock, Trudy Burling, Kathy Mlinarich	Frank Rockwood and Laura Worthington-Forbes
7/20/2018	Emailed neighbor who reached out	Neighbors	Email	James Holtz	Email from Frank Rockwood
7/23/2018	Emailed meeting invitation	Organizations	Email	Ron Tate	Email from Frank Rockwood
7/23/2018	Emailed meeting invitation	Organizations	Email	Shelly Blanchard	Email from Frank Rockwood
7/24/2018	Call with Shelly Blanchard	Organizations	Call	Shelly Blanchard/Cucina Bambina	Frank Rockwood
7/24/2018	Meeting with Fred Lester	Organizations	In-Person Meeting	Fred Lester	Frank Rockwood
7/24/2018	Meeting with Jason Bogan	Organizations	In-Person Meeting	Jason Bogan	Frank Rockwood

Appendix E
Listing of Communications

DATE	DESCRIPTION	CONSTITUENCY	COMM_TYPE	INDIVIDUALS	COVIA_TEAM_REPRESENTATIVES
7/30/2018	Email from Maria Ristow	Neighbors	Email	Maria Ristow	Email from Frank Rockwood
8/1/2018	Email from Joe Pirzynski	Organizations	Email	Joe Pirzynski	Email from Frank Rockwood
8/28/2018	Announcement re: rescheduling Open House 5 & 6 and commencement of focus groups	Neighbors/Organizations	Letter/Email	[Sent to neighborhood & local businesses distribution list]	Letter from Chris Ichien; email from Frank Rockwood
8/30/2018	James Holtz emailed re: focus group	Neighbors	Email	James Holtz	Email from Frank Rockwood
9/25/2018	Survey mailed to people in Town and vicinity	Neighbors/Vicinity	Letter	[Sent to neighborhood distribution list + mailing list for vicinity]	Brook Adams
10/2/2018; 10/3/2018	Focus Groups	Neighbors/Vicinity	In-Person Meeting	3 focus groups of about 12 each	Brook Adams
10/29/2018	Meeting with Town Staff	Town	In-Person Meeting	Laurel Prevetti, Joel Paulson, Robert Schultz	Frank Rockwood, Laura Worthington-Forbes, Eric Morley, Chris Ichien, Barbara Schussman
11/9/2018	Open House 5 Invitation	Neighbors	Letter/Email	[Sent to neighborhood & local businesses distribution list]	Letter from Chris Ichien; email from Frank Rockwood
12/6/2018	Open House 5	Neighbors	In-Person Meeting	Julie Southern, Matt and Marlena Hood and friend, Mike Wasserman	D Gates, C Ichien, A Pelley, F Rockwood, M Falgout, E Morley, M McMullin, L Darling
12/6/2018	Resident Council #5 Meeting	Residents	In-Person Meeting	[Los Gatos Meadows residents]	D Gates, C Ichien, A Pelley, F Rockwood, M Falgout, E Morley, K Gerber, M McMullin, L Darling
12/7/2018	Public Works Meeting	Town	In-Person Meeting	Jessy Pu, Lisa Pedersen	Frank Rockwood, Susan Rockwood, Mark Falgout
12/11/2018	Meeting with Town Staff	Town	In-Person Meeting	Laurel Prevetti, Joel Paulson	Frank Rockwood, Eric Morley, Chris Ichien, Mark Falgout
12/11/2018	Meeting w/Town Not City	Organizations	In-Person Meeting	Rod Teague	Frank and Susan Rockwood, Eric Morley, Chris Ichien
12/12/2018	Meeting with Council Member Marico Sayoc	Town	In-Person Meeting	Marico Sayoc	Frank Rockwood, Eric Morley, Chris Ichien
12/12/2018	Meeting with Council Member Steve Leonardis	Town	In-Person Meeting	Steve Leonardis	Frank Rockwood, Eric Morley, Chris Ichien
12/12/2018	Meeting with Chamber	Organizations	In-Person Meeting	Joe Pirzynski, Catherine Somers	Frank Rockwood, Eric Morley, Chris Ichien
12/13/2018	Meeting with Toll House	Organizations	In-Person Meeting	Jason Bogan	Frank and Susan Rockwood, Victor Ceron
12/13/2018	Meeting with Council Member Rob	Town	In-Person Meeting	Rob Rennie	Frank Rockwood, Eric Morley, Kiran Kaur
12/14/2018	Meeting with Council Member Barbara Spector	Town	In-Person Meeting	Barbara Spector	Frank Rockwood, Mary McMullin
12/18/2018	Emailed link to Open House 5 Video	Town/Org/Neighbors	Email	[sent to email distribution list]	Frank Rockwood
1/29/2019	Meeting with Council Member Marcia Jensen	Town	In-Person Meeting	Marcia Jensen	Frank Rockwood, Mary McMullin, Chris Ichien
2/19/2019	Emails from Maria Ristow and Matt Hood	Neighbors	Email	Maria Ristow, Matt Hood	Frank Rockwood
2/21/2019	Phone Conversation with Rod Teague	Organizations	Call	Rod Teague	Frank Rockwood
2/22/2019	Emails with Fred Lester re: Oak Trees	Organizations	Email	Fred Lester	Frank Rockwood
3/15/2019	Meeting with Caroline and Marc Philippe	Neighbors	In-Person Meeting	Caroline and Marc Philippe	Frank Rockwood, Victor Ceron
3/15/2019	Meeting with Julie Ritter	Neighbors	In-Person Meeting	Julie Ritter Southern	Frank Rockwood, Victor Ceron
5/15/2019	Julie Ritter Emailed re: project status	Neighbors	Email	Julie Ritter Southern	Email from Frank Rockwood
7/8/2019	Email with Caroline Phillippe re: ADU/vineyard	Neighbors	Email	Caroline and Marc Philippe	Frank Rockwood
7/25/2019	Meeting with Toll House Hotel	Organizations	In-Person Meeting	Jason Bogan	Frank Rockwood
8/5/2019	Conversation with John Richardson re: status	Neighbors	Call	John Richardson	Frank Rockwood
8/15/2019	Meeting with Joel Paulson and Laurel Prevetti	Town	In-Person Meeting	Joel Paulson, Laurel Prevetti	Frank Rockwood, Laura Worthington-Forbes, David Gates, Chris Ichien
8/15/2019	Meeting with Catherine Somers from Chamber	Organizations	In-Person Meeting	Catherine Somers	Frank Rockwood, Chris Ichien
8/15/2019; 8/17/2019	Open House 6 Invitation and FAQ's	Neighbors/Organizations	Letter/Email	[Sent to neighborhood & local businesses distribution list]	Letter from Chris Ichien; email from Frank Rockwood
9/24/2019	Meeting with Toll House Hotel	Organizations	In-Person Meeting	Abel Veloz	Frank Rockwood, Victor Ceron
9/24/2019	Meeting with Fred Lester	Organizations	In-Person Meeting	Fred Lester and his wife	Frank Rockwood, Victor Ceron
9/24/2019	Meeting with Senior Commission	Town	In-Person Meeting	Arn Andrews, Commission Members	Frank and Susan Rockwood
10/1/2019	Meeting with Julio Hernandez, SDA	Town	In-Person Meeting	Julio Hernandez, SDA Church	Victor Ceron
10/10/2019	Open House 6 at Toll House Hotel	Neighbors	In-Person Meeting	Julie Ritter Southern, Jaime Garcia & friend, Irving & Evelyn Mitsunaga, Maria Ristow	F Rockwood, M Falgout, D Gates, C Ichien, V Ceron, V Troncosco, P Hillan
10/14/2019	Response re: OH 6 Questions re: schedule and security and goats	Neighbors	Email	Maria Ristow, Julie Ritter Southern, Irving and Evelyn Mitsunaga, Jaime Garcia	Frank Rockwood
10/25/2019	Email Intro to New Neighbor	Neighbors	Email	Zane Rowe (bought Phillipe property)	Frank Rockwood
12/18/2019	Meeting with Town	Town	In-Person Meeting	Joel Paulson, Sally Zarnowitz, Jocelyn Shoopman	Frank Rockwood, Laura Worthington-Forbes, David Hance
2/6/2020	Site Visit with Town Staff	Town	In-Person Meeting	Jocelyn Shoopman, Sally Zarnowitz, Mike Weisz, Robert Gray, Corvell Sparks	Frank Rockwood, Victor Ceron, Chris Ichien, Vincent Troncoso
2/11/2020	Letter from Neighbor to Town Staff re: Broadway	Neighbor/Town	Letter	Julie Ritter Southern	NA
2/12/2020	Technical Review	Town	In-Person Meeting	Jocelyn Shoopman, Sally Zarnowitz, Bob Gray, Tracy Staiger	Frank Rockwood, Arch Pelley, Mark Falgout, Kimmy Chen
2/13/2020	Open House 7 Invitation and FAQ's	Neighbors/Organizations	Letter/Email	[Sent to neighborhood & local businesses distribution list]	Letter from Chris Ichien; email from Frank Rockwood
3/5/2020	Open House 7 at Los Gatos United Methodist Church	Neighbors	In-Person Meeting	None	Frank Rockwood, Chris Ichien, Victor Ceron, Mark Falgout, David Gates

Appendix E
Listing of Communications

DATE	DESCRIPTION	CONSTITUENCY	COMM_TYPE	INDIVIDUALS	COVIA_TEAM_REPRESENTATIVES
3/6/2020; 3/10/2020	Maria Ristow inquired re: Open House 7; response addressed possible alternatives to in-person meetings; communicated that Covia is targeting distribution of video summary in May; appreciative of goats	Neighbors	Email	Maria Ristow	Emails to/from Frank Rockwood
4/2/2020	John Richardson inquired re: status; resent February FAQ; communicated that Covia is targeting distribution of video	Neighbors	Email	John Richardson	Emails to/from Frank Rockwood
4/14/2020; 4/16/2020	Julie Ritter Southern inquired re: status; complained re: unsightly trash bin; appreciative of goats; responded that Covia is targeting distribution of video summary; committed to removal of unsightly trash bin	Neighbors	Email	Julie Ritter Southern	Emails to/from Frank Rockwood
5/31/2020	Sent link to summary video to neighbors; updated Covia website with link to summary video	Neighbors	Email	[Sent to neighborhood]	Frank Rockwood
6/3/2020	Meeting with Town Staff	Town	Video Meeting	Jocelyn Shoopman	Frank Rockwood, Arch Pelley, Melissa Destout
6/3/2020	Meeting with Fire Department	Town	Video Meeting	Tracy Staiger, Kathy Baker	Frank Rockwood, Mark Falgout, Matt Lissak
6/7/2020	Zane Rowe acknowledged receipt of May 31st email; interested in meeting in person when things return to normal	Neighbors		Zane Rowe	Emails to/from Frank Rockwood
6/10/2020	Meeting with Town Staff re: Land Use CEQA Path	Town	Video Meeting	Jocelyn Shoopman, Sally Zarnowitz, Joel Paulson, Robert Schultz	Frank Rockwood, Barbara Schussman, Laura Worthington-Forbes
6/11/2020	Julie Ritter Southern forwarded link to video to Justin Draa and Brend Neudecker; requested consideration of another in-person presentation	Neighbors	Email	Julie Ritter Southern	Emails to/from Frank Rockwood
6/12/2020	Meeting with Town Staff re: Story Pole Visualization	Town	Video Meeting	Jocelyn Shoopman, Sally Zarnowitz, Joel Paulson	Frank Rockwood, Mark Falgout, David Gates, Melissa Destout
6/29/2020	Maria Ristow inquired re: status general and tagged trees behind 65 Broadway; tagged trees related to trimming project	Neighbors	Email	Maria Ristow	Emails to/from Frank Rockwood
6/29/2020	Margaret Bielski called about trees at 19 Clifton that appear to be marked for removal; understands that there is a proposal to add two units	Neighbors	Phone Call	Margaret Bielski	Call to/from Frank Rockwood
11/17/2020	Open House 8 Invitation	Neighbors/Organizations	Letter/Email	[Sent to neighborhood & local businesses distribution list]	Letter from Chris Ichien; email from Frank Rockwood
12/2/2020	Meeting with Council Member-Elect Maria Ristow	Town	Video Meeting	Maria Ristow	Frank Rockwood, Chris Ichien, Laura Worthington-Forbes
12/3/2020	Open House 8	Neighbors	Video Meeting	Julie Ritter Southern, Fred Lester, Matt Wood, Zane Rowe, Gary/Jamie Garcia, Claire LeClair, Evelyn/Irving Mitsunaga, Robert Macartney, Matthew Bigge	Frank Rockwood, Chris Ichien, David Gates, Victor Ceron, Laura Worthington-Forbes, Mark Falgout, Laura Darling
12/3/2020	Meeting with Council Member Marico Sayoc	Town	Video Meeting	Marico Sayoc	Frank Rockwood, Chris Ichien, Laura Worthington-Forbes
12/4/2020	Meeting with Jocelyn Shoopman	Town	Video Meeting	Jocelyn Shoopman	Frank Rockwood, Mark Falgout, Laura Worthington-Forbes
12/9/2020	Meeting with Council Member Rob Rennie	Town	Video Meeting	Rob Rennie	Frank Rockwood, Mary McMullin, Laura Worthington-Forbes
1/11/2021	Letter from Neighbor to Town Staff re: Story Poles and Fire Evacuation	Neighbor/Town	Letter_to_Town	Matthew Southern	N/A
1/12/2021	Letter from Neighbor to Town Staff re: Story Poles	Neighbor/Town	Letter_to_Town	Clare Southern	N/A
1/12/2021	Meeting with Council Member Matthew Hudes	Town	Video Meeting	Matthew Hudes	Frank Rockwood, Chris Ichien, Laura Worthington-Forbes
1/12/2021	Meeting with Council Member Mary Badame	Town	Video Meeting	Mary Badame	Frank Rockwood, Chris Ichien, Laura Worthington-Forbes
1/15/2021	Letter from Neighbor to Town Staff re: Story Poles and Farwell Lane	Neighbor/Town	Letter_to_Town	Mark Regoli	N/A
1/19/2021	Letter from Neighbor to Town Staff re: Story Poles and View	Neighbor/Town	Letter_to_Town	Julie Ritter Southern	N/A
1/19/2021	Town Council Hearing re: Story Pole	Town/Neighbors	Video Meeting	Matthew Hudes, Mary Badame, Jocelyn Shoopman, Rob Rennie, Marico Sayoc, Maria Ristow (recused)	Frank Rockwood, Mark Falgout, David Gates, Laura Worthington-Forbes
2/1/2021	Letter from Neighbor to Town Staff re: Story Poles	Neighbor/Town	Letter_to_Town	Bernd Neudecker	N/A
2/1/2021	Meeting with Julie Ritter Southern and Andrew Ghofrani	Neighbors	In-Person Meeting	Julie Ritter Southern (123/135 Wood Rd) and Andrew Ghofrani (121 Wood Rd)	Frank Rockwood, Chris Ichien, David Gates
2/2/2021	Julie Ritter Southern conveyed that Bernd Neudecker would be sending letter to staff	Neighbors	Email	Julie Ritter Southern (123/135 Wood Rd) and Berne Neudecker (109 Wood Rd)	Emails to/from Frank Rockwood
2/8/2021	Letter from Neighbor to Town Staff re: View and Building Height	Neighbor/Town	Letter_to_Town	Andrew Ghofrani	N/A
2/8/2021	Tour with Council Member	Town	Tour	Matthew Hudes	Frank Rockwood, Chris Ichien

Appendix E
Listing of Communications

DATE	DESCRIPTION	CONSTITUENCY	COMM_TYPE	INDIVIDUALS	COVIA_TEAM_REPRESENTATIVES
2/22/2021	Letter recap of meeting with Arn Andrews regarding Ad Hoc Wildfire Committee; Jocelyn Scoopman directed project team to incorporate contents of letter in updated Justification Letter	Town	Email	Arn Andrews	Laura Worthington Forbes
3/14/2021	Neighbor reached out about people cutting plants on property	Neighbors	Email	Cathy Colgan	Frank Rockwood, Alex Gerasimov
3/18/2021	Owner of business located at the corner of Wood Rd and S. Santa Cruz Ave reached out about construction start and length - concern of holistic tenant	Neighbor/Town	Email	Shayna Orr, Exec Asst for Owner of business located at the corner of Wood Rd and S. Santa Cruz Ave	Frank Rockwood
4/22/2021	Letter to Neighbor re: Visualizations	Neighbor	Letter	Andrew Ghofrani	Frank Rockwood
4/28/2021	Emailed Visualizations from Ghofrani Property	Neighbor	Email	Andrew Ghofrani, Julie Ritter	Frank Rockwood
5/3/2021	Email to Neighbor re: project status and tree	Neighbor	Email	John Richardson	Frank Rockwood
5/12/2021	Communication with Neighbor about Trees - to be taken down 5/15/21	Neighbor	Email	John Richardson	Alex Gerasimov
5/15/2021	Communication with Town Council Member Who Reached Out For Update	Town	Email	Maria Ristow	Frank Rockwood
5/17/2021	Communication with Neighbor about Tree Taken Down - Neighbor Said Looked Great	Neighbor	Email	John Richardson	Alex Gerasimov
5/24/2021	Communication with Neighbor re: Visualizations from House	Neighbor	Email	Andrew Ghofrani	Frank Rockwood
6/5/2021	Neighbor Reached Out Regarding Annual Clearing of Brush by 50 Clifton Ave.	Neighbor	Email	Michael Walton	Alex Gerasimov
6/14/2021	Communicate with Neighbor re: Request for Project Update	Neighbor	Email	Julie Ritter Southern	Frank Rockwood
6/14/2021	Communication with Neighbor re: Upcoming DEIR Meeting 6/23/21	Neighbor	Email	Julie Ritter Southern and Andrew Ghofrani	Frank Rockwood
7/6/2021	Communication with Neighbor re: Upcoming Open House - Checking on Aug 9 Date	Neighbor	Email	Julie Ritter Southern	Frank Rockwood

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CANNON
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GROUP

ARCHITECTURE PLANNING URBAN DESIGN

May 8, 2020

Ms. Jocelyn Shoopman
Community Development Department
Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95031

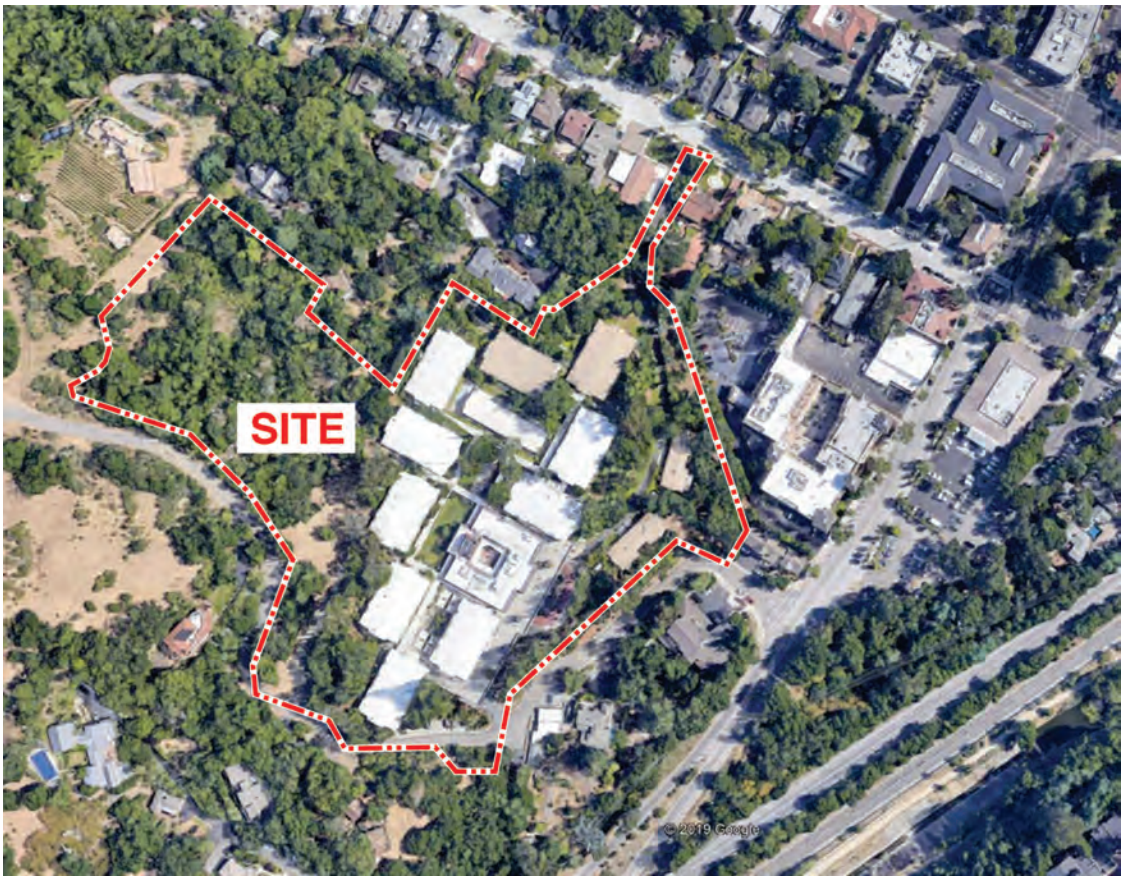
RE: 110 Wood Road

Dear Jocelyn:

I reviewed the drawings and evaluated the site context. My comments and recommendations are as follows:

Neighborhood Context

The site is located on a hillside parcel near Downtown Los Gatos. The proposed Los Gatos Meadows continuing retirement care facility is similar in use to the existing care facility on the site. The site is surrounded by substantial mature landscaping. A single family residential neighborhood bounds the site to the north, and a hotel and retail structures are also nearby on South Santa Cruz Avenue. Otherwise, the remainder of the site perimeter is less developed. Additional aerial photos are shown on the following page for further site context.



700 LARKSPUR LANDING CIRCLE . SUITE 199 . LARKSPUR . CA . 94939

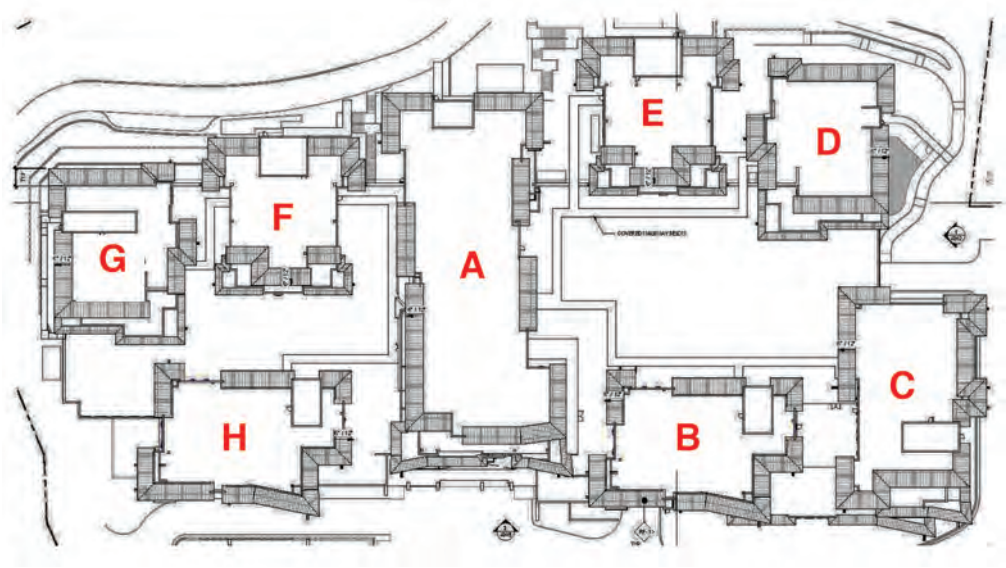
TEL: 415.331.3795
CDGPLAN@PACBELL.NET

Aerial view of site from the south

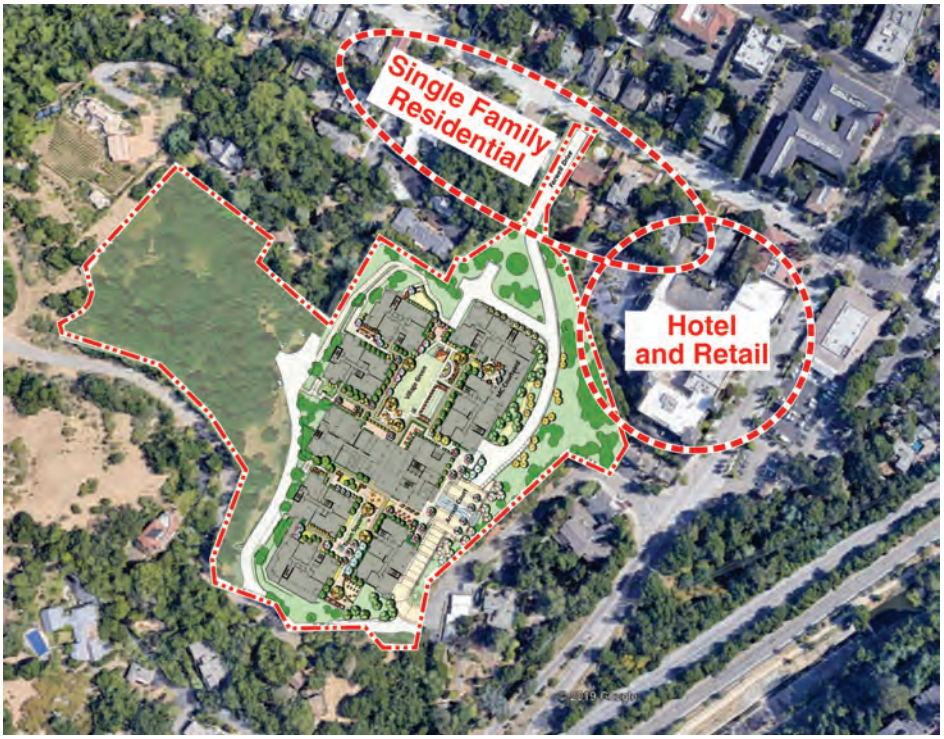
Aerial view of site from the east

ISSUES AND RECOMMENDATIONS

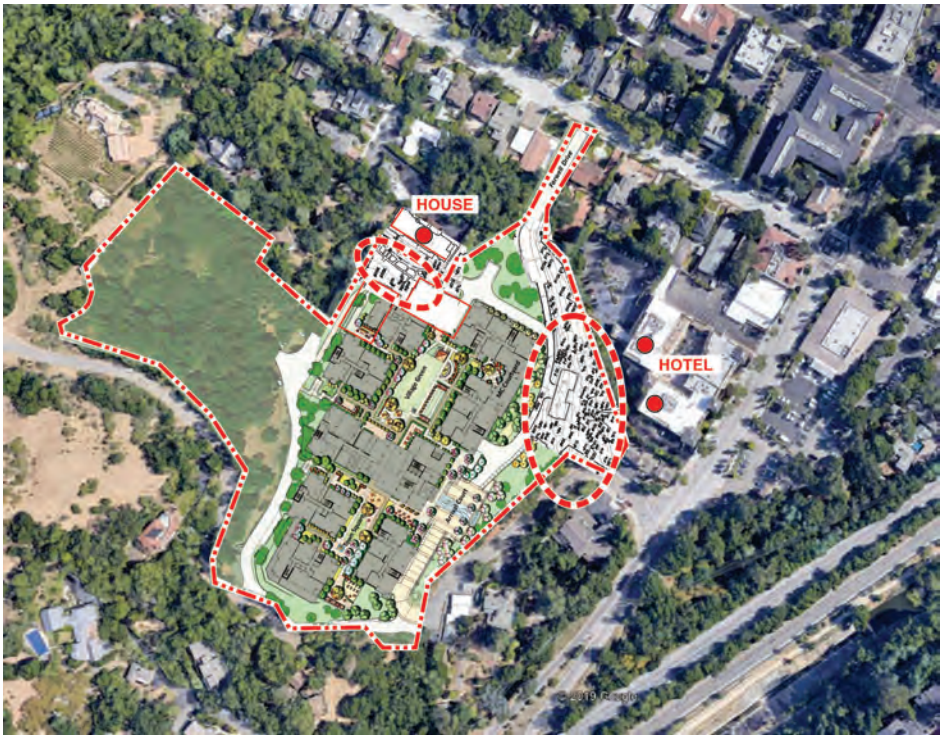
The proposed project would largely be developed within the same plan area as the existing care facility on the site - See site plan over aerial photo and the building layout plan with individual building identification letters below.

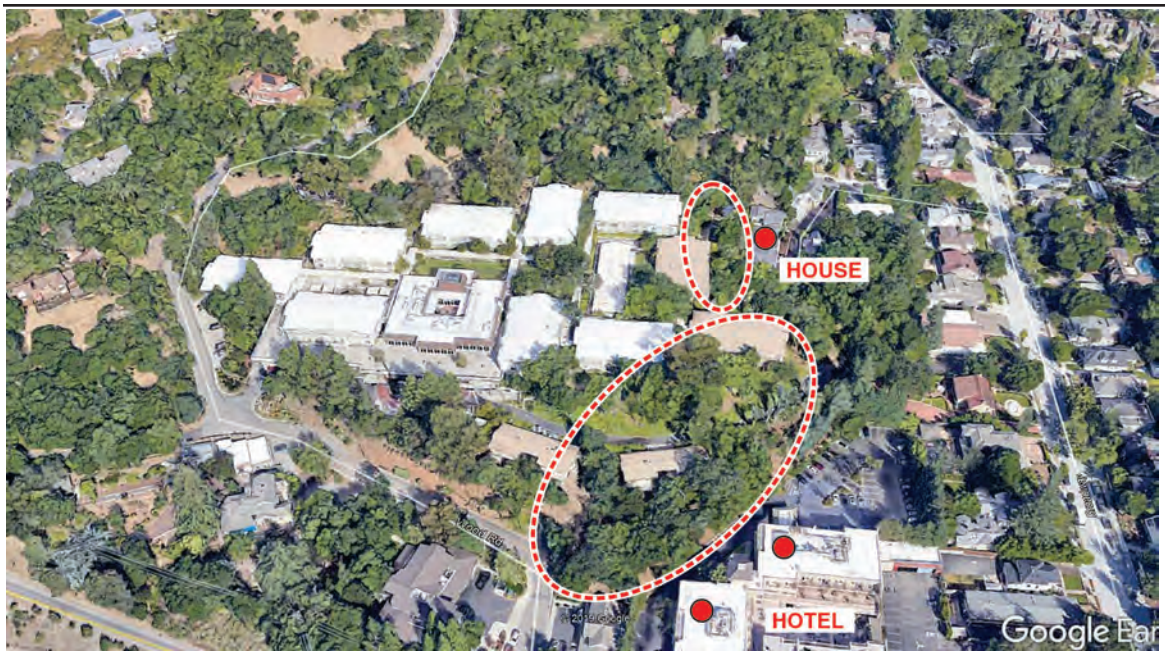


Potential visual impacts largely relate to height and proximity of a few new structures to the adjacent residential and commercial areas to the north and east and to the broader downtown area.

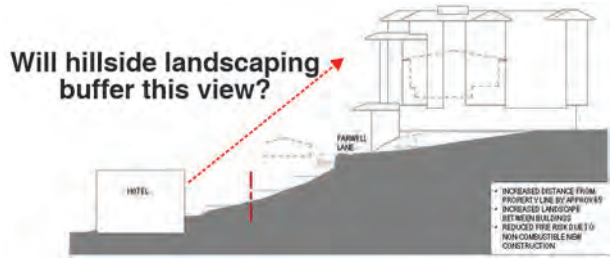


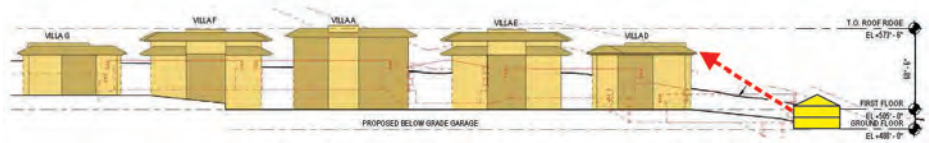
1. There are two specific areas where the removal of substantial mature landscaping and the increase in nearby building heights might create some visual impacts - adjacent to the Toll House Hotel and some of the adjacent residential neighborhood.





Tree removal areas of concern





There was not enough usable information regarding location and size of the trees that are proposed for retainion to be able to visualize for sure their potential visual impacts on adjacent properties or public spaces.. However. the simulation photo below suggests that without adequate tree buffering, the building height and bulk might seem very much out of character with the Town. While there are no specific guidelines which I can apply to this unique project, I would note the both the Town's Commercial and Residential Guidelines emphasize a respect for and adherence to designing to fit into the Town's small scale character.

Note that the photo simulation above is located at the Farwell Lane secondary exit street at Broadway which is about 300 feet east of Clifton Avenue where the single family home closest to this site is located.

Recommendation: Request the applicant to provide additional plan and section drawings to clarify the location and scale of both the trees to be retained and any proposed new buffer landscaping.

2. Since the proposed buildings would be substantially taller than those currently on the site, more of the project would be seen from East Main Street in the vicinity of Town Hall - see applicant's simulation photos below.

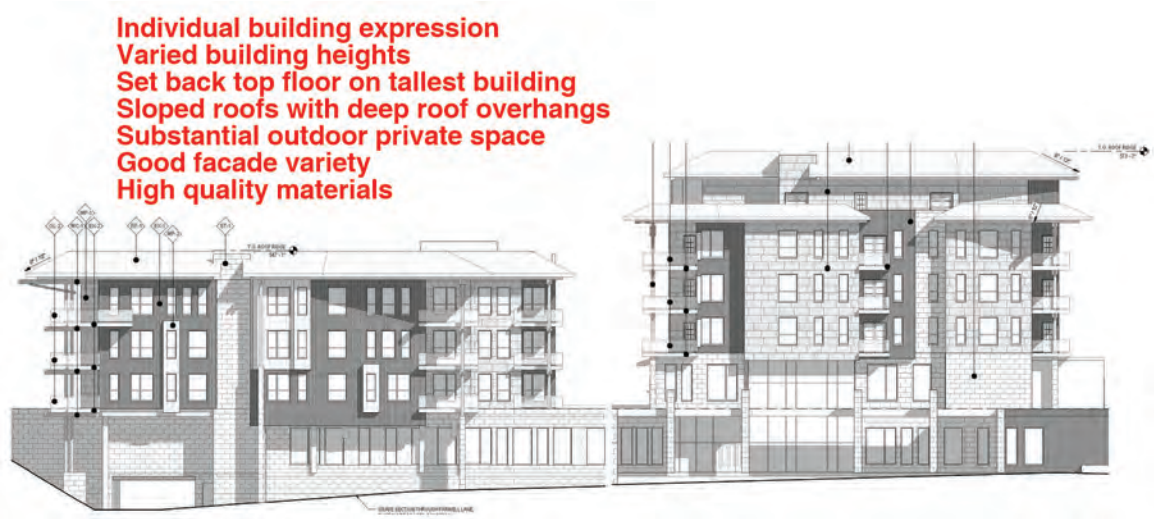
The evaluation of this potential impact will require a judgment as to whether the larger scale and increased building visibility is consistent with the Town's past emphasis on small scale character throughout the community.

The applicant's design team has been sensitive in designing the buildings to blend into the hillside as much as they can given their height. Deep roof overhangs, set back upper floors and the separation of individual Villa structures are intended to reduce the visual impact.

Recommendation: As noted above, this will be a community expectation issue. However, if the Town is comfortable the project scale and massing, my only recommendation would be to assure that the metal roofing selected is similar to the subdued color shown on the simulation and not the bright silver shown on the materials sheet.

ARCHITECTURAL EVALUATION

The project is well designed with a lot of thought given to the facilities' layout and building design. Some features are shown below on the partial east elevation and sketches showing the exterior and interior courtyard scale and character.



ENTRY SKETCH

COURTYARD SKETCH

Recommendations:

I have no recommendations for changes to the building designs. Staff, however, may wish to discuss the materials palette with the applicant. The materials are of high quality, but they are largely, with the exception of the stone veneer, metal and concrete faux simulations of natural materials. In the Town's Commercial and Residential Design Guidelines, natural materials are strongly encouraged although provisions are made in the Residential Design Guidelines for use of synthetic materials under some circumstances (Guideline 3.8.1: Use high quality materials).

Jocelyn, please let me know if you have any questions, or if there are other issues that I did not address.

Sincerely,
CANNON DESIGN GROUP

Larry L. Cannon

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PERKINS EASTMAN

RESPONSE TO TOWN OF LOS GATOS STAFF TECHNICAL REVIEW
Department: PLANNING DIVISION
Community Development Department

Item: 110 Wood Road
Planned Development Application PD-20-001
Project Name: Los Gatos Meadows Covia Community
Property Owner: Covia Communities
Applicant: Rockwood Pacific Inc.
Description: Requesting approval of a Planned Development for a senior living community on property zoned R:PD. APN 510-47-038.

Date of Staff Review Comments: May 22, 2020 (Second Review)
Project Planner: Jocelyn Shoopman

Perkins Eastman
Architects DPC

PERKINSEASTMAN.COM

Boston
Charlotte
Chicago
Costa Mesa
Dallas
Dubai
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Los Angeles
Mumbai
New York
Oakland
Pittsburgh
San Francisco
Shanghai
Stamford
Toronto
Washington DC

This letter is the response to the comments submitted to the Town by the consulting architect, Larry L. Cannon in his letter of May 8, 2020.

Tree Removal Area of Concern, (page 5)
Response: This view on sheet A303 is missing landscape, we have revised this section to include landscaping as part of our resubmission.

Recommendation: Request the applicant to provide additional plan and section drawings to clarify the location and scale of both the trees to be retained and any proposed new buffer landscaping. (page 5)
Response: We have coordinated with the landscape architect and have revised this view to clarify the location and scale of both the trees to be retained and proposed new buffer landscaping as shown on Sheet A406 as part of the resubmission.

Recommendation: As noted above, this will be a community expectation issue. However, if the Town is comfortable the project scale and massing, my only recommendation would be to assure that the metal roofing selected is similar to the subdued color shown on the simulation and not the bright silver shown on the materials sheet. (page 6)
Response: As recommended, we have revised the color of the roof on the material sheet A204 as part of the resubmission to the subdued color shown in the visualization.

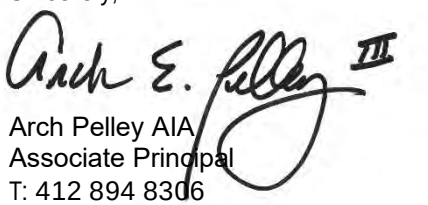
Recommendations: I have no recommendations for changes to the building designs. Staff, however, may wish to discuss the materials palette with the applicant. The materials are of high quality, but they are largely, with the exception of the stone veneer, metal and concrete faux simulations of natural materials. (page 7)
Response: Due to building occupancy type and current building code requirements, certain natural materials, especially wood or other combustible materials, are not permitted. Therefore high quality alternatives with similar qualities were selected. These materials were chosen to keep within the spirit of the Town's Commercial and Residential Design Guidelines as well as to conform to the current building codes.

EXHIBIT 10

PERKINS EASTMAN

We believe we have answered all of the recommendations and concerns in the letter of May 8, 2020. Please let us know if any concerns remain.

Sincerely,



Arch Pelley AIA
Associate Principal
T: 412 894 8306
E: a.pelley@perkinseastman.com

Arborist Report Update

Los Gatos Meadows
Los Gatos, CA

PREPARED FOR
Covia
2185 N. California Blvd. Suite 215
Walnut Creek, CA 94596

PREPARED BY:
HortScience | Bartlett Consulting
325 Ray St.
Pleasanton, CA 94566

October 12, 2020

EXHIBIT 11

Arborist Report Update
Los Gatos Meadows
Los Gatos, CA

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Tree Assessment
Tree Disposition
Tree Appraisal

Arborist Report Update
Los Gatos Meadows
Los Gatos, CA

Executive Summary

Covia is planning to re-develop the Los Gatos Meadows property in Los Gatos, CA. Trees were assessed on June 26 and 27, 2018. The assessment included all trees 4" and greater in diameter, located within and adjacent to the project area.

Three hundred seventy-five (375) trees representing 57 species were evaluated (Table 1). For all species combined, trees were in fair (42% of population) to poor (36% of population) condition with 22% of trees in good condition. One off-site tree (#251) was included in the assessment. No street trees had canopies over the project area.

The Town of Los Gatos protects all trees 4" and larger on sites being developed (Municipal Code Section 29.10). Certain species of designated sizes are excepted per Section 29.10.0970. Based on this definition, 338 of the original 375 trees were protected. These trees cannot be removed or pruned more than 25% without a permit.

Based on my evaluation of the plans:

- Two hundred twelve (213) trees will be removed (205 Protected, 8 Large Protected).
- One hundred eighteen (118) trees will be preserved (109 Protected, 9 Large Protected)

In 2019, selected trees were removed in response to a Wildland Urban Interface fire management review and the resulting Tree Management Plan prepared by HortScience | Bartlett Consulting (3/27/19). This Arborist Report incorporates the data on trees removed and responds to a Arborist's Review letter prepared by Monarch Consulting Arborists (July 6, 2020). Forty-four (44) trees were removed and three hundred thirty-one (331) trees remain.

The primary impacts of the proposed project to trees were expected to be from re-grading the slopes, reorienting and creating new roads, and re-configuring the buildings. I recommend carefully considering how future landscapes will be used before retaining trees with a low suitability for preservation. Impacts to trees being preserved can be minimized by following the **Tree Preservation Guidelines** (below).

Introduction and Overview

Covia is planning to re-develop the Los Gatos Meadows property in Los Gatos, CA. Currently the property is a senior living community with associated landscapes and natural areas. HortScience | Bartlett Consulting was asked to prepare an **Arborist Report** for the site as part of the application to the City of Los Gatos.

This report provides the following information:

1. Assessment of the health and structural condition of the trees within the proposed project area based on a visual inspection from the ground.
2. Evaluation of the impacts to trees based on development plans.
3. Appraisal of value of each tree using the Council of Tree and Landscape Appraisal methodology.
4. Guidelines for tree preservation during the design, construction and maintenance phases of development.

Tree Assessment Methods

Trees were assessed on June 26 and 27, 2018. The assessment included all trees 4" and greater in diameter, located within and adjacent to the project area. Off-site trees with canopies extending over the property line were included in the assessment and viewed from the subject property. The assessment procedure consisted of the following steps:

1. Identifying the tree as to species;
2. Tagging each tree with an identifying number and recording its location on a map; off-site trees were not tagged;
3. Measuring the trunk diameter at a point 54" above grade; for off-site trees diameters were estimated.
4. Evaluating the health and structural condition using a scale of 10%-90% based on a visual inspection from the ground:

   90% - A healthy, vigorous tree, reasonably free of signs and symptom of disease, with good structure and form typical of the species.
   70%- Tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.
   50%- Tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care.
   30% - Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
   10% - Tree in severe decline, dieback of scaffold branches and/or trunk; most of foliage from epicormics; extensive structural defects that cannot be abated.

5. Rating the suitability for preservation as "high", "moderate" or "low". Suitability for preservation considers the health, age and structural condition of the tree, and its potential to remain an asset to the site for years to come.

   High: Trees with good health and structural stability that have the potential for longevity at the site.

   Moderate: Trees with somewhat declining health and/or structural defects that can be abated with treatment. The tree will require more intense management and monitoring, and may have shorter life span than those in 'high' category.

   Low: Tree in poor health or with significant structural defects that cannot be mitigated. Tree is expected to continue to decline, regardless of treatment. The species or individual may have characteristics that are undesirable for landscapes and generally are unsuited for use areas.

Description of Trees

Three hundred seventy-five (375) trees representing 57 species were evaluated (Table 1). For all species combined, trees were in fair (42% of population) to poor (36% of population) condition with 22% of trees in good condition. One off-site tree (#251) was included in the assessment, and no street trees had canopies over the project area. Descriptions of each tree are found in the ***Tree Assessment***, and approximate locations are plotted on the ***Tree Assessment Plan*** (see Exhibits).

The site was notable for several reasons. The site was on the edge of Los Gatos downtown area where it transitioned into forest. Tree species diversity was high (57 species). Over half of the trees (53%, 7 species) were locally native species generally growing in natural conditions. In addition to the locally native species were:

- California species that are not native to the site such as coast redwood, Monterey pine and incense cedar;
- Common ornamental trees such as purpleleaf plum, eucalyptus and Italian cypress and,
- Less common ornamental trees such as blue blossom, Sitka spruce and white willow.

Table 1. Condition ratings and frequency of occurrence of trees Los Gatos Meadows, Los Gatos, CA

Common Name	Scientific Name	Condition			Total
		Poor (10-30%)	Fair (50%)	Good (70-90%)	
Bailey acacia	*Acacia baileyana*	5	-	-	**5**
Blackwood acacia	*Acacia melanoxylon*	4	1	2	**7**
Bigleaf maple	*Acer macrophyllum*	1	-	-	**1**
Japanese maple	*Acer palmatum*	-	1	-	**1**
Red maple	*Acer rubrum*	-	-	1	**1**
California buckeye	*Aesculus californica*	-	2	-	**2**
Red horsechestnut	*Aesculus* x *carnea*	2	1	1	**4**
African fern-pine	*Afrocarpus falcatus*	3	-	1	**4**
Marina madrone	*Arbutus* 'Marina'	-	-	1	**1**
Incense cedar	*Calocedrus decurrens*	-	-	1	**1**
Blue blossom	*Ceanothus thyrsiflorus*	1	-	-	**1**
Deodar cedar	*Cedrus deodara*	-	-	1	**1**
Hackberry	*Celtis occidentalis*	2	-	-	**2**
New Zealand cabbage palm	*Cordyline australis*	1	-	-	**1**
Flowering dogwood	*Cornus florida*	-	-	1	**1**
Italian cypress	*Cupressus sempervirens*	-	1	10	**11**
Bronze loquat	*Eriobotrya deflexa*	2	1	-	**3**
Loquat	*Eriobotrya japonica*	-	-	1	**1**
Sugar gum	*Eucalyptus cladocalyx*	3	1	-	**4**
Blue gum	*Eucalyptus globulus*	7	5	-	**12**
Red ironbark	*Eucalyptus sideroxylon*	5	1	-	**6**
Ginkgo	*Ginkgo biloba*	-	1	-	**1**
Silk oak	*Grevillea robusta*	-	1	-	**1**
Toyon	*Heteromeles arbutifolia*	-	1	-	**1**
Jacaranda	*Jacaranda mimosifolia*	-	1	-	**1**
California black walnut	*Juglans hindsii*	1	-	-	**1**
Hollywood juniper	*Juniperus chinensis* 'Kaizuka'	-	9	2	**11**
Grecian laurel	*Laurus nobilis*	3	-	-	**3**
Glossy privet	*Ligustrum lucidum*	-	1	-	**1**
Sweetgum	*Liquidambar styraciflua*	-	1	1	**2**

Common Name	Scientific Name	Condition			Total
		Poor (10-30%)	Fair (50%)	Good (70-90%)	
Crabapple	*Malus sylvestris*	2	5	4	**11**
Mayten	*Maytenus boaria*	1	-	-	**1**
Bottlebrush	*Melaleuca citrina*	-	-	1	**1**
Olive	*Olea europaea*	1	7	-	**8**
Sitka spruce	*Picea sitchensis*	-	-	1	**1**
Canary Island pine	*Pinus canariensis*	1	1	10	**12**
Aleppo pine	*Pinus halepensis*	1	-	-	**1**
Italian stone pine	*Pinus pinea*	-	2	-	**2**
Monterey pine	*Pinus radiata*	-	5	1	**6**
Victorian box	*Pittosporus undulatum*	1	2	-	**3**
Cherry	*Prunus avium*	1	-	-	**1**
Purpleleaf plum	*Prunus cerasifera*	2	-	-	**2**
Plum	*Prunus domestica*	1	1	-	**2**
Portugal laurel	*Prunus lusitanica*	1	-	-	**1**
Japanese flowering cherry	*Prunus serrulata*	-	1	-	**1**
Douglas fir	*Pseudotsuga menziesii*	2	3	2	**7**
Coast live oak	*Quercus agrifolia*	25	40	14	**79**
Blue oak	*Quercus douglasii*	1	1	-	**2**
Valley oak	*Quercus lobata*	8	10	6	**24**
African sumac	*Rhus lancea*	3	1	-	**4**
White willow	*Salix alba*	-	-	1	**1**
Arroyo willow	*Salix lasiolepis*	1	-	-	**1**
Brazilian pepper	*Schinus terebinthifolius*	-	1	-	**1**
Coast redwood	*Sequoia sempervirens*	2	2	13	**17**
Windmill palm	*Trachycarpus fortunei*	-	-	1	**1**
California bay	*Umbellularia californica*	38	46	5	**89**
Sawleaf zelkova	*Zelkova serrata*	3	1	-	**4**
Total		**135**	**158**	**82**	**375**

The most common species was California bay (89 trees, 24% of population). The bays were in fair (46 trees) to poor (38 trees) condition with five trees in good condition. They varied in development from young (4" trunk diameter) to mature (22, 12" trunk diameter). Twenty-eight (28) California bays had multiple trunks (31%). The single stem trees had an average trunk diameter of 9". The bays were generally growing in dense stands with oaks in undeveloped natural areas (Photo 1).

Seventy-nine (79) coast live oaks were assessed (21% of population). The coast live oaks were in fair condition (40 trees) with 25 trees in poor condition and 14 trees in good condition. They ranged from young (4" trunk diameter) to mature (26, 25, 17" trunk diameter). Thirteen (13) of the coast live oaks had multiple trunks (16%). The single stem trees had an average trunk diameter

of 15". Several of the oaks were declining in health. I have provided additional information on Sudden Oak Death which is somewhat of a concern in this area.

Twenty-four (24) valley oaks were assessed (6% of population). The valley oaks were in poor (8 trees) to good (6 trees) condition with 10 trees in fair condition. They ranged from relatively young (11" trunk diameter) to mature (37" trunk diameter) with an average trunk diameter of 22". Valley oaks were growing both in the natural areas and in the planted landscape. Some of the more important trees on the site were valley oaks. Valley oaks #30 and 72 were large trees in good condition growing on the eastern slope. Valley oak #206 was a mature tree in good health growing in the courtyard. Valley oak #350 was in decline and had broken two of the 6 cables installed (Photo 2). Tree #349 was a mature oak preserved in a 15x15' raised planter at the edge of a courtyard.

Seventeen (17) coast redwoods were assessed (5% of population). The redwoods were in good condition (13 trees) with two trees in fair condition and two trees in poor condition. The coast redwoods were predominantly young (average trunk diameter 11") and ranged from 4" to 40" in trunk diameter. The majority of the young redwoods still had staking which should be removed before it girdles the trees.

Twelve (12) Canary Island pines were assessed (3% of population). The pines were in good condition (10 trees) with one tree in fair condition and one in poor condition. They were mature with an average trunk diameter of 23". Most of the Canary Island pines were located just east of the road that cuts through the lower half of the property.

Twelve (12) blue gum eucalyptus trees were assessed (3% of population). The blue gums were in poor (7 trees) to fair (5 trees) condition with no trees in good condition. They were the largest trees assessed with an average trunk diameter of 44". Blue gum #62 was the largest tree assessed with a trunk diameter of 62". Blue gums #7-12 had been harshly topped with poorly attached regrowth (Photo 3).

Eleven (11) crab apples were assessed (3% of population). The crabapples were in good (4 trees) to poor (2 trees) condition with five trees in fair condition. Crabapples are typically small trees; an average trunk diameter of 10" is relatively mature for the species. Crabapple #203 was an iconic piece of the landscape.

Eleven (11) Hollywood junipers were assessed (3% of population). The junipers were in fair condition (9 trees) with two trees in good condition and no trees in poor condition. The junipers had their typical chaotic, bushy form. They were planted in a narrow location high above the walkway providing minimal benefits to the landscape (Photo 4).

Eleven (11) Italian cypresses were assessed (3% of population). The cypresses were in good condition (10 trees) with one tree in fair condition. They had the typical dense, narrow crown of their species.

The remaining 29% of trees included 48 species. Some particularly notable trees or groups of trees were:

- Douglas firs #147-153 had an 18" average trunk diameter and were growing on the southern edge of the property (Photo 5).
- Four sawleaf zelkovas were growing in the central courtyard and were declining in health.
- Sugar gums #309 and 310 were mature trees in decline with large trunk wounds.
- White willow #288 was a large mature single-stemmed tree in good condition growing in the courtyard.
- Bailey acacia seed production was impressive along the northern property boundary (Photo 6).

The Town of Los Gatos protects all trees 4" and larger on sites being developed (Municipal Code Section 29.10). Certain species of designated sizes are excepted per Section 29.10.0970. Based on this definition, 338 of the original 375 trees were protected. Some Protected trees of certain species and sizes are designated Large Protected. Protected trees cannot be removed or pruned more than 25% without a permit. Designations for individual trees are provided in the *Tree Assessment* (see *Exhibits*).

Photo 1 (upper left) – California bays and native oaks were the dominant species especially across the natural areas within the site.
Photo 2 (upper right) – Valley oak #250 was declining and had been over-pruned. Two of the six cables in the tree had broken.
Photo 3 (lower left) – Blue gums #7-12 had been topped with poorly attached regrowth.
Photo 4 (lower right) – The Hollywood junipers (#197 shown) were growing in raised planter beds next to covered sidewalks.

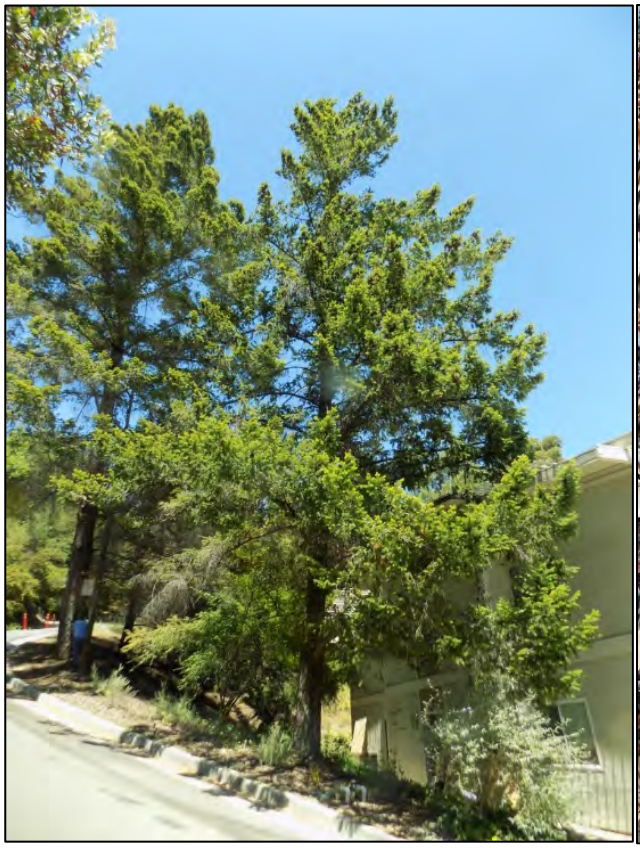

Photo 5 – Douglas firs #147 and 148 were growing near the southern boundary of the site.

Photo 6 – Bailey acacias #366-370 were growing near the northern boundary of the property and produced an extreme amount of seed.

Suitability for Preservation

Before evaluating the impacts that will occur during development, it is important to consider the quality of the tree resource itself, and the potential for individual trees to function well over an extended length of time. Trees that are preserved on development sites must be carefully selected to make sure that they may survive development impacts, adapt to a new environment and perform well in the landscape.

Our goal is to identify trees that have the potential for long-term health, structural stability and longevity. For trees growing in open fields, away from areas where people and property are present, structural defects and/or poor health presents a low risk of damage or injury if they fail. However, we must be concerned about safety in use areas. Therefore, where development encroaches into existing plantings, we must consider their structural stability as well as their potential to grow and thrive in a new environment. Where development will not occur, the normal life cycles of decline, structural failure and death should be allowed to continue.

Evaluation of suitability for preservation considers several factors:

- **Tree health**
  Healthy, vigorous trees are better able to tolerate impacts such as root injury, demolition of existing structures, changes in soil grade and moisture, and soil compaction than are non-vigorous trees. For example, sawleaf zelkova #208 was declining and unlikely to survive regardless of construction impact.

- **Structural integrity**
  Trees with significant amounts of wood decay and other structural defects that cannot be corrected are likely to fail. Such trees should not be preserved in areas where damage to people or property is likely. For example, Valley oak #350 had a large decaying cavity and had broken cables.

- **Species response**
  There is a wide variation in the response of individual species to construction impacts and changes in the environment. For instance, coast live oaks are more tolerant of root pruning than valley oak.

- **Tree age and longevity**
  Old trees, while having significant emotional and aesthetic appeal, have limited physiological capacity to adjust to an altered environment. Young trees are better able to generate new tissue and respond to change.

- **Species invasiveness**
  Species that spread across a site and displace desired vegetation are not always appropriate for retention. This is particularly true when indigenous species are displaced. The California Invasive Plant Inventory Database http://www.cal-ipc.org/plants/inventory/ lists species identified as being invasive. Los Gatos is part of the Central West Floristic Province. Blackwood acacia, New Zealand cabbage palm, blue gum, glossy privet, olive and purpleleaf plum are listed as limited invasiveness, and Brazilian pepper is listed as moderate invasiveness.

Each tree was rated for suitability for preservation based upon its age, health, structural condition and ability to safely coexist within a development environment (see ***Tree Assessment*** in Exhibits, and Table 2). We consider trees with high suitability for preservation to be the best candidates for preservation. We do not recommend retention of trees with low suitability for preservation in areas where people or property will be present. Retention of trees with moderate suitability for preservation depends upon the intensity of proposed site changes.

Table 2. Tree suitability for preservation
Los Gatos Meadows, Los Gatos, CA

High	These are trees with good health and structural stability that have the potential for longevity at the site. Fifty-three (53) trees had high suitability for preservation.
Moderate	Trees in this category have fair health and/or structural defects that may be abated with treatment. These trees require more intense management and monitoring, and may have shorter life-spans than those in the "high" category. Ninety-seven (97) trees had moderate suitability for preservation.
Low	Trees in this category are in poor health or have significant defects in structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscape settings or be unsuited for use areas. Two hundred twenty-five (225) trees had low suitability for preservation.

Evaluation of Impacts and Recommendations

In 2019, selected trees were removed in response to a Wildland Urban Interface fire management review and the resulting Tree Management Plan prepared by HortScience | Bartlett Consulting (3/27/19). This Arborist Report incorporates the data on trees removed, and responds to a Arborist's Review letter prepared by Monarch Consulting Arborists (July 6, 2020). Forty-four (44) trees were removed and 331 trees remain.

The *Tree Assessment* was the reference point for tree health, condition, and suitability for preservation. I used the *Planning Submittal* set (10/8/20) created by Gates + Associates and the *Preliminary Grading and Drainage Plan* (6/30/20) created by Kimley-Horn to estimate impacts to trees. The plans show a nearly complete demolition of the site within between the two roads and additional grading outside of the roads in some areas.

The disposition of each tree is shown in **Tree Disposition** Exhibit. Based on my evaluation of the plans:

- Two hundred twelve (213) trees will be removed (205 Protected, 8 Large Protected).
- One hundred eighteen (118) trees will be preserved (109 Protected, 9 Large Protected)

The primary impacts of the proposed project to trees were expected to be from re-grading the slopes, reorienting and creating new roads, and re-configuring the buildings. Impacts to trees being preserved can be minimized by following the **Tree Preservation Guidelines** (below).

I estimate that 118 trees can be preserved because construction would not be occurring in their area, all of them around the perimeter of the site, and many of these on the east slope of the property downhill of the project area. Of all the trees recommended for preservation, approximately 37% have low suitability for preservation. I generally do not recommend preserving trees with low suitability for preservation in use areas. I consider the trees being preserved to be in non-use areas, but the occupancy rates may increase post construction. If current non-use areas change after development, I recommend carefully considering how future landscapes will be used before retaining trees with a low suitability for preservation. Impacts to trees being preserved can be minimized by following the **Tree Preservation Guidelines** (below).

Appraisal of Value

The Town of Los Gatos requires establishing the value of all assessed trees. To accomplish this, I used the standard methods found in *Guide for Plant Appraisal*, 9th edition (published in 2000 by the International Society of Arboriculture, Champaign IL). In addition, I referred to *Species Classification and Group Assignment* (2004), a publication of the Western Chapter of the International Society of Arboriculture. These two documents outline the methods employed in the tree appraisal.

In 2019, the ISA published a new (10th) edition of the *Guide for Plant Appraisal*, which revised the methods for estimating tree values using the reproduction cost and specifically the trunk formula technique. For the sake of consistency, I have not updated the estimated the value of the trees in this report to the 10th edition. This report estimates values using the 9th edition, which was the most recently published at the time.

The value of landscape trees is based upon four factors: size, species, condition and location. Size is measured as trunk diameter, normally 54" above grade. The species factor considers the adaptability and appropriateness of the plant in the south bay area. The *Species Classification and Group Assignmen*t lists recommended species ratings and evaluations. Condition reflects the health and structural integrity of the individual, as noted in the ***Tree Assessment***. Location considers the site, placement and contribution of the tree in its surrounding landscape.

The appraised value of the 375 trees assessed in this report is **$991,050.** The appraised value of each tree is shown in the **Tree Appraisal** attachment. The appraised value of the:

- 44 trees already removed is **$129,650.**
- 213 trees to be removed is **$483,750**.
- 118 trees to be preserved is **$377,650.**

Sudden Oak Death

Sudden Oak Death (SOD) is caused by *Phytophthora ramorum,* a fungal pathogen (actually a water mold) affecting oaks in the red oak group, including coast live oak. Valley oak, in the white oak group, is not affected.

The disease was first recognized in Santa Cruz and Marin counties in the mid 1990's. Research indicates it was likely introduced through the nursery industry and may have been in the environment for many years before it 'escaped' into the forest.

The disease requires water to grow and spread and has many host species that are not affected by the disease but play a critical role in its spread. The disease has been shown to move from plant to plant via wind-driven rain, water, plant material and human activities. The disease typically lands on the foliage of a susceptible plant and migrates with water movement onto the trunk. Trunk lesions and foliar dieback ensue, eventually girdling the trunk, but the tree may remain green for several months or even years before it suddenly turns brown (hence the name).

Bleeding cankers and dieback are not sufficient to make a positive SOD identification. Lab analysis of plant material is required before the suspected case can be confirmed.
There are thousands of confirmed cases of SOD in Santa Clara County (mostly in the forested areas). I did not see any indications of SOD on any trees being preserved, but I consider this a relatively high likelihood of outbreak area. Several precautions are recommended to help limit the possibility of infection. A detailed list of susceptible and host species, management and monitoring guidelines and prophylactic treatments are provided on the California Oak Mortality Task Force website (http://www.suddenoakdeath.org/). Of particular concern in this situation is the combined effect of construction impact and SOD on mature oak trees.

Tree Preservation Guidelines

The goal of tree preservation is not merely tree survival during development but maintenance of tree health and beauty for many years. Trees retained on sites that are either subject to extensive injury during construction or are inadequately maintained become a liability rather than an asset. The response of individual trees will depend on the amount of excavation and grading, the care with which demolition is undertaken, and the construction methods. Coordinating any construction activity inside the **TREE PROTECTION ZONE** can minimize these impacts.

The following recommendations will help reduce impacts to trees from development and maintain and improve their health and vitality through the clearing, grading and construction phases. All tree protection measures to comply with Town of Los Gatos Municipal Code Sec.29.10.1005- Protection of Trees During Construction.

Tree Protection Zone

1. **A TREE PROTECTION ZONE** shall be identified for each tree to be preserved. The **TREE PROTECTION ZONE** for each tree shall be the dripline of the tree. In most cases, groups of trees can be protected collectively.
2. Fence all trees to be retained to completely enclose the **TREE PROTECTION ZONE** prior to demolition, grubbing or grading. Fences shall be 6 ft. chain link with 2-inch diameter galvanized iron posts driven into the ground to a depth of at least 2 feet at no more than 10-foot spacing, or equivalent as approved by the Town. Tree #75 shall be fenced at the edge of construction. Trees to remain in the sequences of #19-102 and 101-127 can be fenced along the western edge of their collective dripline. All other trees to remain can be protected by the perimeter fencing at their collective driplines at the limit of grading on the northern, eastern, and southern edges of the project.
3. Fences must be installed before demolition, grading or construction permits are issued and must remain in place until construction is complete. Contractor shall first obtain the approval of the Consulting Arborist on record prior to removing a tree protection fence.
4. No grading, excavation, construction or storage or dumping of materials shall occur within the **TREE PROTECTION ZONE**. Excavation within the dripline of tree #75 shall be approved by and monitored by the Consulting Arborist.
5. No underground services including utilities, sub-drains, water or sewer shall be placed in the **TREE PROTECTION ZONE**.
6. Warning sign. Each tree fence shall have prominently displayed an 8.5 x 11-inch sign stating: "Warning—Tree Protection Zone-this fence shall not be removed and is subject to penalty according to Town Code 29.10.1025".
7. The attachment of wires, signs or ropes to any protected tree is prohibited.

Design recommendations

1. Any changes to the plans affecting the trees should be reviewed by the consulting arborist with regard to tree impacts. These include, but are not limited to, site plans, improvement plans, utility and drainage plans, grading plans, landscape and irrigation plans, and demolition plans.
2. Plan for tree preservation by designing adequate space around trees to be preserved. This is the **TREE PROTECTION ZONE:** No grading, excavation, construction or storage of materials should occur within that zone. Route underground services including utilities, sub-drains, water or sewer around the **TREE PROTECTION ZONE**.
3. Consider the vertical clearance requirements near trees during design. Avoid designs that would require pruning more than 20% of a tree's canopy.

4. All plans affecting trees shall be reviewed by the Consulting Arborist with regard to tree impacts. These include, but are not limited to, demolition plans, grading plans, drainage plans, utility plans, and landscape and irrigation plans.
5. Irrigation systems must be designed so that no trenching severs roots larger than 1" in diameter will occur within the **TREE PROTECTION ZONE**.
6. **Tree Preservation Guidelines** prepared by the Consulting Arborist, which include specifications for tree protection during demolition and construction, should be included on all plans.
7. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.
8. Do not lime the subsoil within 50' of any tree. Lime is toxic to tree roots.
9. As trees withdraw water from the soil, expansive soils may shrink within the root area. Therefore, foundations, footings and pavements on expansive soils near trees should be designed to withstand differential displacement.
10. Ensure adequate but not excessive water is supplied to trees; in some cases occasional irrigation will be required. Avoid directing runoff toward trees.

Pre-demolition and pre-construction treatments and recommendations

1. The demolition and construction superintendents shall meet with the Consulting Arborist before beginning work to review all work procedures, access routes, storage areas, and tree protection measures.
2. Prior to the commencement of construction, install the fence at the dripline, or **TREE PROTECTION ZONE** around any tree and/or vegetation to be retained which could be affected by the construction and prohibit any storage of construction materials or other materials, equipment cleaning, or parking of vehicles within the **TREE PROTECTION ZONE**. The dripline shall not be altered in any way so as to increase the encroachment of the construction.
3. Branches extending into the work area that can remain following demolition shall be tied back and protected from damage.
4. Fences are to remain until all grading and construction is completed. Where demolition must occur close to trees, such as removing curb and pavement, install trunk protection devices such as winding silt sock wattling around trunks or stacking hay bales around tree trunks.
5. Prune trees to be preserved to clean the crown of dead branches 1" and larger in diameter, raise canopies as needed for construction activities.
    a. All pruning shall be done by a State of California Licensed Tree Contractor (C61/D49). All pruning shall be done by Certified Arborist or Certified Tree Worker in accordance with the Best Management Practices for Pruning (International Society of Arboriculture, 2002) and adhere to the most recent editions of the American National Standard for Tree Care Operations (Z133.1) and Pruning (A300).
    b. The Consulting Arborist will provide pruning specifications prior to site demolition.
    c. Branches extending into the work area that can remain following demolition shall be tied back and protected from damage.
    d. While in the tree the arborist shall perform an aerial inspection to identify any defects, weak branch and trunk attachments and decay not visible from the ground. Any additional work needed to mitigate defects shall be reported to the property owner.
6. Tree(s) to be removed that have branches extending into the canopy of tree(s) or located within the **TREE PROTECTION ZONE** of tree(s) to remain shall be removed by a Certified Arborist or Certified Tree Worker and not by the demolition contractor. The Certified Arborist or Certified Tree Worker shall remove the trees in a manner that causes no damage to the tree(s) and understory to remain. Stumps shall be ground below grade.

7. Trees to be removed shall be felled so as to fall away from **TREE PROTECTION ZONE** and avoid pulling and breaking of roots of trees to remain. If roots are entwined, the Consulting Arborist may require first severing the major woody root mass before extracting the trees, or grinding the stump below ground.
8. All down brush and trees shall be removed from the **TREE PROTECTION ZONE** either by hand, or with equipment sitting outside the **TREE PROTECTION ZONE**. Extraction shall occur by lifting the material out, not by skidding across the ground. Brush shall be chipped and spread beneath the trees within the **TREE PROTECTION ZONE**
9. Structures and underground features to be removed within the **TREE PROTECTION ZONE** shall use equipment that will minimize damage to trees above and below ground, and operate from outside the **TREE PROTECTION ZONE**. Tie back branches and wrap trunks with protective materials to protect from injury as directed by the Project arborist. The Project arborist shall be on-site during all operations within the **TREE PROTECTION ZONE** to monitor demolition activity.
10. All tree work shall comply with the Migratory Bird Treaty Act as well as California Fish and Wildlife code 3503-3513 to not disturb nesting birds. To the extent feasible tree pruning and removal should be scheduled outside of the breeding season. Breeding bird surveys should be conducted prior to tree work. Qualified biologists should be involved in establishing work buffers for active nests.

Recommendations for tree protection during construction

1. Any approved grading, construction, demolition or other work within the **TREE PROTECTION ZONE** should be monitored by the Consulting Arborist. The Consulting arborist shall serve as the project arborist for periodic monitoring of the project site and the health of those trees to be preserved. The project Consulting Arborist shall be present whenever activities occur which may pose a potential threat to the health of the trees to be preserved and shall document all site visits.
2. All contractors shall conduct operations in a manner that will prevent damage to trees to be preserved.
3. Tree protection devices are to remain until all site work has been completed within the work area. Fences or other protection devices may not be relocated or removed without permission of the Consulting Arborist.
4. Construction trailers, traffic and storage areas must remain outside **TREE PROTECTION ZONE** at all times.
5. Construction activities within the **TREE PROTECTION ZONE**, including but not limited to: excavation, grading, drainage and leveling within the dripline of the tree are prohibited, unless approved by the Director, per Sec.10.29.1005.
6. Any root pruning required for construction purposes shall receive the prior approval of and be supervised by the Project Arborist. Roots should be cut with a saw to provide a flat and smooth cut. Removal of roots larger than 2” in diameter should be avoided.
7. If roots 2” and greater in diameter are encountered during site work and must be cut to complete the construction, the Project Arborist must be consulted to evaluate effects on the health and stability of the tree and recommend treatment.
8. Any brush clearing required within the **TREE PROTECTION ZONE** shall be accomplished with hand-operated equipment.
9. All down brush and trees shall be removed from the **TREE PROTECTION ZONE** either by hand, or with equipment sitting outside the **TREE PROTECTION ZONE**. Extraction shall occur by lifting the material out, not by skidding across the ground.

10. Prior to grading or trenching, trees may require root pruning outside the **TREE PROTECTION ZONE.** Any root pruning required for construction purposes shall receive the prior approval of, and be supervised by, the Project Arborist.
11. Spoil from trench, footing, utility or other excavation shall not be placed within the **TREE PROTECTION ZONE**, neither temporarily nor permanently.
12. All grading within the dripline of trees shall be done using the smallest equipment possible. The equipment shall operate perpendicular to the tree and operate from outside the **TREE PROTECTION ZONE**. Any modifications must be approved and monitored by the Consulting Arborist.
13. All trees shall be irrigated on a schedule to be determined by the Consulting Arborist (every 3 to 6 weeks is typical). Each irrigation shall wet the soil within the **TREE PROTECTION ZONE** to a depth of 30".
14. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied. The Director and Consulting Arborist shall be notified of any damage that occurs to a protected tree during construction so that proper treatment may be administered.
15. No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored within the **TREE PROTECTION ZONE**. Disposal or depositing of oil, gasoline, chemicals or other harmful materials within the dripline of or in drainage channels, swales or areas that may lead to the dripline of a protected tree are prohibited.
16. Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel.
17. Trees that accumulate a sufficient quantity of dust on their leaves, limbs and trunk as judged by the Consulting Arborist shall be spray-washed at the direction of the Project Arborist.

Maintenance of impacted trees
Our procedures included assessing trees for observable defects in structure. This is not to say that trees without significant defects will not fail. Failure of apparently defect-free trees does occur, especially during storm events. Wind forces, for example, can exceed the strength of defect-free wood causing branches and trunks to break. Wind forces coupled with rain can saturate soils, reducing their ability to hold roots, and blow over defect-free trees. Although we cannot predict all failures, identifying those trees with observable defects is a critical component of enhancing public safety.

Furthermore, trees change over time. Our inspections represent the condition of the tree at the time of inspection. As trees age, the likelihood of failure of branches or entire trees increases. Annual tree inspections are recommended to identify changes to tree health and structure. In addition, trees should be inspected after storms of unusual severity to evaluate damage and structural changes. Initiating these inspections is the responsibility of the client and/or tree owner.

Preserved trees will experience a physical environment different from that pre-development. As a result, tree health and structural stability should be monitored. Occasional pruning, fertilization, mulch, pest management, replanting and irrigation may be required. In addition, provisions for monitoring both tree health and structural stability following construction must be made a priority.

If you have any questions about my observations or recommendations, please contact me.

HortScience | Bartlett Consulting

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Consulting Arborist and Urban Forester
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ISA Tree Risk Assessment Qualified

Exhibits

Tree Assessment Plan

Tree Assessment

Tree Disposition

Tree Appraisal

Tree Assessment Plan

Los Gatos Meadows
110 Wood Road
Los Gatos, CA

Prepared for:
Covia
Walnut Creek, CA

July 2020 Update

No Scale

Notes:

Base map provided by:
Cal Vada Surveying, Inc.
Corona, CA
(Survey dated June 2018)
&
Sandis
Mountain View,CA
(Survey dated 2007)

Numbered tree locations are approximate.

Trees less than 4" in diameter are not included in this assessment.

Remaining tree

Tree removed in 2019

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Tree Assessment

Los Gatos Meadows
Los Gatos, CA
July 2020 update

HORT SCIENCE
BARTLETT CONSULTING

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Condition out of 100%	Suitability for Preservation	Comments
1	Coast redwood	40	Protected	50%	Moderate	Slight sweep in lower trunk; poor color; water stressed.
2	California bay	8,8,7	Protected	50%	Low	Multiple trunks arise from base; bushy form; decay in stem; crown one sided west.
3	California bay	6,5	Protected	30%	Low	Multiple trunks arise from base; bushy form; crown one sided east; covered in ivy.
4	Valley oak	17	Protected	50%	Moderate	Leaning south; crown one sided west; covered in ivy and another vine.
5	Valley oak	14	Protected	30%	Low	Poor form and structure; small crown; crown one sided south.
6	Coast live oak	23	Protected	70%	High	Codominant trunks arise from 12 feet with seam; dense crown; pruning wound at 5 feet; trunk wound at 2 feet; both healed.
7	Blue gum	40	Protected	30%	Low	Multiple trunks arise from 15 feet; topped at 20 feet; tall, narrow poorly attached regrowth; yellow jacket at base.
8	Blue gum	38	Protected	30%	Low	Multiple trunks arise from 15 feet; topped at 20 feet; tall, narrow poorly attached regrowth.
9	Blue gum	20,7	Exception	30%	Low	Multiple trunks arise from base; topped at 20 feet; tall, narrow poorly attached regrowth; old retaining wall at base; decay in base.
10	Blue gum	54	Protected	30%	Low	Codominant trunks arise from 15 feet; topped at 20 feet; tall, narrow poorly attached regrowth; base at old retaining wall.
11	Blue gum	28	Protected	30%	Low	Codominant trunks arise from 20 feet with dead main stem decaying into attachment; topped at 20 feet; tall, narrow poorly attached regrowth; base at old retaining wall.
12	Blue gum	39	Protected	30%	Low	Codominant trunks arise from 15 feet; topped at 20 feet; tall, narrow poorly attached regrowth; base at old retaining wall; curb bumps out around base.
13	Canary Island pine	21	Protected	70%	High	Strong central leader; crown one sided east; minor dieback.

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Condition out of 100%	Suitability for Preservation	Comments
14	Coast live oak	15	Protected	50%	Low	Crook in trunk at 3 feet; crown one sided south; dense crown; supporting retaining wall.
15	California bay	10	Protected	50%	Moderate	Lower trunk sweeps east; holding up retaining wall; minor dieback.
16	California bay	10	Protected	50%	Moderate	Narrow upright form; sinuous trunk; interior tree.
17	California bay	9,9	Protected	30%	Low	Codominant trunks arise from base with decay running up inside of trunks; narrow upright form; small crown.
18	California bay	5	Protected	10%	Low	Main stem dead.
19	California bay	13,8	Protected	50%	Moderate	Codominant trunks arise from 3 feet; one stem bowed east; larger stem upright, narrow form.
20	California bay	11	Protected	30%	Low	Codom in upper crown; thin crown; narrow form.
21	California bay	13	Protected	30%	Low	Multiple trunks arise in upper crown; poor form and structure; dense chaotic crown.
22	California buckeye	9	Protected	50%	Moderate	Leans heavily east; suppressed by neighboring trees.
23	California bay	7	Protected	30%	Low	Main stem bowed heavily east with vertical epicormic stems.
24	California bay	17,16	Protected	70%	High	Codominant trunks arise from base; wide spreading crown; dominant tree.
25	California bay	11	Protected	30%	Low	Narrow form; sinuous trunk; cavity in base.
26	California bay	12	Protected	50%	Low	Leaning heavily east; codominant trunks arise from 10 feet; small dense crown.
27	California bay	7	Protected	10%	Low	Leaning east, closer to horizontal than vertical; epicormic sprouts.
28	California bay	8	Protected	10%	Low	Main stem totally hollow.
29	California bay	12,7,6	Protected	10%	Low	Stump sprout; can see through base.
30	Valley oak	34	Large Protected	70%	High	Codominant trunks arise from 25 feet; minor dieback; dominant tree; crown above building.
31	California bay	16	Protected	50%	Low	Leaning east; narrow upright form cabled wrapped around tree; 8 inch trunk wound on south side.

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Condition out of 100%	Suitability for Preservation	Comments
32	California bay	8	Protected	50%	Low	Leaning east; narrow upright form; edge tree.
33	California bay	14,6	Protected	50%	Low	Codominant trunks arise from 3 feet; leaning east; wrapped around coast live oak.
34	California bay	8	Protected	30%	Low	Bowed heavily east; epicormic growing vertically.
35	California bay	11,10,7	Protected	50%	Low	Multiple trunks arise from base; sinuous trunks; minor dieback.
36	Coast live oak	19	Protected	50%	Moderate	Codominant trunks arise from 10 feet; dense crown one sided east; edge tree.
37	California bay	10	Protected	30%	Low	Leaning heavily east; topped; dense epicormic growth.
38	Blue oak	19	Protected	30%	Low	Sinuous trunk; low live crown ratio; thin, small crown; bark peeling off base.
39	Coast live oak	27	Large Protected	50%	Low	Codominant trunks arise from 20 feet; leaning east; swollen, bleeding base.
40	Valley oak	17	Protected	30%	Low	Codominant trunks arise from 15 feet with dead stem; other stem bowed over other trees, difficult to see.
41	California bay	8,5,4	Protected	50%	Moderate	Multiple trunks arise from base; bushy, interior tree.
42	California bay	5	Protected	50%	Low	Young interior tree searching for light.
43	Valley oak	14	Protected	50%	Moderate	Multiple trunks arise from 30 feet; difficult to see crown above other canopy.
44	Coast live oak	22	Protected	50%	Low	Lost codominant trunks arise from 5 feet decaying into trunk; dense wide spreading crown.
45	California bay	6,5	Protected	50%	Low	Bushy interior tree.
46	California bay	6	Protected	50%	Low	Young interior tree searching for light.
47	Valley oak	17,13	Protected	50%	Moderate	Codominant trunks arise from 2 feet; trunks bow away form each other; wide spreading crown, difficult to see.
48	California bay	22,12	Protected	10%	Low	Dead stump resprouting.
49	California bay	7	Protected	50%	Low	Young interior tree searching for light; swollen base.
50	California bay	7	Protected	50%	Low	Young interior tree searching for light; swollen base.

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Condition out of 100%	Suitability for Preservation	Comments
51	California bay	7	Protected	30%	Low	Bowed horizontal to east; epicormic growing vertical.
52	California bay	9	Protected	30%	Low	Bowed horizontal to east; epicormic growing vertical; topped at property line.
53	California bay	10	Protected	50%	Low	Narrow upright form; cavities at base; edge tree.
54	California bay	13,9	Protected	50%	Low	Codominant trunks arise from 3 feet; swollen base; leaning east; headed at property line.
55	California bay	6,5,5,4	Protected	50%	Low	Bushy interior tree bowed to east.
56	California bay	7	Protected	30%	Low	Bowed horizontal to east; epicormic growing vertical; topped at property line.
57	California bay	9,8	Protected	30%	Low	Codominant trunks arise from base; sinuous trunks; interior tree.
58	California bay	12	Protected	30%	Low	Cavities in base; bowed horizontal east; vertical epicormic sprouting.
59	Coast live oak	27,16	Large Protected	50%	Moderate	Codominant trunks arise from base; all stems bowed east; dense chaotic crown; base at 2 bay trees.
60	California bay	14	Protected	10%	Low	Cavities in base; broken top with epicormic resprouting.
61	California bay	15	Protected	30%	Low	Bowed to east; epicormic growing vertical.
62	California bay	13	Protected	30%	Low	Bowed to east; epicormic growing vertical; headed at property line.
63	California bay	6	Protected	50%	Low	Young interior tree searching for light.
64	California bay	10,9	Protected	50%	Low	Codominant trunks arise from base; trunk sweeping east; edge tree; headed at property line.
65	California bay	9	Protected	30%	Low	Bowed horizontally to east; epicormic growing vertical.
66	California bay	11	Protected	30%	Low	Multiple trunks arise from 20 feet where it perfectly props coast live oak stem.
67	Olive	5,4,3,2	Exception	30%	Low	Multiple trunks arise from base; volunteer; thin crown; interior tree.
68	California bay	6	Protected	50%	Low	Young interior tree searching for light.

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Condition out of 100%	Suitability for Preservation	Comments
69	California bay	7	Protected	30%	Low	Narrow form; thin crown; dieback.
70	Coast live oak	6	Protected	50%	Moderate	Codominant trunks arise from 7 feet; dense crown, one sided east.
71	California bay	17,8	Protected	50%	Moderate	Codominant trunks arise from base; swollen base; dense chaotic crown.
72	Valley oak	33	Large Protected	70%	High	Dominant tree; codominant trunks arise from 6 feet with seam; wide spreading crown.
73	Olive	5	Exception	50%	Moderate	Multiple trunks arise from 7 feet; narrow crown.
74	Coast live oak	6	Protected	50%	Moderate	Codominant trunks arise from 7 feet; dense crown, one sided south.
75	Coast live oak	30	Large Protected	50%	Moderate	Multiple trunks arise from 7 feet crown one sided south; dense crown; minor dieback.
76	Monterey pine	15	Protected	50%	Low	Sinuous trunk; thin crown; gray blue color.
77	Monterey pine	17	Protected	50%	Low	Sinuous trunk; thin crown; gray blue color.
78	Coast redwood	7	Protected	90%	High	Good young tree; remove staking.
79	Coast redwood	13	Protected	90%	High	Good form and structure; dense crown.
80	Blue oak	12	Protected	50%	Moderate	Multiple trunks arise from 10 feet; thin crown; upright form.
81	Coast redwood	5	Protected	90%	High	Good young tree; remove staking.
82	Coast redwood	7	Protected	30%	Low	Dead top.
83	Monterey pine	14	Protected	50%	Low	Sinuous trunk; thin crown; gray blue color.
84	Bigleaf maple	9	Protected	30%	Low	2 foot basal wound with decay; good form and structure; dense crown.
85	Coast redwood	7	Protected	90%	High	Good young tree; remove staking.
86	Valley oak	19	Protected	70%	Moderate	Dominant tree; codominant trunks arise from 15 feet; crown one sided east.
87	Coast redwood	10	Protected	90%	High	Good form and structure; dense crown.
88	Monterey pine	8	Protected	50%	Low	Sinuous trunk; leaning south; thin crown; gray blue color.

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Condition out of 100%	Suitability for Preservation	Comments
89	Monterey pine	8	Protected	50%	Moderate	Strong central leader; crown one sided south; thin crown.
90	Blackwood acacia	10,6	Exception	30%	Low	Poor form and structure; invasive.
91	Blackwood acacia	5	Exception	30%	Low	Poor form and structure; invasive.
92	Blackwood acacia	8,7,4	Exception	30%	Low	Poor form and structure; invasive.
93	Blackwood acacia	5,5,5,4	Exception	30%	Low	Poor form and structure; invasive.
94	California bay	10	Protected	30%	Low	Huge basal cavity; lost half of tree.
95	California bay	16	Protected	30%	Low	Lost top; epicormic resprouting; dieback.
96	California bay	5	Protected	10%	Low	Base decayed and failed; leaning on neighboring tree.
97	California bay	10,6,5,4,4	Protected	50%	Low	Multiple trunks arise from base; base at valley oak; bushy, wrapping around valley oak.
98	Valley oak	17,16	Protected	50%	Moderate	Codominant trunks arise from base; surrounded by bays; crown one sided south; dieback throughout crown.
99	California bay	7,6,6,5	Protected	50%	Low	Multiple trunks arise from base; base at valley oak; bushy, wrapping around valley oak.
100	California bay	6	Protected	50%	Low	Base at valley oak; bushy, wrapping around valley oak.
101	California bay	5	Protected	70%	High	Good young tree.
102	California bay	5,5,5,4,4,3,3,2,2	Protected	70%	Moderate	Multiple trunks arise from base; short wide spreading bushy form.
103	Coast redwood	9	Protected	50%	Moderate	Lost top; remove staking.
104	Coast redwood	8	Protected	90%	High	Good young tree.
105	Coast redwood	9	Protected	90%	High	Good young tree.
106	Coast redwood	10	Protected	90%	High	Good young tree.
107	Coast redwood	8	Protected	90%	High	Good young tree.
108	Coast redwood	4	Protected	90%	High	Good young tree; remove staking.
109	Grecian laurel	10,9,9	Protected	30%	Low	Multiple trunks arise from base; upright form; thin crown; previously topped.

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Condition out of 100%	Suitability for Preservation	Comments
110	Grecian laurel	6,6,5,5,4,3,3,2	Protected	30%	Low	Multiple trunks arise from base; upright form; thin crown; previously topped.
111	Grecian laurel	5,4,4,4,4,4,3,3,3	Protected	30%	Low	Multiple trunks arise from base; upright form; thin crown; previously topped.
112	Olive	6	Exception	50%	Moderate	Sinuous trunk; small crown; interior tree; healing trunk wound.
113	Olive	12,7	Exception	50%	Moderate	Codominant trunks arise from base; sinuous trunk; dieback; interior tree; healing trunk wound.
114	Olive	10,6,5,4,3,2,2,2	Exception	50%	Moderate	Multiple trunks arise from base; sinuous trunk; dieback; interior tree.
115	Valley oak	21	Protected	50%	Low	Multiple trunks arise from 12 feet; chaotic form; thin crown; weeping.
116	Blue gum	47,32,17	Large Protected	50%	Low	Multiple trunks arise from 2 feet; dominant tree; history of branch failure; growing on slope; previously topped.
117	Bronze loquat	6	Protected	30%	Low	Multiple trunks arise from 5 feet; half of crown dead.
118	Coast live oak	19,15	Protected	70%	High	Codominant trunks arise from base; dense crown; growing on slope.
119	Coast live oak	19	Protected	70%	High	Multiple trunks arise from 12 feet with seam; crown bowed south; dense crown.
120	Valley oak	14	Protected	50%	Moderate	Crook in trunk at 5 feet; crown one sided east.
121	Valley oak	19	Protected	50%	Low	Dominant tree; dieback to 5 inches; declining.
122	Coast live oak	11	Protected	50%	Moderate	Multiple trunks arise from 12 feet with wide attachment; chaotic form.
123	Olive	7,7,5,4,4,3	Exception	50%	Moderate	Multiple trunks arise from 1 foot; dense crown; 3 foot long trunk wound.
124	Coast live oak	25	Large Protected	10%	Low	Mostly dead.
125	Coast redwood	19	Protected	10%	Low	Mostly dead.

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Condition out of 100%	Suitability for Preservation	Comments
126	Coast live oak	7,7	Protected	10%	Low	Mostly dead.
127	Coast live oak	8	Protected	10%	Low	Mostly dead.
128	Canary Island pine	28	Protected	70%	Moderate	Strong central leader; heavy sap flow; difficult to see top.
129	Coast live oak	15	Protected	50%	Low	Codominant trunks arise from 10 feet with seam; bowed south, on slope.
130	Canary Island pine	23	Protected	70%	High	Strong central leader; difficult to see top.
131	Canary Island pine	26	Protected	30%	Low	Sinuous trunk difficult to see top.
132	Coast redwood	7	Protected	90%	Moderate	Good young tree; growing into pines crown.
133	Canary Island pine	22	Protected	70%	High	Good form and structure; dense crown; difficult to see top.
134	Coast live oak	18	Protected	70%	Moderate	Multiple trunks arise from 12 feet; dense crown; minor dieback.
135	Canary Island pine	22	Protected	70%	Moderate	Codominant trunks arise in upper crown; dense crown; difficult to see top.
136	Canary Island pine	23	Protected	70%	High	Good form and structure; dense crown; difficult to see top; base 4 inches from curb.
137	Canary Island pine	21	Protected	70%	High	Good form and structure; dense crown; difficult to see top.
138	Canary Island pine	21	Protected	70%	High	Good form and structure; dense crown; difficult to see top; prune drooping branch.
139	Bronze loquat	5,3,3,3	Protected	50%	Moderate	Multiple trunks arise from 2 feet; growing in dense bushes.
140	Bronze loquat	6,4,2	Protected	30%	Low	Multiple trunks arise from 3 feet; declining
141	Crabapple	8	Exception	70%	High	Multiple trunks arise from 5 feet; wide spreading crown.
142	Coast live oak	18	Protected	70%	High	Multiple trunks arise from 8 feet; wide spreading crown; base covered in ivy.
143	Coast live oak	16	Protected	70%	High	Codominant trunks arise from 12 feet; wide spreading crown; base covered in ivy.
144	Canary Island pine	18	Protected	50%	Moderate	Lost top; dense crown; base in ivy.
145	Canary Island pine	22	Protected	70%	High	Good form and structure; dense crown; base in ivy.

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Condition out of 100%	Suitability for Preservation	Comments
146	Canary Island pine	26	Protected	70%	Moderate	Codominant trunks arise in upper crown; dense crown; base in ivy.
147	Douglas fir	18	Protected	70%	Moderate	Good form and structure; minor dieback; epicormic growth.
148	Douglas fir	29	Protected	70%	Moderate	Good form and structure; dominant tree; root collar buried.
149	Hollywood juniper	9,5	Protected	70%	High	Codominant trunks arise from 3 feet; low branching dorm; dense crown.
150	Douglas fir	15	Protected	50%	Moderate	Good form and structure; minor dieback; thin crown.
151	Douglas fir	15	Protected	30%	Low	Multiple trunks arise from 10 feet where lost top; narrow form; dense crown.
152	Douglas fir	18	Protected	50%	Low	Good form and structure; minor dieback; lost top.
153	Douglas fir	14	Protected	50%	Moderate	Good form and structure; minor dieback; thin crown.
154	Valley oak	11	Protected	70%	High	Codominant trunks arise from 7 feet with seam; crown one sided south.
155	Silk oak	11	Protected	50%	Low	Multiple trunks arise from 25 feet; dense crown.
156	Coast live oak	17	Protected	70%	High	Multiple trunks arise from 10 feet; dense crown; buried root collar.
157	Coast live oak	15	Protected	30%	Low	Multiple trunks arise from 8 feet with seam; very non circular trunk; extensive dieback throughout crown.
158	Douglas fir	22	Protected	30%	Low	Topped at 25 feet; extensive surface roots.
159	Coast live oak	21	Protected	50%	Moderate	Codominant trunks arise from 8 feet; hose embedded in trunk at 6 feet; crown one sided west.
160	Valley oak	21	Protected	50%	Moderate	Trunk bows east; minor dieback.
161	Valley oak	16	Protected	30%	Low	Trunk bows horizontal to north; vertical branch becomes main stem; dieback throughout crown.
162	Coast live oak	20	Protected	50%	Moderate	Leaning west; dense crown.
163	Italian cypress	5	Protected	90%	High	Typical upright form; planted at edge of retaining wall.
164	Italian cypress	6	Protected	90%	High	Typical upright form; planted at edge of retaining wall.

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Condition out of 100%	Suitability for Preservation	Comments
165	Italian cypress	6	Protected	90%	High	Typical upright form; planted at edge of retaining wall.
166	Italian cypress	5	Protected	90%	High	Typical upright form; planted at edge of retaining wall.
167	Monterey pine	4	Protected	90%	High	Good young tree.
168	Red horsechestnut	5,2	Protected	90%	High	Good young tree; prune codominant.
169	Coast live oak	7	Protected	50%	Low	Codominant trunks arise from 6 feet; crown one sided west over parking; dieback.
170	California bay	17,10,6	Protected	30%	Low	Multiple trunks arise from base; base totally hollow; wide spreading crown.
171	California bay	7,7,7,6,5,5,5,5	Protected	30%	Low	Stump sprout; decaying base.
172	California bay	8,5,5,4	Protected	30%	Low	Stump sprout; decaying base.
173	California bay	16	Protected	50%	Moderate	Upright form; thin crown; dieback.
174	Coast live oak	8	Protected	70%	Moderate	Codominant trunks arise from 15 feet; dense crown one sided east.
175	Coast live oak	15	Protected	30%	Low	Multiple trunks arise from 12 feet with bleeding seam; poor form and structure; dense crown one sided east.
176	Sugar gum	17,16	Protected	50%	Moderate	Codominant trunks arise from base; sinuous trunk; dense crown.
177	Sugar gum	12,11,11,11	Protected	30%	Low	Stump sprout; decaying base; long levers arms.
178	Deodar cedar	6	Protected	90%	High	Good young tree.
179	Coast live oak	14	Protected	50%	Moderate	Codominant trunks arise from 10 feet; dense crown; dieback throughout crown.
180	Italian cypress	5	Protected	90%	High	Typical upright form.
181	Sitka spruce	6	Protected	70%	High	Dense narrow weeping form; large surface roots.
182	Italian stone pine	22	Protected	50%	Moderate	Codominant trunks arise from 12 feet; crown one sided east over building; weeping.
183	Italian stone pine	19	Protected	50%	Moderate	Crown one sided east over building; weeping.

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Condition out of 100%	Suitability for Preservation	Comments
184	Red ironbark	13	Exception	10%	Low	Mostly dead.
185	Incense cedar	11	Protected	90%	High	Good form and structure; dense crown.
186	Italian cypress	5	Protected	50%	Moderate	Typical upright form; grown around tie.
187	Italian cypress	5	Protected	90%	High	Typical upright form.
188	Blackwood acacia	4	Exception	70%	Low	Young invasive volunteer.
189	Coast live oak	19	Protected	50%	Moderate	Multiple trunks arise from 15 with awkward branching angles; dense flat topped crown.
190	Red ironbark	13	Exception	10%	Low	Mostly dead.
191	Blackwood acacia	17	Exception	50%	Low	Sinuous trunk; dense crown one sided north over building; invasive.
192	Red ironbark	14	Exception	10%	Low	Mostly dead.
193	Hollywood juniper	17	Protected	70%	High	Typical chaotic form; dense crown.
194	Hollywood juniper	5,5,4,3,3,3	Protected	50%	Low	Typical chaotic form; dense crown; decay at base.
195	Hollywood juniper	11,7	Protected	50%	Low	Typical chaotic form; dense crown; base 1 foot from building; crown one sided east.
196	Blue blossom	5,4,4	Protected	30%	Low	Multiple trunks arise from 1 foot with trunk wound; topped harshly.
197	Hollywood juniper	18	Protected	50%	Low	Typical chaotic form; dense crown; base 1 foot from building; crown one sided east.
198	Hollywood juniper	13	Protected	50%	Low	Typical chaotic form; dense crown; base 3 foot from building; crown one sided east.
199	Hollywood juniper	11	Protected	50%	Low	Typical chaotic form; dense crown; base 6 foot from building; crown one sided south.
200	Hollywood juniper	10	Protected	50%	Low	Typical chaotic form; dense crown; base 2 foot from building; crown one sided north.
201	Hollywood juniper	12	Protected	50%	Low	Typical chaotic form; dense crown; base 2 foot from building; crown one sided north.

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Condition out of 100%	Suitability for Preservation	Comments
202	Hollywood juniper	13	Protected	50%	Low	Typical chaotic form; dense crown; base 1 foot from building; crown one sided east.
203	Crabapple	4,3	Exception	70%	High	Good young tree, iconic part of landscape.
204	Sawleaf zelkova	23	Protected	50%	Moderate	Multiple trunks arise from 7 feet with narrow attachment; wide spreading crown; northern half of tree declining; dieback.
205	Sawleaf zelkova	22	Protected	30%	Low	Multiple trunks arise from 7 feet with narrow attachment; wide spreading crown; tree declining; dieback.
206	Valley oak	24	Large Protected	70%	Moderate	Codominant trunks arise from 10 feet; growing in small space; vase shaped crown; minor dieback.
207	Sawleaf zelkova	19	Protected	30%	Low	Multiple trunks arise from 7 feet with narrow attachment; wide spreading crown; tree declining; dieback.
208	Sawleaf zelkova	18	Protected	30%	Low	Multiple trunks arise from 7 feet with narrow attachment; wide spreading crown; tree declining; dieback.
209	Mayten	7	Protected	30%	Low	Codominant trunks arise from 6 feet; thin crown; yellow foliage; declining.
210	Italian cypress	14	Protected	70%	Moderate	Typical upright form.
211	Italian cypress	14	Protected	70%	Low	Typical upright form; growing into buildings eve.
212	Crabapple	12	Exception	50%	Moderate	Multiple trunks arise from 6 feet; crown one sided north.
213	Crabapple	11	Exception	50%	Moderate	Multiple trunks arise from 6 feet; crown one sided north.
214	Crabapple	11	Exception	30%	Low	Multiple trunks arise from 6 feet with cavity; crown one sided north.
215	Coast live oak	22,22	Protected	50%	Low	Codominant trunks arise from 2 feet with seam; dense wide spreading crown; 2 cables in tree; significant growth around equipment.
216	California bay	10	Protected	50%	Moderate	Codominant trunks arise from 6 feet; dense crown; upright form.

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Condition out of 100%	Suitability for Preservation	Comments
217	Brazilian pepper	5	Protected	50%	Low	Multiple trunks arise from 6 feet; bushy form; topped at 15 feet; base at deck.
218	Loquat	6	Protected	70%	Moderate	Narrow form; base 1 foot from retaining wall; dense crown.
219	Blue gum	36	Protected	50%	Moderate	Narrow form dense bushy growth; difficult to see upper crown.
220	Blue gum	62	Large Protected	50%	Moderate	Dense bushy growth; difficult to see upper crown.
221	Blue gum	36	Protected	50%	Moderate	Narrow form dense bushy growth; difficult to see upper crown; minor dieback.
222	African fern-pine	5	Protected	70%	Moderate	Good young tree; in narrow planting location.
223	California bay	13	Protected	50%	Moderate	Codominant trunks arise from 20 feet; dense crown; upright form; hole at base.
224	California bay	13,13	Protected	50%	Moderate	Codominant trunks arise from 2 feet; dense crown; upright form.
225	Coast live oak	20	Protected	70%	Moderate	Multiple trunks arise from 10 feet; crown one sided west; dense crown.
226	Red horsechestnut	8	Protected	30%	Low	Multiple trunks arise from 5 feet; thin crown; dieback.
227	Red horsechestnut	8	Protected	30%	Low	Multiple trunks arise from 3 feet; thin crown; dieback.
228	Red horsechestnut	5	Protected	50%	Moderate	Strong central leader; thin crown.
229	Coast live oak	23	Protected	70%	Moderate	Codominant trunks arise from 20 feet; crown one sided east; dense crown.
230	Red ironbark	22	Exception	30%	Low	Multiple trunks arise from 10 feet; poor form and structure; history of branch failure; dead branches.
231	Red ironbark	5,5,5,5,4	Exception	30%	Low	Stump sprout; long vertical stems from removed base.
232	Purpleleaf plum	4	Protected	30%	Low	Codominant trunks arise from 4 feet; thin small crown; low vigor; 4 foot long trunk wound.
233	Red ironbark	19	Exception	50%	Low	Codominant trunks arise from 10 feet; thin crown; wide spreading crown.

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Condition out of 100%	Suitability for Preservation	Comments
234	Coast live oak	10,9	Protected	50%	Moderate	Codominant trunks arise from 1 foot with seam; twig dieback throughout dense crown.
235	Toyon	6,5,4,4	Protected	50%	Moderate	Multiple trunks arise from base; bushy.
236	California bay	12	Protected	50%	Low	Leaning east; codominant trunks arise from 10 feet; one stem vertical one horizontal.
237	California bay	11	Protected	50%	Moderate	Crook in trunk at 4 feet; narrow upright form.
238	Coast live oak	14	Protected	50%	Low	Codominant trunks arise from 7 feet; dense crown one sided south; under utility lines; at edge of slope.
239	Olive	10,5,5	Exception	50%	Moderate	Multiple trunks arise from 3 feet; dense crown one sided north.
240	Coast live oak	28	Large Protected	50%	Low	Multiple trunks arise from 5 feet; dead branch; pruned away from utility lines; dense two dimensional crown; exposed roots.
241	California bay	6	Protected	50%	Low	Young tree with exposed roots from eroding slope.
242	California bay	5	Protected	50%	Low	Young tree with exposed roots from eroding slope.
243	Coast live oak	27	Large Protected	10%	Low	Mostly dead.
244	Valley oak	15	Protected	30%	Low	Small crown pruned away from utilities; plastic attached to trunk to keep sprouts from growing towards utilities?
245	Coast live oak	4,4,4,3,3,2,2,2	Protected	30%	Low	Decaying stump sprout.
246	Valley oak	26	Large Protected	50%	Low	Leaning east over building; minor dieback; pruned away from; utilities.
247	Coast live oak	16	Protected	50%	Low	Trunk embedded in fence; multiple trunks arise from 10 feet; dense crown one sided east.
248	Coast live oak	6,5,3	Protected	30%	Low	Decaying stump sprout.
249	Victorian box	5,4,4,4,4,3,2	Protected	30%	Low	Multiple trunks arise from base; bushy; decaying stem at attachment.

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Condition out of 100%	Suitability for Preservation	Comments
250	Blue gum	50	Large Protected	30%	Low	Multiple trunks arise from 15 feet; heading cuts; pruned harshly; dead branch decaying into branch; poorly attached regrowth.
251	Valley oak	28	Large Protected	70%	High	Off-site; base 15 feet from fence; overhangs fence by 20 feet.
252	Crabapple	5	Exception	50%	Low	Codominant trunks arise from 5 feet; crown one sided east; suppressed.
253	Plum	6,5,3	Exception	50%	Low	Multiple trunks arise from base; crown one sided east; suppressed.
254	Crabapple	7	Exception	30%	Low	Swollen base with cavity; thin two dimensional crown.
255	Crabapple	11	Exception	50%	Moderate	Multiple trunks arise from 3 feet; poorly pruned; dense wide spreading crown.
256	Bottlebrush	4,4	Protected	70%	Moderate	Codominant trunks arise from 1 foot; trunks wrapping; dense crown; close to building.
257	Aleppo pine	6	Protected	30%	Low	Poor form and structure; thin crown.
258	Victorian box	4,3	Protected	50%	Low	Codominant trunks arise from base; trunk wound; sweep at base; small crown.
259	Victorian box	6,5,2,2	Protected	50%	Moderate	Multiple trunks arise from base; basal sprouts; base in ivy; bushy.
260	Blue gum	52	Large Protected	50%	Low	Property line tree; no tag; cannot see base; lower 30 feet covered in ivy.
261	Jacaranda	7	Protected	50%	Moderate	Multiple trunks arise from 8 feet; sinuous trunk; attractive flowers.
262	Portugal laurel	6,5,4,4,4	Protected	30%	Low	Multiple trunks arise from base; bushy; declining; dieback.
263	Japanese flowering cherry	10	Protected	50%	Low	Multiple trunks arise from 4 feet; dieback; declining.
264	Coast live oak	20	Protected	70%	High	Codominant trunks arise from 15 feet; dense crown.
265	Cherry	12	Exception	30%	Low	Poorly attached codominant trunks arise from 5 feet; suppressed crown one sided north.

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Condition out of 100%	Suitability for Preservation	Comments
266	California black walnut	8	Protected	30%	Low	Half dead.
267	Coast live oak	7	Protected	50%	Low	Sinuous trunk; leaning south over path; small crown.
268	California bay	5	Protected	50%	Low	Codominant trunks arise from 10 feet; interior tree; narrow upright form.
269	African sumac	12	Protected	10%	Low	Codominant trunks arise from 8 feet with 6 foot long trunk wound; poor form and structure; crown bowed south.
270	African sumac	9,9	Protected	10%	Low	Codominant trunks arise from 2 feet with 6 foot long trunk wound; poor form and structure; crown bowed south.
271	Coast live oak	11	Protected	50%	Low	Leaning north over neighboring property.
272	Coast live oak	13	Protected	50%	Moderate	Multiple trunks arise from 15 feet; partially covered in ivy; interior tree.
273	African sumac	13,11	Protected	50%	Low	Codominant trunks arise from 2 feet with 6 foot dead branch; crown bowed south.
274	Glossy privet	8,5	Exception	50%	Moderate	Codominant trunks arise from base; partially covered in ivy; dense crown.
275	African sumac	9,7	Protected	10%	Low	Codominant trunks arise from 2 feet with 6 foot long trunk wound; crown bowed south.
276	Crabapple	13	Exception	70%	Moderate	Multiple trunks arise from 6 feet; swollen base; dense crown.
277	Crabapple	13	Exception	70%	Moderate	Multiple trunks arise from 6 feet; base in ivy; dense crown.
278	California bay	6,5	Protected	70%	Moderate	Base covered in ivy; codominant trunks arise from base; dense crown.
279	Flowering dogwood	9,4	Protected	70%	High	Multiple trunks arise from 3 feet; chaotic structure; interior tree.
280	Coast live oak	12,10	Protected	50%	Low	Codominant trunks arise from base; interior tree; dieback; base covered in ivy.
281	California bay	6,4,3,2	Protected	50%	Low	Multiple trunks arise from base; base in ivy; suppressed to north.

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Condition out of 100%	Suitability for Preservation	Comments
282	Coast live oak	15	Protected	70%	High	Codominant trunks arise from 7 feet; dense vase shaped crown.
283	Coast live oak	9	Protected	50%	Low	Covered in ivy; suppressed south.
284	Windmill palm		Exception	90%	Moderate	9 feet brown trunk height; growing in small space.
285	African fern-pine	4	Protected	30%	Low	Poor form and structure; bent top; planted against wall.
286	Hollywood juniper	12,6,5	Protected	50%	Low	Typical chaotic form; dense crown; base 4 foot from building; crown one sided north.
287	Red maple	12	Protected	70%	High	Codominant trunks arise from 12 feet; dense, spreading crown.
288	White willow	24	Protected	70%	Moderate	Codominant trunks arise from 8 feet; dense crown; basal sprout; branch headed.
289	Valley oak	28	Large Protected	30%	Low	Codominant trunks arise from 10 feet; narrow upright form; dieback; 12 inch cavity decaying into trunk.
290	Sweetgum	15	Protected	70%	High	Multiple trunks arise in upper crown; dense crown; slightly sinuous trunk; minor dieback.
291	Sweetgum	20	Protected	50%	Moderate	Multiple trunks arise from 4 feet with bulge; dense crown; slightly sinuous trunk; minor dieback.
292	Coast live oak	15	Protected	30%	Low	Codominant trunks arise from 12 feet; declining; extensive dieback.
293	Ginkgo	5	Protected	50%	Moderate	Competing with bush; narrow upright form.
294	Coast live oak	19	Protected	30%	Low	Poor form and structure; dead branch over road; dieback.
295	California bay	6	Protected	30%	Low	Bowed east; covered in ivy.
296	Coast live oak	26,25,17	Large Protected	50%	Moderate	Multiple trunks arise from base; wide spreading crown; reduced at perimeter.
297	Arroyo willow	18,16	Protected	30%	Low	Partial failure; dense bushy crown.
298	Coast live oak	18	Protected	50%	Low	Codominant trunks arise from 10 feet; crack and cavity in lowest branch; dense crown one sided east.
299	African fern-pine	8	Protected	30%	Low	Poor form and structure; crown touching building.

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Condition out of 100%	Suitability for Preservation	Comments
300	African fern-pine	8	Protected	30%	Low	Poor form and structure; crown touching building; 8 inch trunk wound.
301	Japanese maple	5	Protected	50%	Moderate	Multiple trunks arise from 7 feet; narrow crown; growing in small space.
302	Crabapple	9	Exception	50%	Low	Codominant trunks arise from 3 feet; cavity with decay at 5 feet.
303	Coast live oak	19	Protected	50%	Moderate	Codominant trunks arise from 6 feet with seam; dense chaotic crown; headed back on east.
304	Coast live oak	13	Protected	50%	Low	Codominant trunks arise from 15; narrow upright form; crown one sided east.
305	Coast live oak	5	Protected	30%	Low	Codominant trunks arise from 4 feet; poor form and structure; suppressed.
306	Coast live oak	9	Protected	30%	Low	Bowed east to horizontal; suppressed.
307	Coast live oak	4	Protected	30%	Low	Small; stunted; suppressed; lost main stem.
308	Coast live oak	12	Protected	10%	Low	Leaning heavily on eucalyptus; declining; dieback.
309	Sugar gum	33	Protected	30%	Low	Dead main stem; 20 foot long trunk wound.
310	Sugar gum	33	Protected	30%	Low	Dead codominant at 30 foot; trunk wound spreading down from there.
311	Coast live oak	8	Protected	50%	Low	Codominant trunks arise from 4 feet; crown one sided west; narrow form; interior tree.
312	Coast live oak	12	Protected	50%	Low	Leaning west; crown one sided west; dense crown.
313	Coast live oak	17	Protected	50%	Low	Codominant trunk removed at 6 feet; upright form; thin crown; dieback.
314	California bay	18,14	Protected	70%	High	Codominant trunks arise from base; dense crown; growing in ivy.
315	California bay	9	Protected	50%	Moderate	Narrow upright form; leans west; dense crown.
316	California bay	11	Protected	50%	Moderate	Narrow upright form; leans west; dense crown.

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Condition out of 100%	Suitability for Preservation	Comments
317	Valley oak	18	Protected	30%	Low	Extremely sinuous trunk; low live crown ratio; difficult to see crown.
318	Coast live oak	14	Protected	50%	Low	Codominant trunks arise from 5 feet; intertwined with valley oak; bushy.
319	California bay	9,6,5	Protected	50%	Moderate	Multiple trunks arise from base; base in ivy; leans west; dense crown.
320	California bay	9	Protected	50%	Low	Base in ivy; sinuous trunk crown one sided north.
321	Coast live oak	14	Protected	30%	Low	Codominant trunks arise from 10 feet with seam; narrow crown; leaning heavily east.
322	California bay	19	Protected	50%	Moderate	Codominant trunks arise from 20 feet; swollen base; yellow jacket nest at base.
323	Coast live oak	10	Protected	50%	Low	Codominant trunks arise from 12 feet; bushy growth; leaning east.
324	Valley oak	13	Protected	30%	Low	Poor form and structure; base flipped over root; small crown.
325	Coast live oak	8	Protected	30%	Low	Poor form and structure; small stunted.
326	Coast live oak	13	Protected	30%	Low	Poor form and structure; small crown; leaning east.
327	California bay	10	Protected	30%	Low	Crook in trunk at 20 feet; dense, narrow crown; decay at base.
328	California bay	12	Protected	30%	Low	Multiple trunks arise from 20 feet; dense, narrow crown; decay at base.
329	Coast live oak	8	Protected	30%	Low	Poor form and structure; small stunted; leaning east; tangled with 330.
330	California bay	10	Protected	30%	Low	Mostly dead; leaning east; tangled with 329.
331	Coast live oak	17,14	Protected	70%	Moderate	Codominant trunks arise from 3 feet; base in ivy; dense crown.
332	Purpleleaf plum	8	Protected	30%	Low	Codominant trunks arise from 5 feet; 1/4 dead, dieback.
333	Coast live oak	27	Protected	10%	Low	Only epicormic growth; cabled with no tension.

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Condition out of 100%	Suitability for Preservation	Comments
334	California bay	12,11	Protected	30%	Low	Codominant trunks arise from 1 foot; swollen base; poor form and structure; basal decay.
335	Coast live oak	10	Protected	30%	Low	Bowed north to horizontal; suppressed.
336	California bay	10	Protected	50%	Low	Multiple trunks arise in upper crown; dense crown; dieback.
337	Coast live oak	22,10	Protected	30%	Low	Codominant trunks arise from 2 feet with unusual swelling; declining; cavities in all branches.
338	California bay	11	Protected	50%	Moderate	Narrow upright form; top bowed east; dense crown.
339	Coast live oak	15	Protected	50%	Low	Narrow upright form; epicormic growth; declining.
340	Blackwood acacia	5	Exception	70%	Low	Invasive volunteer; bushy upright form.
341	California bay	12	Protected	50%	Low	Narrow upright form; sinuous trunk; dieback.
342	California bay	12	Protected	50%	Low	Narrow upright form; sinuous trunk; dieback.
343	Coast live oak	14	Protected	50%	Moderate	Codominant trunks arise from 25 feet; top bowed east; dead branch.
344	Coast live oak	18	Protected	70%	Moderate	Upright form; crown one sided east; dense crown.
345	Coast live oak	8	Protected	10%	Low	Most of tree removed.
346	Olive	9,7	Protected	50%	Low	Codominant trunks arise from 1 foot; crown bowed east; two 4 foot long trunk wounds.
347	Coast live oak	5	Protected	30%	Low	Small stunted tree; small crown.
348	Marina madrone	14	Protected	90%	High	Nice tree; 5 feet from building.
349	Valley oak	34	Large Protected	30%	Low	In 15x15 raised planter; declining; cabled; pruned harshly.
350	Valley oak	37	Large Protected	50%	Low	Codominant trunks arise from 8 feet with 2 foot bleeding decaying cavity; thin crown; over pruned; 4 cables plus 2 failed to.
351	Coast live oak	9	Protected	50%	Low	Codominant trunks arise from 5 feet with wide attachment; dense crown one sided south.
352	Coast live oak	10	Protected	30%	Low	Codom poor form and structure; crown one sided west.

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Condition out of 100%	Suitability for Preservation	Comments
353	Coast live oak	13	Protected	50%	Moderate	Bowed slightly south; dense crown; growing in ivy.
354	New Zealand cabbage palm	5	Exception	30%	Low	Poor form and structure; declining.
355	Hackberry	6	Protected	10%	Low	Mostly dead.
356	Hackberry	9	Protected	30%	Low	Half dead.
357	Italian cypress	6	Protected	90%	Moderate	Typical narrow form; growing in very small curb cutout.
358	Italian cypress	8	Protected	90%	Moderate	Typical narrow form; growing in very small curb cutout.
359	California bay	10	Protected	30%	Low	Upright form; bushy crown; dieback; declining; yellow jacket nest at base.
360	California bay	9	Protected	50%	Low	Sweep in lower trunk; dense crown; upright form.
361	California bay	8	Protected	30%	Low	Narrow upright form; bowed east over road; dieback; dead branches.
362	California buckeye	9	Protected	50%	Low	Multiple trunks arise from 7 feet; bowed east towards road; dense crown.
363	Coast live oak	5,4	Protected	10%	Low	Mostly dead.
364	Coast live oak	4	Protected	50%	Low	Small, stunted; searching for light; neighboring trees recently removed.
365	California bay	4	Protected	50%	Low	Small stunted; searching for light; neighboring trees recently removed.
366	Bailey acacia	5	Protected	10%	Low	Failed; topped.
367	Bailey acacia	7	Protected	30%	Low	Topped; dead branches and decay.
368	Bailey acacia	5	Protected	30%	Low	Topped; dead branches and decay.
369	Bailey acacia	7,7,7,6	Protected	30%	Low	Poor form and structure; multiple trunks arise from base with poorly attached connections.
370	Bailey acacia	10	Protected	30%	Low	Most of base removed; one stem remaining leaning heavily north.
371	Plum	5,4	Protected	30%	Low	Codominant trunks arise from 3 feet; bowed heavily east.

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Condition out of 100%	Suitability for Preservation	Comments
372	Coast live oak	9,8	Protected	50%	Low	Codominant trunks arise from 1 foot; partially covered in ivy; small crown; interior tree.
373	California bay	8	Protected	30%	Low	Completely covered in ivy.
374	Coast redwood	10	Protected	90%	High	Good young tree.
375	Coast redwood	14	Protected	90%	High	Good form and structure; dense crown.

Tree Disposition

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Condition out of 100%	Disposition	Comment	Approx. crown diameter (feet)
1	Coast redwood	40	Protected	50%	Preserve	Outside of grading	~30
2	California bay	8,8,7	Protected	50%	Preserve	Outside of grading	~30
3	California bay	6,5	Protected	30%	Preserve	Outside of grading	~30
4	Valley oak	17	Protected	50%	Preserve	Outside of grading	~30
5	Valley oak	14	Protected	30%	Remove	Grading	~20
6	Coast live oak	23	Protected	70%	Preserve	Outside of grading	~30
7	Blue gum	40	Protected	30%	Remove	Road	~30
8	Blue gum	38	Protected	30%	Remove	Road	~30
9	Blue gum	20,7	Exception	30%	Remove	Road	~20
10	Blue gum	54	Protected	30%	Remove	Road	~50
11	Blue gum	28	Protected	30%	Remove	Road	~30
12	Blue gum	39	Protected	30%	Remove	Road	~30
13	Canary Island pine	21	Protected	70%	REMOVED	Removed 2019	~30
14	Coast live oak	15	Protected	50%	Remove	Road	~20
15	California bay	10	Protected	50%	Remove	Road	~20
16	California bay	10	Protected	50%	Remove	Grading	~20
17	California bay	9,9	Protected	30%	Remove	Grading	~20
18	California bay	5	Protected	10%	Remove	Grading	~20
19	California bay	13,8	Protected	50%	Preserve	Not developing slope	~30
20	California bay	11	Protected	30%	Remove	Grading	~20
21	California bay	13	Protected	30%	Preserve	Not developing slope	~30
22	California buckeye	9	Protected	50%	Preserve	Not developing slope	~30
23	California bay	7	Protected	30%	Preserve	Not developing slope	~50
24	California bay	17,16	Protected	70%	Preserve	Not developing slope	~50
25	California bay	11	Protected	30%	Preserve	Not developing slope	~20
26	California bay	12	Protected	50%	Preserve	Not developing slope	~20
27	California bay	7	Protected	10%	Preserve	Not developing slope	~20

Tree Disposition

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Condition out of 100%	Disposition	Comment	Approx. crown diameter (feet)
28	California bay	8	Protected	10%	Preserve	Not developing slope	~20
29	California bay	12,7,6	Protected	10%	Preserve	Not developing slope	~50
30	Valley oak	34	Large Protected	70%	Preserve	Not developing slope	~60
31	California bay	16	Protected	50%	Preserve	Not developing slope	~30
32	California bay	8	Protected	50%	Preserve	Not developing slope	~20
33	California bay	14,6	Protected	50%	Preserve	Not developing slope	~20
34	California bay	8	Protected	30%	Preserve	Not developing slope	~20
35	California bay	11,10,7	Protected	50%	Preserve	Not developing slope	~30
36	Coast live oak	19	Protected	50%	Preserve	Not developing slope	~30
37	California bay	10	Protected	30%	Preserve	Not developing slope	~20
38	Blue oak	19	Protected	30%	Preserve	Not developing slope	~20
39	Coast live oak	27	Large Protected	50%	Preserve	Not developing slope	~30
40	Valley oak	17	Protected	30%	Preserve	Not developing slope	~20
41	California bay	8,5,4	Protected	50%	Preserve	Not developing slope	~20
42	California bay	5	Protected	50%	Preserve	Not developing slope	~20
43	Valley oak	14	Protected	50%	Preserve	Not developing slope	~30
44	Coast live oak	22	Protected	50%	Preserve	Not developing slope	~50
45	California bay	6,5	Protected	50%	Preserve	Not developing slope	~20
46	California bay	6	Protected	50%	Preserve	Not developing slope	~20
47	Valley oak	17,13	Protected	50%	Preserve	Not developing slope	~50
48	California bay	22,12	Protected	10%	Preserve	Not developing slope	~50
49	California bay	7	Protected	50%	Preserve	Not developing slope	~20
50	California bay	7	Protected	50%	Preserve	Not developing slope	~20
51	California bay	7	Protected	30%	Preserve	Not developing slope	~30
52	California bay	9	Protected	30%	Preserve	Not developing slope	~30
53	California bay	10	Protected	50%	Preserve	Not developing slope	~20
54	California bay	13,9	Protected	50%	Preserve	Not developing slope	~30

Tree Disposition

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Condition out of 100%	Disposition	Comment	Approx. crown diameter (feet)
55	California bay	6,5,5,4	Protected	50%	Preserve	Not developing slope	~30
56	California bay	7	Protected	30%	Preserve	Not developing slope	~30
57	California bay	9,8	Protected	30%	Preserve	Not developing slope	~30
58	California bay	12	Protected	30%	Preserve	Not developing slope	~30
59	Coast live oak	27,16	Large Protected	50%	Preserve	Not developing slope	~60
60	California bay	14	Protected	10%	Preserve	Not developing slope	~20
61	California bay	15	Protected	30%	Preserve	Not developing slope	~30
62	California bay	13	Protected	30%	Preserve	Not developing slope	~30
63	California bay	6	Protected	50%	Preserve	Not developing slope	~20
64	California bay	10,9	Protected	50%	Preserve	Not developing slope	~30
65	California bay	9	Protected	30%	Preserve	Not developing slope	~30
66	California bay	11	Protected	30%	Preserve	Not developing slope	~20
67	Olive	5,4,3,2	Exception	30%	Preserve	Not developing slope	~20
68	California bay	6	Protected	50%	Preserve	Not developing slope	~20
69	California bay	7	Protected	30%	Preserve	Not developing slope	~20
70	Coast live oak	6	Protected	50%	Preserve	Not developing slope	~20
71	California bay	17,8	Protected	50%	Preserve	Not developing slope	~30
72	Valley oak	33	Large Protected	70%	Preserve	Not developing slope	~60
73	Olive	5	Exception	50%	REMOVED	Removed 2019	~10
74	Coast live oak	6	Protected	50%	Preserve	Not developing slope	~20
75	Coast live oak	30	Large Protected	50%	Preserve	Not developing slope	~50
76	Monterey pine	15	Protected	50%	REMOVED	Removed 2019	~20
77	Monterey pine	17	Protected	50%	REMOVED	Removed 2019	~20
78	Coast redwood	7	Protected	90%	Remove	Road	~10
79	Coast redwood	13	Protected	90%	Remove	Grading	~20
80	Blue oak	12	Protected	50%	Remove	Road	~20
81	Coast redwood	5	Protected	90%	Remove	Grading	~10

Tree Disposition

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Condition out of 100%	Disposition	Comment	Approx. crown diameter (feet)
82	Coast redwood	7	Protected	30%	Preserve	Not developing slope	~20
83	Monterey pine	14	Protected	50%	REMOVED	Removed 2019	~20
84	Bigleaf maple	9	Protected	30%	Preserve	Not developing slope	~30
85	Coast redwood	7	Protected	90%	Preserve	Not developing slope	~10
86	Valley oak	19	Protected	70%	Preserve	Not developing slope	~50
87	Coast redwood	10	Protected	90%	Preserve	Not developing slope	~20
88	Monterey pine	8	Protected	50%	REMOVED	Removed 2019	~20
89	Monterey pine	8	Protected	50%	REMOVED	Removed 2019	~20
90	Blackwood acacia	10,6	Exception	30%	REMOVED	Removed 2019	~20
91	Blackwood acacia	5	Exception	30%	REMOVED	Removed 2019	~20
92	Blackwood acacia	8,7,4	Exception	30%	REMOVED	Removed 2019	~20
93	Blackwood acacia	5,5,5,4	Exception	30%	REMOVED	Removed 2019	~20
94	California bay	10	Protected	30%	Preserve	Not developing slope	~20
95	California bay	16	Protected	30%	Preserve	Not developing slope	~30
96	California bay	5	Protected	10%	Preserve	Not developing slope	~10
97	California bay	10,6,5 4 4	Protected	50%	Preserve	Not developing slope	~30
98	Valley oak	17,16	Protected	50%	Preserve	Not developing slope	~50
99	California bay	7,6,6,5	Protected	50%	Preserve	Not developing slope	~30
100	California bay	6	Protected	50%	Preserve	Not developing slope	~20
101	California bay	5	Protected	70%	Preserve	Not developing slope	~20
102	California bay	5,5,5,4,4,3,3,2,2	Protected	70%	Preserve	Not developing slope	~50
103	Coast redwood	9	Protected	50%	Preserve	Not developing slope	~20
104	Coast redwood	8	Protected	90%	Preserve	Not developing slope	~20
105	Coast redwood	9	Protected	90%	Preserve	Not developing slope	~20
106	Coast redwood	10	Protected	90%	Preserve	Not developing slope	~20
107	Coast redwood	8	Protected	90%	Preserve	Not developing slope	~20
108	Coast redwood	4	Protected	90%	Preserve	Not developing slope	~10

Tree Disposition

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Condition out of 100%	Disposition	Comment	Approx. crown diameter (feet)
109	Grecian laurel	10,9,9	Protected	30%	Preserve	Not developing slope	~20
110	Grecian laurel	6,6,5,5,4,3,3,2	Protected	30%	Preserve	Not developing slope	~20
111	Grecian laurel	5,4,4,4,4,4,3,3,3	Protected	30%	Preserve	Not developing slope	~20
112	Olive	6	Exception	50%	Preserve	Not developing slope	~10
113	Olive	12,7	Exception	50%	Preserve	Not developing slope	~20
114	Olive	10,6,5,4,3,2,2,2	Exception	50%	Preserve	Not developing slope	~20
115	Valley oak	21	Protected	50%	Preserve	Not developing slope	~30
116	Blue gum	47,32,17	Large Protected	50%	Preserve	Not developing slope	~60
117	Bronze loquat	6	Protected	30%	Preserve	Not developing slope	~20
118	Coast live oak	19,15	Protected	70%	Preserve	Not developing slope	~50
119	Coast live oak	19	Protected	70%	Preserve	Not developing slope	~50
120	Valley oak	14	Protected	50%	Preserve	Not developing slope	~30
121	Valley oak	19	Protected	50%	Preserve	Not developing slope	~30
122	Coast live oak	11	Protected	50%	Preserve	Not developing slope	~20
123	Olive	7,7,5,4,4,3	Exception	50%	Preserve	Not developing slope	~20
124	Coast live oak	25	Large Protected	10%	Preserve	Not developing slope	~30
125	Coast redwood	19	Protected	10%	Remove	Grading	~20
126	Coast live oak	7,7	Protected	10%	Preserve	Not developing slope	~20
127	Coast live oak	8	Protected	10%	Preserve	Not developing slope	~20
128	Canary Island pine	28	Protected	70%	REMOVED	Removed 2019	~30
129	Coast live oak	15	Protected	50%	Remove	Road	~30
130	Canary Island pine	23	Protected	70%	REMOVED	Removed 2019	~30
131	Canary Island pine	26	Protected	30%	REMOVED	Removed 2019	~30
132	Coast redwood	7	Protected	90%	Remove	Road	~20
133	Canary Island pine	22	Protected	70%	REMOVED	Removed 2019	~30
134	Coast live oak	18	Protected	70%	Remove	Road	~50
135	Canary Island pine	22	Protected	70%	REMOVED	Removed 2019	~30

Tree Disposition

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Condition out of 100%	Disposition	Comment	Approx. crown diameter (feet)
136	Canary Island pine	23	Protected	70%	REMOVED	Removed 2019	~30
137	Canary Island pine	21	Protected	70%	REMOVED	Removed 2019	~30
138	Canary Island pine	21	Protected	70%	REMOVED	Removed 2019	~30
139	Bronze loquat	5,3,3,3	Protected	50%	Remove	Road	~20
140	Bronze loquat	6,4,2	Protected	30%	Remove	Road	~20
141	Crabapple	8	Exception	70%	Remove	Grading	~30
142	Coast live oak	18	Protected	70%	Remove	Grading	~30
143	Coast live oak	16	Protected	70%	Remove	Grading	~30
144	Canary Island pine	18	Protected	50%	REMOVED	Removed 2019	~30
145	Canary Island pine	22	Protected	70%	REMOVED	Removed 2019	~30
146	Canary Island pine	26	Protected	70%	REMOVED	Removed 2019	~30
147	Douglas fir	18	Protected	70%	Remove	Grading	~30
148	Douglas fir	29	Protected	70%	Remove	Grading	~30
149	Hollywood juniper	9,5	Protected	70%	Remove	Grading	~30
150	Douglas fir	15	Protected	50%	Remove	Grading	~30
151	Douglas fir	15	Protected	30%	Remove	Grading	~30
152	Douglas fir	18	Protected	50%	Remove	Grading	~30
153	Douglas fir	14	Protected	50%	Remove	Grading	~30
154	Valley oak	11	Protected	70%	Remove	Grading	~30
155	Silk oak	11	Protected	50%	Remove	Grading	~30
156	Coast live oak	17	Protected	70%	Remove	Grading	~30
157	Coast live oak	15	Protected	30%	Remove	Grading	~50
158	Douglas fir	22	Protected	30%	Remove	Grading	~30
159	Coast live oak	21	Protected	50%	Remove	Building	~30
160	Valley oak	21	Protected	50%	Remove	Building	~50
161	Valley oak	16	Protected	30%	Remove	Grading	~30
162	Coast live oak	20	Protected	50%	Remove	Grading	~30

Tree Disposition

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Condition out of 100%	Disposition	Comment	Approx. crown diameter (feet)
163	Italian cypress	5	Protected	90%	Remove	Grading	~10
164	Italian cypress	6	Protected	90%	Remove	Grading	~10
165	Italian cypress	6	Protected	90%	Remove	Grading	~10
166	Italian cypress	5	Protected	90%	Remove	Grading	~10
167	Monterey pine	4	Protected	90%	REMOVED	Removed 2019	~20
168	Red horsechestnut	5,2	Protected	90%	Remove	Building	~20
169	Coast live oak	7	Protected	50%	Remove	Grading	~20
170	California bay	17,10,6	Protected	30%	Preserve	Not developing slope	~50
171	California bay	7,7,7,6,5,5,5,5	Protected	30%	Preserve	Not developing slope	~30
172	California bay	8,5,5,4	Protected	30%	Preserve	Not developing slope	~30
173	California bay	16	Protected	50%	Remove	Grading	~30
174	Coast live oak	8	Protected	70%	Remove	Grading	~20
175	Coast live oak	15	Protected	30%	Remove	Grading	~30
176	Sugar gum	17,16	Protected	50%	Remove	Grading	~30
177	Sugar gum	12,11,11,11	Protected	30%	Remove	Grading	~50
178	Deodar cedar	6	Protected	90%	Remove	Grading	~20
179	Coast live oak	14	Protected	50%	Remove	Grading	~30
180	Italian cypress	5	Protected	90%	Remove	Grading	~10
181	Sitka spruce	6	Protected	70%	Remove	Building	~10
182	Italian stone pine	22	Protected	50%	REMOVED	Removed 2019	~30
183	Italian stone pine	19	Protected	50%	REMOVED	Removed 2019	~30
184	Red ironbark	13	Exception	10%	Remove	Building	~20
185	Incense cedar	11	Protected	90%	Remove	Grading	~20
186	Italian cypress	5	Protected	50%	Remove	Grading	~10
187	Italian cypress	5	Protected	90%	Remove	Grading	~10
188	Blackwood acacia	4	Exception	70%	REMOVED	Removed 2019	~10
189	Coast live oak	19	Protected	50%	Remove	Grading	~50

Tree Disposition

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Condition out of 100%	Disposition	Comment	Approx. crown diameter (feet)
190	Red ironbark	13	Exception	10%	Remove	Grading	~30
191	Blackwood acacia	17	Exception	50%	REMOVED	Removed 2019	~30
192	Red ironbark	14	Exception	10%	Remove	Grading	~30
193	Hollywood juniper	17	Protected	70%	Remove	Grading	~20
194	Hollywood juniper	5,5,4,3,3,3	Protected	50%	Remove	Building	~20
195	Hollywood juniper	11,7	Protected	50%	Remove	Building	~20
196	Blue blossom	5,4,4	Protected	30%	Remove	Building	~20
197	Hollywood juniper	18	Protected	50%	Remove	Building	~20
198	Hollywood juniper	13	Protected	50%	Remove	Building	~20
199	Hollywood juniper	11	Protected	50%	Remove	Building	~20
200	Hollywood juniper	10	Protected	50%	Remove	Building	~20
201	Hollywood juniper	12	Protected	50%	Remove	Building	~20
202	Hollywood juniper	13	Protected	50%	Remove	Building	~20
203	Crabapple	4,3	Exception	70%	Remove	Building	~20
204	Sawleaf zelkova	23	Protected	50%	Remove	Grading	~50
205	Sawleaf zelkova	22	Protected	30%	Remove	Grading	~50
206	Valley oak	24	Large Protected	70%	Remove	Grading	~50
207	Sawleaf zelkova	19	Protected	30%	Remove	Grading	~50
208	Sawleaf zelkova	18	Protected	30%	Remove	Grading	~50
209	Mayten	7	Protected	30%	Remove	Building	~20
210	Italian cypress	14	Protected	70%	Remove	Building	~10
211	Italian cypress	14	Protected	70%	Remove	Building	~10
212	Crabapple	12	Exception	50%	Remove	Building	~20
213	Crabapple	11	Exception	50%	Remove	Building	~20
214	Crabapple	11	Exception	30%	Remove	Building	~20
215	Coast live oak	22,22	Protected	50%	Remove	Road	~50
216	California bay	10	Protected	50%	Remove	Road	~20

Tree Disposition

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Condition out of 100%	Disposition	Comment	Approx. crown diameter (feet)
217	Brazilian pepper	5	Protected	50%	REMOVED	Removed 2019	~20
218	Loquat	6	Protected	70%	Remove	Building	~20
219	Blue gum	36	Protected	50%	REMOVED	Removed 2019	~50
220	Blue gum	62	Large Protected	50%	REMOVED	Removed 2019	~60
221	Blue gum	36	Protected	50%	REMOVED	Removed 2019	~50
222	African fern-pine	5	Protected	70%	Remove	Building	~20
223	California bay	13	Protected	50%	Remove	Road	~20
224	California bay	13,13	Protected	50%	Remove	Road	~30
225	Coast live oak	20	Protected	70%	Remove	Road	~50
226	Red horsechestnut	8	Protected	30%	Remove	Grading	~20
227	Red horsechestnut	8	Protected	30%	Remove	Grading	~20
228	Red horsechestnut	5	Protected	50%	Remove	Grading	~20
229	Coast live oak	23	Protected	70%	Remove	Grading	~30
230	Red ironbark	22	Exception	30%	Remove	Road	~30
231	Red ironbark	5,5,5,5,4	Exception	30%	Remove	Road	~20
232	Purpleleaf plum	4	Protected	30%	REMOVED	Removed 2019	~10
233	Red ironbark	19	Exception	50%	Remove	Road	~50
234	Coast live oak	10,9	Protected	50%	Remove	Grading	~20
235	Toyon	6,5,4,4	Protected	50%	Preserve	Not developing slope	~20
236	California bay	12	Protected	50%	Preserve	Not developing slope	~30
237	California bay	11	Protected	50%	Preserve	Not developing slope	~20
238	Coast live oak	14	Protected	50%	Preserve	Not developing slope	~30
239	Olive	10,5,5	Exception	50%	Preserve	Not developing slope	~20
240	Coast live oak	28	Large Protected	50%	Remove	Grading	~50
241	California bay	6	Protected	50%	Remove	Grading	~20
242	California bay	5	Protected	50%	Preserve	Not developing slope	~20
243	Coast live oak	27	Large Protected	10%	Remove	Grading	~30

Tree Disposition

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Condition out of 100%	Disposition	Comment	Approx. crown diameter (feet)
244	Valley oak	15	Protected	30%	Remove	Grading	~20
245	Coast live oak	4,4,4,3,3,2,2,2	Protected	30%	Remove	Grading	~20
246	Valley oak	26	Large Protected	50%	Remove	Grading	~30
247	Coast live oak	16	Protected	50%	Preserve	Not developing slope	~30
248	Coast live oak	6,5,3	Protected	30%	Remove	Grading	~20
249	Victorian box	5,4,4,4,4,3,2	Protected	30%	Remove	Road	~20
250	Blue gum	50	Large Protected	30%	REMOVED	Removed 2019	~50
251	Valley oak	28	Large Protected	70%	Preserve	Outside of grading	~50
252	Crabapple	5	Exception	50%	Remove	Grading	~20
253	Plum	6,5,3	Exception	50%	Remove	Grading	~20
254	Crabapple	7	Exception	30%	Remove	Grading	~20
255	Crabapple	11	Exception	50%	Remove	Grading	~30
256	Bottlebrush	4,4	Protected	70%	Remove	Building	~20
257	Aleppo pine	6	Protected	30%	REMOVED	Removed 2019	~20
258	Victorian box	4,3	Protected	50%	Remove	Building	~20
259	Victorian box	6,5,2,2	Protected	50%	Remove	Building	~20
260	Blue gum	52	Large Protected	50%	Preserve	Outside of grading	~50
261	Jacaranda	7	Protected	50%	Preserve	Outside of grading	~20
262	Portugal laurel	6,5,4,4,4	Protected	30%	Preserve	Outside of grading	~20
263	Japanese flowering cherry	10	Protected	50%	Remove	Grading	~20
264	Coast live oak	20	Protected	70%	Remove	Grading	~30
265	Cherry	12	Exception	30%	Remove	Grading	~20
266	California black walnut	8	Protected	30%	Remove	Grading	~20
267	Coast live oak	7	Protected	50%	Remove	Grading	~10
268	California bay	5	Protected	50%	Remove	Grading	~10
269	African sumac	12	Protected	10%	Remove	Grading	~30
270	African sumac	9,9	Protected	10%	Remove	Grading	~30

Tree Disposition

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Condition out of 100%	Disposition	Comment	Approx. crown diameter (feet)
271	Coast live oak	11	Protected	50%	Remove	Grading	~20
272	Coast live oak	13	Protected	50%	Remove	Grading	~20
273	African sumac	13,11	Protected	50%	Remove	Grading	~20
274	Glossy privet	8,5	Exception	50%	REMOVED	Removed 2019	~20
275	African sumac	9,7	Protected	10%	Remove	Grading	~20
276	Crabapple	13	Exception	70%	Remove	Road	~20
277	Crabapple	13	Exception	70%	Remove	Road	~20
278	California bay	6,5	Protected	70%	Remove	Building	~20
279	Flowering dogwood	9,4	Protected	70%	Remove	Road	~20
280	Coast live oak	12,10	Protected	50%	Remove	Grading	~30
281	California bay	6,4,3,2	Protected	50%	Remove	Grading	~20
282	Coast live oak	15	Protected	70%	Remove	Grading	~30
283	Coast live oak	9	Protected	50%	Remove	Grading	~20
284	Windmill palm	5	Exception	90%	Remove	Building	~20
285	African fern-pine	4	Protected	30%	Remove	Building	~10
286	Hollywood juniper	12,6,5	Protected	50%	Remove	Building	~20
287	Red maple	12	Protected	70%	Remove	Building	~30
288	White willow	24	Protected	70%	Remove	Building	~50
289	Valley oak	28	Large Protected	30%	Remove	Grading	~30
290	Sweetgum	15	Protected	70%	Remove	Grading	~30
291	Sweetgum	20	Protected	50%	Remove	Grading	~30
292	Coast live oak	15	Protected	30%	Remove	Grading	~30
293	Ginkgo	5	Protected	50%	Remove	Building	~20
294	Coast live oak	19	Protected	30%	Preserve	Outside of grading	~30
295	California bay	6	Protected	30%	Preserve	Outside of grading	~20
296	Coast live oak	26,25,17	Large Protected	50%	Remove	Grading	~60
297	Arroyo willow	18,16	Protected	30%	Remove	Grading	~30

Tree Disposition

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Condition out of 100%	Disposition	Comment	Approx. crown diameter (feet)
298	Coast live oak	18	Protected	50%	Remove	Grading	~30
299	African fern-pine	8	Protected	30%	Remove	Road	~20
300	African fern-pine	8	Protected	30%	Remove	Road	~20
301	Japanese maple	5	Protected	50%	Remove	Building	~20
302	Crabapple	9	Exception	50%	Remove	Building	~20
303	Coast live oak	19	Protected	50%	Remove	Building	~30
304	Coast live oak	13	Protected	50%	Remove	Grading	~20
305	Coast live oak	5	Protected	30%	Remove	Grading	~20
306	Coast live oak	9	Protected	30%	Remove	Grading	~20
307	Coast live oak	4	Protected	30%	Remove	Grading	~20
308	Coast live oak	12	Protected	10%	Remove	Grading	~20
309	Sugar gum	33	Protected	30%	Remove	Grading	~50
310	Sugar gum	33	Protected	30%	Remove	Grading	~50
311	Coast live oak	8	Protected	50%	Remove	Grading	~20
312	Coast live oak	12	Protected	50%	Remove	Grading	~30
313	Coast live oak	17	Protected	50%	Remove	Road	~30
314	California bay	18,14	Protected	70%	Remove	Road	~30
315	California bay	9	Protected	50%	Remove	Road	~20
316	California bay	11	Protected	50%	Remove	Road	~20
317	Valley oak	18	Protected	30%	Remove	Road	~30
318	Coast live oak	14	Protected	50%	Remove	Road	~20
319	California bay	9,6,5	Protected	50%	Remove	Road	~20
320	California bay	9	Protected	50%	Remove	Grading	~20
321	Coast live oak	14	Protected	30%	Remove	Road	~20
322	California bay	19	Protected	50%	Remove	Grading	~30
323	Coast live oak	10	Protected	50%	Remove	Road	~20
324	Valley oak	13	Protected	30%	Remove	Road	~30

Tree Disposition

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Condition out of 100%	Disposition	Comment	Approx. crown diameter (feet)
325	Coast live oak	8	Protected	30%	Remove	Road	~20
326	Coast live oak	13	Protected	30%	Remove	Road	~20
327	California bay	10	Protected	30%	Remove	Road	~20
328	California bay	12	Protected	30%	Remove	Grading	~20
329	Coast live oak	8	Protected	30%	Remove	Grading	~20
330	California bay	10	Protected	30%	Remove	Grading	~20
331	Coast live oak	17,14	Protected	70%	Remove	Grading	~30
332	Purpleleaf plum	8	Protected	30%	REMOVED	Removed 2019	~20
333	Coast live oak	27	Protected	10%	Remove	Grading	~30
334	California bay	12,11	Protected	30%	Remove	Grading	~30
335	Coast live oak	10	Protected	30%	Remove	Grading	~20
336	California bay	10	Protected	50%	Remove	Grading	~20
337	Coast live oak	22,10	Protected	30%	Remove	Grading	~30
338	California bay	11	Protected	50%	Remove	Grading	~20
339	Coast live oak	15	Protected	50%	Remove	Grading	~20
340	Blackwood acacia	5	Exception	70%	REMOVED	Removed 2019	~20
341	California bay	12	Protected	50%	Remove	Grading	~20
342	California bay	12	Protected	50%	Remove	Grading	~20
343	Coast live oak	14	Protected	50%	Remove	Grading	~30
344	Coast live oak	18	Protected	70%	Remove	Road	~30
345	Coast live oak	8	Protected	10%	Remove	Grading	~10
346	Olive	9,7	Protected	50%	REMOVED	Removed 2019	~20
347	Coast live oak	5	Protected	30%	Remove	Grading	~10
348	Marina madrone	14	Protected	90%	Remove	Building	~20
349	Valley oak	34	Large Protected	30%	Remove	Building	~30
350	Valley oak	37	Large Protected	50%	Remove	Grading	~50
351	Coast live oak	9	Protected	50%	Remove	Grading	~20

Tree Disposition

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Condition out of 100%	Disposition	Comment	Approx. crown diameter (feet)
352	Coast live oak	10	Protected	30%	Remove	Grading	~20
353	Coast live oak	13	Protected	50%	Remove	Grading	~20
354	New Zealand cabbage pal	5	Exception	30%	REMOVED	Removed 2019	~10
355	Hackberry	6	Protected	10%	Remove	Road	~10
356	Hackberry	9	Protected	30%	Remove	Road	~20
357	Italian cypress	6	Protected	90%	Remove	Road	~10
358	Italian cypress	8	Protected	90%	Remove	Road	~10
359	California bay	10	Protected	30%	Remove	Road	~20
360	California bay	9	Protected	50%	Remove	Road	~20
361	California bay	8	Protected	30%	Remove	Road	~20
362	California buckeye	9	Protected	50%	Remove	Road	~20
363	Coast live oak	5,4	Protected	10%	Remove	Grading	~20
364	Coast live oak	4	Protected	50%	Preserve	Not developing slope	~10
365	California bay	4	Protected	50%	Remove	Grading	~10
366	Bailey acacia	5	Protected	10%	REMOVED	Removed 2019	~10
367	Bailey acacia	7	Protected	30%	REMOVED	Removed 2019	~20
368	Bailey acacia	5	Protected	30%	REMOVED	Removed 2019	~20
369	Bailey acacia	7,7,7,6	Protected	30%	REMOVED	Removed 2019	~30
370	Bailey acacia	1	Protected	30%	REMOVED	Removed 2019	~30
371	Plum	5,4	Protected	30%	Preserve	Not developing slope	~20
372	Coast live oak	9,8	Protected	50%	Remove	Grading	~20
373	California bay	8	Protected	30%	Remove	Grading	~10
374	Coast redwood	10	Protected	90%	Preserve	Not developing slope	~20
375	Coast redwood	14	Protected	90%	Preserve	Not developing slope	~20

Tree Appraisal

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Appraised Value
1	Coast redwood	40	Protected	$ 14,800
2	California bay	8,8,7	Protected	$ 3,000
3	California bay	6,5	Protected	$ 650
4	Valley oak	17	Protected	$ 6,200
5	Valley oak	14	Protected	$ 2,550
6	Coast live oak	23	Protected	$ 9,400
7	Blue gum	40	Protected	$ 2,950
8	Blue gum	38	Protected	$ 2,750
9	Blue gum	20,7	Exception	$ 900
10	Blue gum	54	Protected	$ 4,300
11	Blue gum	28	Protected	$ 1,600
12	Blue gum	39	Protected	$ 2,850
13	Canary Island pine	21	Protected	$ 7,850
14	Coast live oak	15	Protected	$ 2,900
15	California bay	10	Protected	$ 1,700
16	California bay	10	Protected	$ 1,700
17	California bay	9,9	Protected	$ 1,650
18	California bay	5	Protected	$ 100
19	California bay	13,8	Protected	$ 3,900
20	California bay	11	Protected	$ 1,250
21	California bay	13	Protected	$ 1,200
22	California buckeye	9	Protected	$ 950
23	California bay	7	Protected	$ 350
24	California bay	17,16	Protected	$ 8,750
25	California bay	11	Protected	$ 850
26	California bay	12	Protected	$ 2,100
27	California bay	7	Protected	$ 150
28	California bay	8	Protected	$ 150
29	California bay	12,7,6	Protected	$ 650
30	Valley oak	34	Large Protected	$ 23,150
31	California bay	16	Protected	$ 2,950
32	California bay	8	Protected	$ 950
33	California bay	14,6	Protected	$ 3,350
34	California bay	8	Protected	$ 450
35	California bay	11,10,7	Protected	$ 3,100
36	Coast live oak	19	Protected	$ 3,950
37	California bay	10	Protected	$ 900
38	Blue oak	19	Protected	$ 3,100

Tree Appraisal

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Appraised Value
39	Coast live oak	27	Large Protected	$ 7,950
40	Valley oak	17	Protected	$ 3,200
41	California bay	8,5,4	Protected	$ 1,250
42	California bay	5	Protected	$ 300
43	Valley oak	14	Protected	$ 2,900
44	Coast live oak	22	Protected	$ 4,250
45	California bay	6,5	Protected	$ 750
46	California bay	6	Protected	$ 450
47	Valley oak	17,13	Protected	$ 6,750
48	California bay	22,12	Protected	$ 1,450
49	California bay	7	Protected	$ 600
50	California bay	7	Protected	$ 600
51	California bay	7	Protected	$ 350
52	California bay	9	Protected	$ 700
53	California bay	10	Protected	$ 1,450
54	California bay	13,9	Protected	$ 3,600
55	California bay	6,5,5,4	Protected	$ 1,500
56	California bay	7	Protected	$ 350
57	California bay	9,8	Protected	$ 1,000
58	California bay	12	Protected	$ 1,000
59	Coast live oak	27,16	Large Protected	$ 8,600
60	California bay	14	Protected	$ 450
61	California bay	15	Protected	$ 1,550
62	California bay	13	Protected	$ 1,450
63	California bay	6	Protected	$ 550
64	California bay	10,9	Protected	$ 2,600
65	California bay	9	Protected	$ 600
66	California bay	11	Protected	$ 850
67	Olive	5,4,3,2	Exception	$ 250
68	California bay	6	Protected	$ 450
69	California bay	7	Protected	$ 450
70	Coast live oak	6	Protected	$ 450
71	California bay	17,8	Protected	$ 6,750
72	Valley oak	33	Large Protected	$ 36,300
73	Olive	5	Exception	$ 350
74	Coast live oak	6	Protected	$ 600

Tree Appraisal

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Appraised Value
			Large	
75	Coast live oak	30	Protected	$ 13,000
76	Monterey pine	15	Protected	$ 750
77	Monterey pine	17	Protected	$ 1,000
78	Coast redwood	7	Protected	$ 1,000
79	Coast redwood	13	Protected	$ 2,200
80	Blue oak	12	Protected	$ 2,450
81	Coast redwood	5	Protected	$ 550
82	Coast redwood	7	Protected	$ 250
83	Monterey pine	14	Protected	$ 450
84	Bigleaf maple	9	Protected	$ 150
85	Coast redwood	7	Protected	$ 700
86	Valley oak	19	Protected	$ 7,500
87	Coast redwood	10	Protected	$ 1,300
88	Monterey pine	8	Protected	$ 150
89	Monterey pine	8	Protected	$ 150
90	Blackwood acacia	10,6	Exception	$ 250
91	Blackwood acacia	5	Exception	$ 50
92	Blackwood acacia	8,7,4	Exception	$ 250
93	Blackwood acacia	5,5,5,4	Exception	$ 150
94	California bay	10	Protected	$ 700
95	California bay	16	Protected	$ 1,800
96	California bay	5	Protected	$ 50
97	California bay	10,6,5 4 4	Protected	$ 2,250
98	Valley oak	17,16	Protected	$ 13,300
99	California bay	7,6,6,5	Protected	$ 2,800
100	California bay	6	Protected	$ 750
101	California bay	5	Protected	$ 750
102	California bay	5,5,5,4,4,3,3,2,2	Protected	$ 2,500
103	Coast redwood	9	Protected	$ 1,000
104	Coast redwood	8	Protected	$ 1,450
105	Coast redwood	9	Protected	$ 1,800
106	Coast redwood	10	Protected	$ 1,500
107	Coast redwood	8	Protected	$ 1,450
108	Coast redwood	4	Protected	$ 450
109	Grecian laurel	10,9,9	Protected	$ 2,050
110	Grecian laurel	6,6,5,5,4,3,3,2	Protected	$ 950
111	Grecian laurel	5,4,4,4,4,4,3,3,3	Protected	$ 600
112	Olive	6	Exception	$ 450
113	Olive	12,7	Exception	$ 2,200

Tree Appraisal

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Appraised Value
114	Olive	10,6,5,4,3,2,2,2	Exception	$ 2,050
115	Valley oak	21	Protected	$ 10,800
116	Blue gum	47,32,17	Protected Large	$ 11,950
117	Bronze loquat	6	Protected	$ 400
118	Coast live oak	19,15	Protected	$ 11,850
119	Coast live oak	19	Protected	$ 6,450
120	Valley oak	14	Protected	$ 4,850
121	Valley oak	19	Protected	$ 8,850
122	Coast live oak	11	Protected	$ 1,600
123	Olive	7,7,5,4,4,3	Exception	$ 1,600
124	Coast live oak	25	Protected Large	$ 1,800
125	Coast redwood	19	Protected	$ 850
126	Coast live oak	7,7	Protected	$ 300
127	Coast live oak	8	Protected	$ 200
128	Canary Island pine	28	Protected	$ 13,900
129	Coast live oak	15	Protected	$ 3,300
130	Canary Island pine	23	Protected	$ 10,700
131	Canary Island pine	26	Protected	$ 5,850
132	Coast redwood	7	Protected	$ 1,000
133	Canary Island pine	22	Protected	$ 9,800
134	Coast live oak	18	Protected	$ 6,600
135	Canary Island pine	22	Protected	$ 8,600
136	Canary Island pine	23	Protected	$ 9,400
137	Canary Island pine	21	Protected	$ 7,850
138	Canary Island pine	21	Protected	$ 7,850
139	Bronze loquat	5,3,3,3	Protected	$ 900
140	Bronze loquat	6,4,2	Protected	$ 600
141	Crabapple	8	Exception	$ 1,200
142	Coast live oak	18	Protected	$ 5,800
143	Coast live oak	16	Protected	$ 3,550
144	Canary Island pine	18	Protected	$ 3,200
145	Canary Island pine	22	Protected	$ 6,650
146	Canary Island pine	26	Protected	$ 9,300
147	Douglas fir	18	Protected	$ 2,600
148	Douglas fir	29	Protected	$ 6,650
149	Hollywood juniper	9,5	Protected	$ 850
150	Douglas fir	15	Protected	$ 1,300
151	Douglas fir	15	Protected	$ 750

Tree Appraisal

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Appraised Value
152	Douglas fir	18	Protected	$ 1,850
153	Douglas fir	14	Protected	$ 1,150
154	Valley oak	11	Protected	$ 3,700
155	Silk oak	11	Protected	$ 300
156	Coast live oak	17	Protected	$ 3,550
157	Coast live oak	15	Protected	$ 1,200
158	Douglas fir	22	Protected	$ 1,150
159	Coast live oak	21	Protected	$ 3,850
160	Valley oak	21	Protected	$ 6,500
161	Valley oak	16	Protected	$ 2,300
162	Coast live oak	20	Protected	$ 3,500
163	Italian cypress	5	Protected	$ 400
164	Italian cypress	6	Protected	$ 500
165	Italian cypress	6	Protected	$ 500
166	Italian cypress	5	Protected	$ 400
167	Monterey pine	4	Protected	$ 100
168	Red horsechestnut	5,2	Protected	$ 950
169	Coast live oak	7	Protected	$ 700
170	California bay	17,10,6	Protected	$ 4,250
171	California bay	7,7,7,6,5,5,5,5	Protected	$ 1,850
172	California bay	8,5,5,4	Protected	$ 1,300
173	California bay	16	Protected	$ 4,300
174	Coast live oak	8	Protected	$ 1,200
175	Coast live oak	15	Protected	$ 1,750
176	Sugar gum	17,16	Protected	$ 1,850
177	Sugar gum	12,11,11,11	Protected	$ 1,050
178	Deodar cedar	6	Protected	$ 900
179	Coast live oak	14	Protected	$ 2,550
180	Italian cypress	5	Protected	$ 400
181	Sitka spruce	6	Protected	$ 450
182	Italian stone pine	22	Protected	$ 2,950
183	Italian stone pine	19	Protected	$ 2,000
184	Red ironbark	13	Exception	$ 50
185	Incense cedar	11	Protected	$ 1,550
186	Italian cypress	5	Protected	$ 200
187	Italian cypress	5	Protected	$ 400
188	Blackwood acacia	4	Exception	$ 100
189	Coast live oak	19	Protected	$ 4,600
190	Red ironbark	13	Exception	$ 50
191	Blackwood acacia	17	Exception	$ 950

Tree Appraisal

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Appraised Value
192	Red ironbark	14	Exception	$ 50
193	Hollywood juniper	17	Protected	$ 2,250
194	Hollywood juniper	5,5,4,3,3,3	Protected	$ 550
195	Hollywood juniper	11,7	Protected	$ 1,200
196	Blue blossom	5,4,4	Protected	$ 450
197	Hollywood juniper	18	Protected	$ 2,250
198	Hollywood juniper	13	Protected	$ 1,200
199	Hollywood juniper	11	Protected	$ 850
200	Hollywood juniper	10	Protected	$ 700
201	Hollywood juniper	12	Protected	$ 1,000
202	Hollywood juniper	13	Protected	$ 1,200
203	Crabapple	4,3	Exception	$ 600
204	Sawleaf zelkova	23	Protected	$ 7,950
205	Sawleaf zelkova	22	Protected	$ 4,350
206	Valley oak	24	Large Protected	$ 21,850
207	Sawleaf zelkova	19	Protected	$ 3,250
208	Sawleaf zelkova	18	Protected	$ 2,950
209	Mayten	7	Protected	$ 300
210	Italian cypress	14	Protected	$ 1,500
211	Italian cypress	14	Protected	$ 1,500
212	Crabapple	12	Exception	$ 1,450
213	Crabapple	11	Exception	$ 1,200
214	Crabapple	11	Exception	$ 750
215	Coast live oak	22,22	Protected	$ 12,250
216	California bay	10	Protected	$ 1,700
217	Brazilian pepper	5	Protected	$ 350
218	Loquat	6	Protected	$ 650
219	Blue gum	36	Protected	$ 3,250
220	Blue gum	62	Large Protected	$ 6,350
221	Blue gum	36	Protected	$ 3,250
222	African fern-pine	5	Protected	$ 650
223	California bay	13	Protected	$ 2,850
224	California bay	13,13	Protected	$ 5,650
225	Coast live oak	20	Protected	$ 7,150
226	Red horsechestnut	8	Protected	$ 850
227	Red horsechestnut	8	Protected	$ 850
228	Red horsechestnut	5	Protected	$ 600
229	Coast live oak	23	Protected	$ 7,300

Tree Appraisal

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Appraised Value
230	Red ironbark	22	Exception	$ 700
231	Red ironbark	5,5,5,5,4	Exception	$ 150
232	Purpleleaf plum	4	Protected	$ 50
233	Red ironbark	19	Exception	$ 850
234	Coast live oak	10,9	Protected	$ 2,350
235	Toyon	6,5,4,4	Protected	$ 750
236	California bay	12	Protected	$ 2,450
237	California bay	11	Protected	$ 2,050
238	Coast live oak	14	Protected	$ 2,550
239	Olive	10,5,5	Exception	$ 1,500
240	Coast live oak	28	Protected Large	$ 9,900
241	California bay	6	Protected	$ 650
242	California bay	5	Protected	$ 450
243	Coast live oak	27	Protected Large	$ 1,850
244	Valley oak	15	Protected	$ 2,900
245	Coast live oak	4,4,4,3,3,2,2,2	Protected	$ 450
246	Valley oak	26	Protected Large	$ 14,450
247	Coast live oak	16	Protected	$ 3,300
248	Coast live oak	6,5,3	Protected	$ 500
249	Victorian box	5,4,4,4,4,3,2	Protected	$ 800
250	Blue gum	50	Protected Large	$ 3,400
251	Valley oak	28	Protected	$ 20,200
252	Crabapple	5	Exception	$ 300
253	Plum	6,5,3	Exception	$ 750
254	Crabapple	7	Exception	$ 300
255	Crabapple	11	Exception	$ 1,200
256	Bottlebrush	4,4	Protected	$ 500
257	Aleppo pine	6	Protected	$ 150
258	Victorian box	4,3	Protected	$ 400
259	Victorian box	6,5,2,2	Protected	$ 1,000
260	Blue gum	52	Protected Large	$ 5,950
261	Jacaranda	7	Protected	$ 300
262	Portugal laurel	6,5,4,4,4	Protected	$ 600
263	Japanese flowering cherry	10	Protected	$ 1,050

Tree Appraisal

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Appraised Value
264	Coast live oak	20	Protected	$ 6,150
265	Cherry	12	Exception	$ 950
266	California black walnut	8	Protected	$ 200
267	Coast live oak	7	Protected	$ 600
268	California bay	5	Protected	$ 400
269	African sumac	12	Protected	$ 400
270	African sumac	9,9	Protected	$ 450
271	Coast live oak	11	Protected	$ 1,350
272	Coast live oak	13	Protected	$ 1,900
273	African sumac	13,11	Protected	$ 3,750
274	Glossy privet	8,5	Exception	$ 300
275	African sumac	9,7	Protected	$ 400
276	Crabapple	13	Exception	$ 2,350
277	Crabapple	13	Exception	$ 2,350
278	California bay	6,5	Protected	$ 1,450
279	Flowering dogwood	9,4	Protected	$ 1,200
280	Coast live oak	12,10	Protected	$ 2,150
281	California bay	6,4,3,2	Protected	$ 950
282	Coast live oak	15	Protected	$ 2,800
283	Coast live oak	9	Protected	$ 950
284	Windmill palm	5	Exception	$ 800
285	African fern-pine	4	Protected	$ 200
286	Hollywood juniper	12,6,5	Protected	$ 1,450
287	Red maple	12	Protected	$ 2,100
288	White willow	24	Protected	$ 3,450
289	Valley oak	28	Large Protected	$ 12,700
290	Sweetgum	15	Protected	$ 4,750
291	Sweetgum	20	Protected	$ 6,050
292	Coast live oak	15	Protected	$ 1,700
293	Ginkgo	5	Protected	$ 200
294	Coast live oak	19	Protected	$ 2,750
295	California bay	6	Protected	$ 400
296	Coast live oak	26,25,17	Large Protected	$ 20,050
297	Arroyo willow	18,16	Protected	$ 1,000
298	Coast live oak	18	Protected	$ 4,150
299	African fern-pine	8	Protected	$ 500
300	African fern-pine	8	Protected	$ 500
301	Japanese maple	5	Protected	$ 350

Tree Appraisal

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Appraised Value
302	Crabapple	9	Exception	$ 800
303	Coast live oak	19	Protected	$ 3,550
304	Coast live oak	13	Protected	$ 1,700
305	Coast live oak	5	Protected	$ 150
306	Coast live oak	9	Protected	$ 450
307	Coast live oak	4	Protected	$ 100
308	Coast live oak	12	Protected	$ 250
309	Sugar gum	33	Protected	$ 1,500
310	Sugar gum	33	Protected	$ 1,500
311	Coast live oak	8	Protected	$ 600
312	Coast live oak	12	Protected	$ 1,300
313	Coast live oak	17	Protected	$ 2,550
314	California bay	18,14	Protected	$ 8,350
315	California bay	9	Protected	$ 950
316	California bay	11	Protected	$ 2,050
317	Valley oak	18	Protected	$ 4,200
318	Coast live oak	14	Protected	$ 2,550
319	California bay	9,6,5	Protected	$ 1,650
320	California bay	9	Protected	$ 1,400
321	Coast live oak	14	Protected	$ 1,500
322	California bay	19	Protected	$ 4,150
323	Coast live oak	10	Protected	$ 1,300
324	Valley oak	13	Protected	$ 2,200
325	Coast live oak	8	Protected	$ 500
326	Coast live oak	13	Protected	$ 1,300
327	California bay	10	Protected	$ 1,000
328	California bay	12	Protected	$ 1,000
329	Coast live oak	8	Protected	$ 350
330	California bay	10	Protected	$ 700
331	Coast live oak	17,14	Protected	$ 5,950
332	Purpleleaf plum	8	Protected	$ 200
333	Coast live oak	27	Protected	$ 1,250
334	California bay	12,11	Protected	$ 1,850
335	Coast live oak	10	Protected	$ 550
336	California bay	10	Protected	$ 1,200
337	Coast live oak	22,10	Protected	$ 3,050
338	California bay	11	Protected	$ 1,400
339	Coast live oak	15	Protected	$ 2,000
340	Blackwood acacia	5	Exception	$ 100
341	California bay	12	Protected	$ 1,700

Tree Appraisal

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Appraised Value
342	California bay	12	Protected	$ 1,700
343	Coast live oak	14	Protected	$ 1,750
344	Coast live oak	18	Protected	$ 5,800
345	Coast live oak	8	Protected	$ 150
346	Olive	9,7	Protected	$ 1,300
347	Coast live oak	5	Protected	$ 150
348	Marina madrone	14	Protected	$ 5,900
349	Valley oak	34	Protected Large	$ 11,150
350	Valley oak	37	Protected Large	$ 21,450
351	Coast live oak	9	Protected	$ 750
352	Coast live oak	10	Protected	$ 550
353	Coast live oak	13	Protected	$ 2,200
354	New Zealand cabbage pal	5	Exception	$ 50
355	Hackberry	6	Protected	$ 100
356	Hackberry	9	Protected	$ 500
357	Italian cypress	6	Protected	$ 500
358	Italian cypress	8	Protected	$ 850
359	California bay	10	Protected	$ 1,000
360	California bay	9	Protected	$ 1,400
361	California bay	8	Protected	$ 650
362	California buckeye	9	Protected	$ 1,400
363	Coast live oak	5,4	Protected	$ 100
364	Coast live oak	4	Protected	$ 250
365	California bay	4	Protected	$ 250
366	Bailey acacia	5	Protected	$ -
367	Bailey acacia	7	Protected	$ 50
368	Bailey acacia	5	Protected	$ -
369	Bailey acacia	7,7,7,6	Protected	$ 150
370	Bailey acacia	1	Protected	$ 100
371	Plum	5,4	Protected	$ 250
372	Coast live oak	9,8	Protected	$ 1,600
373	California bay	8	Protected	$ 550
374	Coast redwood	10	Protected	$ 1,650
375	Coast redwood	14	Protected	$ 3,150
			Total	**$ 991,050**

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February 12, 2021

Jocelyn Shoopman
Associate Planner
Community Development Department
110 E Main Street
Los Gatos, CA 95030

Monarch Consulting Arborists

Richard Gessner
P.O. Box 1010 – Felton, CA 95018
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www.monarcharborists.com

The report contains the required information and the judgments are accurate. The report and plans have been reconciled with proper disposition and updated after recent tree removals and the recommendation requests. The T-1 sheets were enclosed updated to indicate the trees removed in 2019 with a red "X" symbol and a new column in the table provided. The sheets also indicate the tree protection guidelines and fence locations around those to be retained and protected.

The following recommendations were rectified as indicated.

1. Revise the report and plan sheets to reflect the current conditions and trees removed this year by updating the existing tables, data, and removing those trees from the plans.

Complete

2. Revise the disposition table to display the trees that are Protected, Large Protected, Exceptions, or Heritage based on the Town definitions and include a condition percentage (this may require a large format document).

Complete

3. Include crown diameters for at least all the trees indicated for removal to account for the Canopy Replacement Standard.

Complete

4. Reconcile the number of trees to be removed between the report and the T-1 sheets.

Complete

5. Place tree protection measures and the municipal code 29.20.1005 Protection of trees during construction. in both the report and the T-1 sheet. Develop tree protection measures and fence locations for the T-1 sheet. and any other tree protection notes or recommendations. Replace the "Tree Protection Notes" with appropriate information that is either in the Municipal Code or provided by the arborist.

Complete

Richard J. Gessner

ASCA Registered Consulting Arborist® #496
ISA Board Certified Master Arborist® WE-4341B

December 9, 2021

Ms. Melanie Hanssen, Chair
Los Gatos Planning Commission
Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95030

RE: Community Engagement Update
Rebuild of Los Gatos Meadows

Dear Ms. Hanssen:

This letter supplements our prior justification letter of July 27, 2021 ("July 2021 Justification Letter"), related to the rebuild of Los Gatos Meadows (the "project"), the 10.84-acre site located at 110 Wood Road (APN 510-47-038) at the intersection of Wood Road and S. Santa Cruz Avenue in Los Gatos.

Since July, no attributes of the proposed project have changed. However, we have continued to convey and receive communications with our neighbors with the intent of maintaining an open and fluid dialogue as our project move through the Town's planning process. Accordingly, I am providing this letter to provide more current information specifically focused on our community outreach efforts.

We have invested approaching four years participating in community outreach efforts with our former residents, our neighbors, stakeholders, local business community members, and community residents to understand the concerns and needs specific to senior housing on this site. During this time, Covia Communities has consistently and carefully considered and integrated this input as we have developed and refined our site plan to rebuild Los Gatos Meadows. We believe these efforts have resulted in submittal to the Town that reflects our commitment to engage, listen and respond to the concerns expressed during our outreach process.

Since July 2021, we have held our 9th open house meeting with neighbors with a focus on additional details related to our plans for our autonomous vehicle service and to provide an update regarding expected next steps in the approval process. Questions and issues raised in that meeting are outlined herein in Appendix D.

We are currently targeting January 5th, 2022, for our next open house meeting.

To further facilitate dissemination of information to the community, the project team periodically updates a Frequently Asked Questions (FAQ) document and posts this document to the Los Gatos Meadows page of the Covia web site: https://covia.org/los-gatos-meadows/

At this same address, we have also posted a video summary of our rebuild proposal as well as a video that specifically focuses on the autonomous vehicle service we intend to implement as part of the development.

While we appreciate that not every neighbor will be supportive of every attribute of our project, the project team is confident that if the project we are proposing is developed it will contribute to improving the immediate neighborhood as well as substantially benefit the broader community.

Respectfully,

Francesco J. Rockwood
Rockwood Pacific Inc.
Applicant

Attachments
- Most Current FAQ Document
- Letter to Neighbors Dated October 12, 2021
- Updated Listing of Meetings with Neighbors and Community (Appendix D)
- Updated Listing of Communications (Appendix E)

Los Gatos Meadows
A COVIA COMMUNITY

Los Gatos Meadows Proposal
Frequently Asked Questions
October 2021

Q1: What is the Los Gatos Meadows proposal?
A1: Our proposal to rebuild Los Gatos Meadows aims to provide innovative senior care and housing on a safe and modern campus that ensures the well-being of residents, employees and neighbors. It will include sustainable, accessible and state-of-the-art features that are integrated with existing resources and are aligned with the Town of Los Gatos' long-term vision. We're 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 (inclusive of the Draft Environmental Impact Report and supporting technical appendices) 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: We anticipate the Planning Division hearing will be scheduled for the later part of 2021 followed by a Town Council hearing. Preparation of construction documents and permit approvals are likely to take at least another 18 months. The soonest construction would start is mid-2024 and we anticipated 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 dumping, and providing ongoing maintenance 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: Covia concluded in early 2019 after a rigorous facilities assessment that continuing operations of the 48-year-old Los Gatos Meadows facility presented too great a safety 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.

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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 not-for-profit family of senior communities and partnerships. The two organizations are stronger together in an evolving marketplace and have increased their ability to support services and growth.

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 intends to erect story poles on all perimeter buildings to provide the community with the anticipated visual impact of the proposal for Los Gatos Meadows. We anticipate the story poles will be erected early fall and will remain in place until completion of the public hearings that are expected in the fall.

Q8: What is current plan for erecting story poles?
A8: We proposed a minor modification in late 2020 to permit fewer poles than required because sections of the site with either no or limited visual access would be of limited value in assisting the community in its understanding of the visual impacts of the project. We withdrew this request based on feedback from our neighbors. We subsequently selected a contractor experienced in erecting and maintaining story poles for projects similar to ours. The contractor raised safety concerns about employing the mesh material as specified in the Town policy. Thus, we are requesting that the Town modify its Story Pole Policy to permit us to connect the story poles with flag ropes. To be clear, we are NOT requesting any changes to the number or placement of story poles.

Q9: Who will own and operate the proposed Los Gatos Meadows?
A9: Covia, as part of its recent affiliation with non-profit Front Porch, intends to operate the proposed community and to retain full control of the property.

Q10: Are there any updates regarding the "Town Integration Plan"?
A10: 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.

Q11: Is the proposed project expected to affect the Town of Los Gatos' Regional Housing Needs Assessment (RHNA)?

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A11: 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.

Q12: What are the plans for Farwell Lane?
A12: The proposal would minimize on-campus interactions between vehicles and pedestrians.

Q13: How do I get information regarding pricing, units and services?
A13: Information about pricing and services is not expected to be available until 2022. 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.

Q14: How can I receive updates about the Los Gatos Meadows proposal? Who do I contact if I have questions?
A14: 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.

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Los Gatos Meadows
A COVIA COMMUNITY

July 20, 2021

Dear Neighbor:

I hope you and your family are well as we continue to chart our way through these unusual times.

We are writing to **invite you to our next Open House, which will take place on August 9th at 7:00 pm.** At this meeting, we will provide a general update on the status of the project and address new questions. We intend to provide an opportunity for you to either participate in person or via Zoom.

Please note that we are currently targeting installation of story poles in late September and expecting our project to be reviewed at the October 27th planning commission hearing.

Attached is updated frequently asked questions (FAQ) document.

If you are interested in participating in this meeting, please send your name, address and email to susan@rockwoodpacific.com and she will provide you additional meeting details.

If you have any questions that you would like us to address, please send them to Frank Rockwood of Rockwood Pacific at frank@rockwoodpacific.com.

To stay updated on the status of Los Gatos Meadows (including access to the most current FAQ document), we invite you to visit our website at https://covia.org/los-gatos-meadows/, attend our information sessions/Open Houses, and/or contact Frank Rockwood at frank@rockwoodpacific.com.

Please pass along this invitation to anyone who may have an interest in our rebuild project.
I look forward to our next visit.

Sincerely,

Chris Ichien
Vice President of Life Plan Operations for Covia
(formerly Executive Director of Los Gatos Meadows)

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Appendix D
Listing of Meetings with Neighbors and Community

Type of Meeting	Date	Time	Location	Attendee	Notes from Meeting	Outcome
Open House 1	03/08/18	7:30-9PM	Los Gatos Meadows	Maria Ristow, Irving & Evelyn Mitsunaga, Robert Mullan(Toll House)	General introduction of intent to rebuild Los Gatos Meadows	Kicked-off neighborhood communications plan
Open House 2	04/18/18	7-8PM	Los Gatos Meadows	Julie Ritter Southern, Maria Ristow, Claire Leclaire, Cathy Colgan	General introduction of intent to rebuild Los Gatos Meadows; similar material to first meeting	Kicked-off neighborhood communications plan
Open House 3	05/03/18	7-8PM	Los Gatos Meadows	Karen Kurtz, Linda Iversen, Sue Fairley	Attendees interested in architecture and supplemental transportation options	Design team elevated analysis of supplemental transportation alternatives
Open House 4	05/20/18	3-4PM	Los Gatos Meadows	John and Jean Richardson, Stanford Stickney and 3 other family members	Questions related to timeline, storm drainage, and fire risk	Resolved current storm drain issue and initiated planning to mitigate fire risk through brush removal
Focus Groups (3 Sessions)	10/2/2018 - 10/3/2018	Varies	Toll House	36 older adults participated in 3 sessions. Participants were drawn from the local area. Participants were promised confidentiality.	Sensitive to how various attributes or requirements may drive cost, supplemental transportation system very important, limited enthusiasm for LEED certification but recycling and energy efficiency important, limited enthusiasm for facilitating non-residents/non-guests on campus, preference for larger, more spacious units, recommendation to minimize long corridors, preference for multiple dining venues and ample on-site amenities such as fitness center, walking trails, access to town, casual dining, library, coffee shop, and access to on-site support care.	Design team made applicable refinements to concept plan
Open House 5	12/06/18	7-8PM	Los Gatos Meadows	Julie Ritter Southern, Matt and Marlena Hood and friend, Mike Wasserman	Question about timing, policy related to relocation of existing residents, impact on visibility to neighbors above, use of solar panels and roof color, impacts on traffic (with specific concerns about summer traffic), site security during closure, parking, noise impacts and construction parking. Requested advance notifications of all construction work that could affect access. Some residents on Wood Road would prefer that Farwell Lane continue to support regular vehicle traffic. A video summary of the meeting was posted at: https://vimeo.com/278024461	Feedback informed further refinement to concept plan. With regard to Wood Road traffic impacts, design team is prioritizing minimizing errant trips up Wood Road past the main entrance, and more importantly, further prioritizing the supplemental transportation system to convert more trips to autonomous vehicle, pedestrian or bike trips. Also, currently planning to include solar panels.
Open House 6	10/10/19	7-8PM	Toll House	Julie Ritter Southern, Maria Ristow, Jamie Garcia & Friend, Irving & Evelyn Mitsunaga	Questions about Wood Road traffic, availability of Wood Road for evacuation, potential impact of project on housing element, and recommendation to deploy goats to further reduce fire risk. Request for copy of facts and figures table.	Confirmed that project not expected to affect housing element. Planning to deploy goats on property this spring; planning to make commitment to make Wood Road available for evacuation during emergencies.
Open House 7	03/05/20	7-8PM	Los Gatos United Methodist Church	None	General heightened sensitivity due to COVID-19 may have been a factor in suppressing turnout.	Produced and circulated video update; available at Covia/Los Gatos Meadows website https://covia.org/los-gatos-meadows/
Open House 8	12/03/20	7-8PM	Zoom Meeting	Julie Ritter Southern, Fred Lester, Matt Wood, Zane Rowe, Gary/Jamie Garcia, Clair LaClair, Evelyn/Irving Mitsunaga, Robert Macartney, Matthew Bigge	Green roof (Fred), Solar (Julie), incline elevator (Fred), security current through construction (Matt), views from 135 Wood and story pole modification request (Julie), visualization from 100 Wood Rd (Matt), Condo v. CCRC (Julie), fire evacuation (Matt), parking for construction (Fred), construction traffic (Matt)	Provided advance notice of intent to seek modification to Town's Story Pole Policy

Appendix D
Listing of Meetings with Neighbors and Community

Type of Meeting	Date	Time	Location	Attendee	Notes from Meeting	Outcome
Public Hearing - Story Pole Exception Request	01/19/21	7-9PM	Zoom Meeting	Town Council and Town Staff (in advance of meeting, staff received letters from Claire Southern, Matthew Southern and Mark Rigoli (via Council Member Maria Ristow)	No public comments; council members discussed merits and concerns regarding proposal	Consideration for request for fewer poles continued to future council meeting (subsequently withdrew modification request)
NOP Meeting	02/25/21	7-7:15PM	Zoom Meeting	Presenters: Joel Paulson, Jocelyn Shoopman, Sean Mullin, Terri Wissler Adam (EMC Planning). Public Attendees: Matt Hood	Matt Hood inquired about availability of video recording of the NOP meeting	
Open House 9	08/09/21	7-8PM	Zoom Meeting	Presenters: Frank Rockwood, Mark Falgout, David Gates, Chris Ichien	Comments and questions related to: clarify visual impacts (during and after construction), number of expected truck trips, construction hours, placement of parking, project schedule, emergency circulation and clarification of employee break area	
City Council Public Hearing - Story Pole Exception Request	10/19/21	7-10PM	Zoom Meeting	Town Council and Town Staff (in advance of meeting, staff received letters from Julie Southern, Esther Grant and Andrew Ghofrani)	Frank Rockwood and Mark Falgout stepped through request. No public comments; council members discussed merits and concerns regarding proposal as well as addressed policy in general	Request was granted to use flags versus netting with condition of using 2 rows of flags.
Open House 10	1/5/2022 (Target Date)	7-8PM	Zoom Meeting	TBD	TBD	TBD

Appendix E
Listing of Communications

DATE	DESCRIPTION	CONSTITUENCY	COMM_TYPE	INDIVIDUALS	COVIA_TEAM_REPRESENTATIVES
10/23/2017	Meeting with Town Attorney and Planning	Town	In-Person Meeting	Laurel Prevetti, Joel Paulson, Robert Schultz	Frank Rockwood, Laura Worthington-Forbes, Barbara Schussman
2/7/2018	Meeting with Fire Department	Town	In-Person Meeting	Fardean Amadhani, Tracy Staiger	Frank Rockwood, Mark Falgout
2/27/2018	Open House 1 Invitation	Neighbors	Letter	[Sent to neighborhood distribution list]	Letter from Kevin Gerber
3/8/2018	Tour with Town Staff	Town	Tour	Laurel Prevetti, Joel Paulson	Frank Rockwood, Kevin Gerber, Chris Ichien, Eric Morley
3/8/2018	Open House 1 meeting	Neighbors	In-Person Meeting	Maria Ristow, Irving & Evelyn Mitsunaga, Robert Mullan (Toll House)	Frank Rockwood, Chris Ichien, Eric Morley, Kevin Gerber, Ron Schaefer
3/8/2018	Resident Council 1 Meeting	Residents	In-Person Meeting	[Los Gatos Meadows residents]	Frank Rockwood, Chris Ichien, Eric Morley, Kevin Gerber, Ron Schaefer
4/2/2018	Open House 2 Invitation	Neighbors	Letter/Email	[Sent to neighborhood distribution list]	Letter from Chris Ichien
4/8/2018	Open House 2 Next Door Posting by Ristow	Neighbors	NextDoor		
4/13/2018	Meeting with Toll House Hotel	Organizations	In-Person Meeting	Jason Bogan, Robert Mullan	Frank Rockwood
4/18/2018	Open House 2 meeting	Neighbors	In-Person Meeting	Julie Ritter Southern, Maria Ristow, Claire LeClair, Cathy Colgan	Chris Ichien, Frank Rockwood, Mark Falgout, Eric Morley
4/18/2018	Resident Council 2 Meeting	Residents	In-Person Meeting	[Los Gatos Meadows residents]	Chris Ichien, Frank Rockwood, Mark Falgout, Eric Morley
4/23/2018	Tour with Council Member	Town	Tour	Barbara Spector	Chris Ichien, Frank Rockwood, Mary McMullin, Eric Morley
4/23/2018	Meeting with Town Attorney	Town	In-Person Meeting	Robert Schultz, Joel Paulson	Bill Tobin, Frank Rockwood, Eric Morley, Barbara Schussman
4/24/2018	Open House 3 & 4 Invitation	Neighbors	Letter/Email	[Sent to neighborhood & local businesses distribution list]	Letter from Chris Ichien; email from Frank Rockwood
4/30/2018	Meeting with Toll House	Organizations	In-Person Meeting	Jason Bogan	Frank Rockwood
4/30/2018	Meeting with Town Official	Town	In-Person Meeting	Monica Renn	Frank Rockwood
4/30/2018	Tour with Council Member	Town	Tour	Marico Sayoc	Chris Ichien, Frank Rockwood, Diana Jamison, Eric Morley
5/1/2018	Open House 3 Next Door Posting by Ristow	Neighbors	NextDoor		
5/3/2018	Meeting with Toll House business	Organizations	In-Person Meeting	Fred Lester, Dave Lazzarini (at the beginning)	Frank Rockwood, Eric Morley
5/3/2018	Open House 3 meeting	Neighbors	In-Person Meeting	Kurtz, Fairey, Iversen (and Mike Vrevich resident)	David Gates, Chris Ichien, Ron Schaefer, F Rockwood, Mark Falgout, E Morley
5/3/2018	Resident Council 3 Meeting	Residents	In-Person Meeting	[Los Gatos Meadows residents]	David Gates, Chris Ichien, Ron Schaefer, Frank Rockwood
5/3/2018	Meeting with Fire	Town	In-Person Meeting	Fardean Amadhani, Tracy Staiger	Frank Rockwood, Mark Falgout, Eric Morley
5/3/2018	Meeting with Planning	Town	In-Person Meeting	Joel Paulson	Frank Rockwood, Mark Falgout
5/4/2018	Tour with Council Member	Town	Tour	Rob Rennie	Chris Ichien, Frank Rockwood, Kevin Gerber, Eric Morley
5/3/2018	Tour with Council Member	Town	Tour	Marcia Jensen	Chris Ichien, Frank Rockwood, Mary McMullin, Eric Morley
5/4/2018	Meeting with Public Works	Town	In-Person Meeting	Jessy Pu, Lisa Pedersen	Frank Rockwood, Mark Falgout, Eric Morley
5/4/2018	Tour with Mayor	Town	Tour	Rob Rennie	Chris Ichien, Frank Rockwood, Kevin Gerber, Eric Morley
5/10/2018	Open House 4 Invitation	Neighbors/Organizations	Letter/Email	[Sent to neighborhood & local businesses distribution list]	Letter from Chris Ichien; email from Frank Rockwood
5/17/2018	Emailed Director of Chamber of Commerce	Organizations	Email	Joe Pirzynski	Email from Frank Rockwood
5/20/2018	Open House 4 meeting	Neighbors	In-Person Meeting	John and Jean Richardson, Stanford Stickney and 3 other family members	David Gates, Chris Ichien, Bill Tobin, F Rockwood, Mark Falgout
5/22/2018	Emailed Julie Ritter Southern	Neighbors	Email	Julie Ritter Southern	Email from Frank Rockwood
6/4/2018	Emailed Los Gatos Roasting Company	Organizations	Email	Teri Hope	Email from Frank Rockwood
6/4/2018	Emailed McCarthy Ranch	Organizations	Email	Joey McCarthy	Email from Frank Rockwood
6/4/2018	Emailed Time Out Clothing	Organizations	Email	Ginger Rowe	Email from Frank Rockwood
6/10/2018	Emailed Julie Ritter Southern	Neighbors	Email	Julie Ritter Southern	Email from Frank Rockwood
6/11/2018	Emailed Time Out Clothing	Organizations	Email	Ginger Rowe	Email from Frank Rockwood
6/15/2018	Meeting with Los Gatos Roasting Company	Organizations	In-Person Meeting	Teri Hope	Frank and Susan Rockwood
6/15/2018	Meeting with McCarthy Ranch	Organizations	In-Person Meeting	Joey McCarthy	Frank and Susan Rockwood
6/15/2018	Stopped Rural Supply Hardware	Organizations	In-Person Meeting	Ken Nelson	Frank and Susan Rockwood
6/15/2018	Stopped by Cucina Bambina	Organizations	In-Person Meeting	Met with receptionist (Izzy)	Frank and Susan Rockwood
6/15/2018	Stopped by The Spa - Los Gatos	Organizations	In-Person Meeting	Met with receptionist	Frank and Susan Rockwood
6/25/2018	Meeting with Time Out Clothing	Organizations	In-Person Meeting	Ginger Rowe	Frank and Susan Rockwood
6/25/2018	Meeting to review views of neighbor	Neighbors	In-Person Meeting	Julie Ritter Southern	Frank Rockwood and Chris Ichien
6/26/2018	Call with Town Not City Representative	Organizations	Call	Rod Teague	Frank Rockwood
6/27/2018	Emailed UMC and Live Oak	Organizations	Email	Jennifer Murdock, Trudy Burling	Email from Frank Rockwood
7/13/2018	Meeting with Chamber	Organizations	In-Person Meeting	Joe Pirzynski	Frank Rockwood, Chris Ichien
7/13/2018	Meeting with The Spa - Los Gatos	Organizations	In-Person Meeting	Patti Rice	Frank Rockwood
7/17/2018	Open House 5 & 6 Invitation and Open House 4 Video Link	Neighbors/Organizations	Letter/Email	[Sent to neighborhood & local businesses distribution list]	Letter from Chris Ichien; email from Frank Rockwood
7/18/2018	NextDoor Posting about video	Neighbors/Organizations	NextDoor		
7/19/2018	Meeting with Live Oak and LGUMC	Organizations	In-Person Meeting	Jennifer Murdock, Trudy Burling, Kathy Mlinarich	Frank Rockwood and Laura Worthington-Forbes

Appendix E
Listing of Communications

DATE	DESCRIPTION	CONSTITUENCY	COMM_TYPE	INDIVIDUALS	COVIA_TEAM_REPRESENTATIVES
7/20/2018	Emailed neighbor who reached out	Neighbors	Email	James Holtz	Email from Frank Rockwood
7/23/2018	Emailed meeting invitation	Organizations	Email	Ron Tate	Email from Frank Rockwood
7/23/2018	Emailed meeting invitation	Organizations	Email	Shelly Blanchard	Email from Frank Rockwood
7/24/2018	Call with Shelly Blanchard	Organizations	Call	Shelly Blanchard/Cucina Bambina	Frank Rockwood
7/24/2018	Meeting with Fred Lester	Organizations	In-Person Meeting	Fred Lester	Frank Rockwood
7/24/2018	Meeting with Jason Bogan	Organizations	In-Person Meeting	Jason Bogan	Frank Rockwood
7/30/2018	Email from Maria Ristow	Neighbors	Email	Maria Ristow	Email from Frank Rockwood
8/1/2018	Email from Joe Pirzynski	Organizations	Email	Joe Pirzynski	Email from Frank Rockwood
8/28/2018	Announcement re: rescheduling Open House 5 & 6 and commencement of focus groups	Neighbors/Organizations	Letter/Email	[Sent to neighborhood & local businesses distribution list]	Letter from Chris Ichien; email from Frank Rockwood
8/30/2018	James Holtz emailed re: focus group	Neighbors	Email	James Holtz	Email from Frank Rockwood
9/25/2018	Survey mailed to people in Town and vicinity	Neighbors/Vicinity	Letter	[Sent to neighborhood distribution list + mailing list for vicinity]	Brook Adams
10/2/2018; 10/3/2018	Focus Groups	Neighbors/Vicinity	In-Person Meeting	3 focus groups of about 12 each	Brook Adams
10/29/2018	Meeting with Town Staff	Town	In-Person Meeting	Laurel Prevetti, Joel Paulson, Robert Schultz	Frank Rockwood, Laura Worthington-Forbes, Eric Morley, Chris Ichien, Barbara Schussman
11/9/2018	Open House 5 Invitation	Neighbors	Letter/Email	[Sent to neighborhood & local businesses distribution list]	Letter from Chris Ichien; email from Frank Rockwood
12/6/2018	Open House 5	Neighbors	In-Person Meeting	Julie Southern, Matt and Marlena Hood and friend, Mike Wasserman	D Gates, C Ichien, A Pelley, F Rockwood, M Falgout, E Morley, M McMullin, L Darling
12/6/2018	Resident Council #5 Meeting	Residents	In-Person Meeting	[Los Gatos Meadows residents]	D Gates, C Ichien, A Pelley, F Rockwood, M Falgout, E Morley, K Gerber, M McMullin, L Darling
12/7/2018	Public Works Meeting	Town	In-Person Meeting	Jessy Pu, Lisa Pedersen	Frank Rockwood, Susan Rockwood, Mark Falgout
12/11/2018	Meeting with Town Staff	Town	In-Person Meeting	Laurel Prevetti, Joel Paulson	Frank Rockwood, Eric Morley, Chris Ichien, Mark Falgout
12/11/2018	Meeting w/Town Not City	Organizations	In-Person Meeting	Rod Teague	Frank and Susan Rockwood, Eric Morley, Chris Ichien
12/12/2018	Meeting with Council Member Marico Sayoc	Town	In-Person Meeting	Marico Sayoc	Frank Rockwood, Eric Morley, Chris Ichien
12/12/2018	Meeting with Council Member Steve Leonardis	Town	In-Person Meeting	Steve Leonardis	Frank Rockwood, Eric Morley, Chris Ichien
12/12/2018	Meeting with Chamber	Organizations	In-Person Meeting	Joe Pirzynski, Catherine Somers	Frank Rockwood, Eric Morley, Chris Ichien
12/13/2018	Meeting with Toll House	Organizations	In-Person Meeting	Jason Bogan	Frank and Susan Rockwood, Victor Ceron
12/13/2018	Meeting with Council Member Rob Rennie	Town	In-Person Meeting	Rob Rennie	Frank Rockwood, Eric Morley, Kiran Kaur
12/14/2018	Meeting with Council Member Barbara Spector	Town	In-Person Meeting	Barbara Spector	Frank Rockwood, Mary McMullin
12/18/2018	Emailed link to Open House 5 Video	Town/Org/Neighbors	Email	[sent to email distribution list]	Frank Rockwood
1/29/2019	Meeting with Council Member Marcia Jensen	Town	In-Person Meeting	Marcia Jensen	Frank Rockwood, Mary McMullin, Chris Ichien
2/19/2019	Emails from Maria Ristow and Matt Hood	Neighbors	Email	Maria Ristow, Matt Hood	Frank Rockwood
2/21/2019	Phone Conversation with Rod Teague	Organizations	Call	Rod Teague	Frank Rockwood
2/22/2019	Emails with Fred Lester re: Oak Trees	Organizations	Email	Fred Lester	Frank Rockwood
3/15/2019	Meeting with Caroline and Marc Philippe	Neighbors	In-Person Meeting	Caroline and Marc Philippe	Frank Rockwood, Victor Ceron
3/15/2019	Meeting with Julie Ritter	Neighbors	In-Person Meeting	Julie Ritter Southern	Frank Rockwood, Victor Ceron
5/15/2019	Julie Ritter Emailed re: project status	Neighbors	Email	Julie Ritter Southern	Email from Frank Rockwood
7/8/2019	Email with Caroline Phillippe re: ADU/vineyard	Neighbors	Email	Caroline and Marc Philippe	Frank Rockwood
7/25/2019	Meeting with Toll House Hotel	Organizations	In-Person Meeting	Jason Bogan	Frank Rockwood
8/5/2019	Conversation with John Richardson re: status	Neighbors	Call	John Richardson	Frank Rockwood
8/15/2019	Meeting with Joel Paulson and Laurel Prevetti	Town	In-Person Meeting	Joel Paulson, Laurel Prevetti	Frank Rockwood, Laura Worthington-Forbes, David Gates, Chris Ichien
8/15/2019	Meeting with Catherine Somers from Chamber	Organizations	In-Person Meeting	Catherine Somers	Frank Rockwood, Chris Ichien
8/15/2019; 8/17/2019	Open House 6 Invitation and FAQ's	Neighbors/Organizations	Letter/Email	[Sent to neighborhood & local businesses distribution list]	Letter from Chris Ichien; email from Frank Rockwood
9/24/2019	Meeting with Toll House Hotel	Organizations	In-Person Meeting	Abel Veloz	Frank Rockwood, Victor Ceron
9/24/2019	Meeting with Fred Lester	Organizations	In-Person Meeting	Fred Lester and his wife	Frank Rockwood, Victor Ceron
9/24/2019	Meeting with Senior Commission	Town	In-Person Meeting	Ann Andrews, Commission Members	Frank and Susan Rockwood
10/1/2019	Meeting with Julio Hernandez, SDA Church	Town	In-Person Meeting	Julio Hernandez, SDA Church	Victor Ceron
10/10/2019	Open House 6 at Toll House Hotel	Neighbors	In-Person Meeting	Julie Ritter Southern, Jaime Garcia & friend, Irving & Evelyn Mitsunaga, Maria Ristow	F Rockwood, M Falgout, D Gates, C Ichien, V Ceron, V Troncosco, P Hillan
10/14/2019	Response re: OH 6 Questions re: schedule and security and goats	Neighbors	Email	Maria Ristow, Julie Ritter Southern, Irving and Evelyn Mitsunaga, Jaime Garcia	Frank Rockwood
10/25/2019	Email Intro to New Neighbor	Neighbors	Email	Zane Rowe (bought Phillipe property)	Frank Rockwood
12/18/2019	Meeting with Town	Town	In-Person Meeting	Joel Paulson, Sally Zarnowitz, Jocelyn Shoopman	Frank Rockwood, Laura Worthington-Forbes, David Hance
2/6/2020	Site Visit with Town Staff	Town	In-Person Meeting	Jocelyn Shoopman, Sally Zarnowitz, Mike Weisz, Robert Gray, Corvell Sparks	Frank Rockwood, Victor Ceron, Chris Ichien, Vincent Troncoso

Appendix E
Listing of Communications

DATE	DESCRIPTION	CONSTITUENCY	COMM_TYPE	INDIVIDUALS	COVIA_TEAM_REPRESENTATIVES
2/11/2020	Letter from Neighbor to Town Staff re: Broadway	Neighbor/Town	Letter	Julie Ritter Southern	NA
2/12/2020	Technical Review	Town	In-Person Meeting	Jocelyn Shoopman, Sally Zarnowitz, Bob Gray, Tracy Staiger	Frank Rockwood, Arch Pelley, Mark Falgout, Kimmy Chen
2/13/2020	Open House 7 Invitation and FAQ's	Neighbors/Organizations	Letter/Email	[Sent to neighborhood & local businesses distribution list]	Letter from Chris Ichien; email from Frank Rockwood
3/5/2020	Open House 7 at Los Gatos United Methodist Church	Neighbors	In-Person Meeting	None	Frank Rockwood, Chris Ichien, Victor Ceron, Mark Falgout, David Gates
3/6/2020; 3/10/2020	Maria Ristow inquired re: Open House 7; response addressed possible alternatives to in-person meetings; communicated that Covia is targeting distribution of video summary in May; appreciative of goats	Neighbors	Email	Maria Ristow	Emails to/from Frank Rockwood
4/2/2020	John Richardson inquired re: status; resent February FAQ; communicated that Covia is targeting distribution of video summary	Neighbors	Email	John Richardson	Emails to/from Frank Rockwood
4/14/2020; 4/16/2020	Julie Ritter Southern inquired re: status; complained re: unsightly trash bin; appreciative of goats; responded that Covia is targeting distribution of video summary; committed to removal of unsightly trash bin	Neighbors	Email	Julie Ritter Southern	Emails to/from Frank Rockwood
5/31/2020	Sent link to summary video to neighbors; updated Covia website with link to summary video	Neighbors	Email	[Sent to neighborhood]	Frank Rockwood
6/3/2020	Meeting with Town Staff	Town	Video Meeting	Jocelyn Shoopman	Frank Rockwood, Arch Pelley, Melissa Destout
6/3/2020	Meeting with Fire Department	Town	Video Meeting	Tracy Staiger, Kathy Baker	Frank Rockwood, Mark Falgout, Matt Lissak
6/7/2020	Zane Rowe acknowledged receipt of May 31st email; interested in meeting in person when things return to normal	Neighbors		Zane Rowe	Emails to/from Frank Rockwood
6/10/2020	Meeting with Town Staff re: Land Use CEQA Path	Town	Video Meeting	Jocelyn Shoopman, Sally Zarnowitz, Joel Paulson, Robert Schultz	Frank Rockwood, Barbara Schussman, Laura Worthington-Forbes
6/11/2020	Julie Ritter Southern forwarded link to video to Justin Draa and Brend Neudecker; requested consideration of another in-person presentation	Neighbors	Email	Julie Ritter Southern	Emails to/from Frank Rockwood
6/12/2020	Meeting with Town Staff re: Story Pole Visualization	Town	Video Meeting	Jocelyn Shoopman, Sally Zarnowitz, Joel Paulson	Frank Rockwood, Mark Falgout, David Gates, Melissa Destout
6/29/2020	Maria Ristow inquired re: status general and tagged trees behind 65 Broadway; tagged trees related to trimming project	Neighbors	Email	Maria Ristow	Emails to/from Frank Rockwood
6/29/2020	Margaret Bielski called about trees at 19 Clifton that appear to be marked for removal; understands that there is a proposal to add two units	Neighbors	Phone Call	Margaret Bielski	Call to/from Frank Rockwood
11/17/2020	Open House 8 Invitation	Neighbors/Organizations	Letter/Email	[Sent to neighborhood & local businesses distribution list]	Letter from Chris Ichien; email from Frank Rockwood
12/2/2020	Meeting with Council Member-Elect Maria Ristow	Town	Video Meeting	Maria Ristow	Frank Rockwood, Chris Ichien, Laura Worthington-Forbes
12/3/2020	Open House 8	Neighbors	Video Meeting	Julie Ritter Southern, Fred Lester, Matt Wood, Zane Rowe, Gary/Jamie Garcia, Claire LeClair, Evelyn/Irving Mitsunaga, Robert Macartney, Matthew Bigge	Frank Rockwood, Chris Ichien, David Gates, Victor Ceron, Laura Worthington-Forbes, Mark Falgout, Laura Darling
12/3/2020	Meeting with Council Member Marico Sayoc	Town	Video Meeting	Marico Sayoc	Frank Rockwood, Chris Ichien, Laura Worthington-Forbes
12/4/2020	Meeting with Jocelyn Shoopman	Town	Video Meeting	Jocelyn Shoopman	Frank Rockwood, Mark Falgout, Laura Worthington-Forbes
12/9/2020	Meeting with Council Member Rob Rennie	Town	Video Meeting	Rob Rennie	Frank Rockwood, Mary McMullin, Laura Worthington-Forbes
1/11/2021	Letter from Neighbor to Town Staff re: Story Poles and Fire Evacuation	Neighbor/Town	Letter_to_Town	Matthew Southern	N/A
1/12/2021	Letter from Neighbor to Town Staff re: Story Poles	Neighbor/Town	Letter_to_Town	Clare Southern	N/A
1/12/2021	Meeting with Council Member Matthew Hudes	Town	Video Meeting	Matthew Hudes	Frank Rockwood, Chris Ichien, Laura Worthington-Forbes
1/12/2021	Meeting with Council Member Mary Badame	Town	Video Meeting	Mary Badame	Frank Rockwood, Chris Ichien, Laura Worthington-Forbes
1/15/2021	Letter from Neighbor to Town Staff re: Story Poles and Farwell Lane	Neighbor/Town	Letter_to_Town	Mark Regoli	N/A

Appendix E
Listing of Communications

DATE	DESCRIPTION	CONSTITUENCY	COMM_TYPE	INDIVIDUALS	COVIA_TEAM_REPRESENTATIVES
1/19/2021	Letter from Neighbor to Town Staff re: Story Poles and View	Neighbor/Town	Letter_to_Town	Julie Ritter Southern	N/A
1/19/2021	Town Council Hearing re: Story Pole	Town/Neighbors	Video Meeting	Matthew Hudes, Mary Badame, Jocelyn Shoopman, Rob Rennie, Marico Sayoc, Maria Ristow (recused)	Frank Rockwood, Mark Falgout, David Gates, Laura Worthington-Forbes
2/1/2021	Letter from Neighbor to Town Staff re: Story Poles	Neighbor/Town	Letter_to_Town	Bernd Neudecker	N/A
2/1/2021	Meeting with Julie Ritter Southern and Andrew Ghofrani	Neighbors	In-Person Meeting	Julie Ritter Southern (123/135 Wood Rd) and Andrew Ghofrani (121 Wood Rd)	Frank Rockwood, Chris Ichien, David Gates
2/2/2021	Julie Ritter Southern conveyed that Bernd Neudecker would be sending letter to staff	Neighbors	Email	Julie Ritter Southern (123/135 Wood Rd) and Berne Neudecker (109 Wood Rd)	Emails to/from Frank Rockwood
2/8/2021	Letter from Neighbor to Town Staff re: View and Building Height	Neighbor/Town	Letter_to_Town	Andrew Ghofrani	N/A
2/8/2021	Tour with Council Member	Town	Tour	Matthew Hudes	Frank Rockwood, Chris Ichien
2/22/2021	Letter recap of meeting with Arn Andrews regarding Ad Hoc Wildfire Committee; Jocelyn Scoopman directed project team to incorporate contents of letter in updated Justification Letter	Town	Email	Arn Andrews	Laura Worthington Forbes
3/14/2021	Neighbor reached out about people cutting plants on property	Neighbors	Email	Cathy Colgan	Frank Rockwood, Alex Gerasimov
3/18/2021	Owner of business located at the corner of Wood Rd and S. Santa Cruz Ave reached out about construction start and length - concern of holistic tenant	Neighbor/Town	Email	Shayna Orr, Exec Asst for Owner of business located at the corner of Wood Rd and S. Santa Cruz Ave	Frank Rockwood
4/22/2021	Letter to Neighbor re: Visualizations	Neighbor	Letter	Andrew Ghofrani	Frank Rockwood
4/28/2021	Emailed Visualizations from Ghofrani Property	Neighbor	Email	Andrew Ghofrani, Julie Ritter	Frank Rockwood
5/3/2021	Email to Neighbor re: project status and tree	Neighbor	Email	John Richardson	Frank Rockwood
5/12/2021	Communication with Neighbor about Trees to be taken down 5/15/21	Neighbor	Email	John Richardson	Alex Gerasimov
5/15/2021	Communication with Town Council Member Who Reached Out For Update	Town	Email	Maria Ristow	Frank Rockwood
5/17/2021	Communication with Neighbor about Tree Taken Down - Neighbor Said Looked Great	Neighbor	Email	John Richardson	Alex Gerasimov
5/24/2021	Communication with Neighbor re: Visualizations from House	Neighbor	Email	Andrew Ghofrani	Frank Rockwood
6/5/2021	Neighbor Reached Out Regarding Annual Clearing of Brush by 50 Clifton Ave.	Neighbor	Email	Michael Walton	Alex Gerasimov
6/14/2021	Communicate with Neighbor re: Request for Project Update	Neighbor	Email	Julie Ritter Southern	Frank Rockwood
6/14/2021	Communication with Neighbor re: Upcoming DEIR Meeting 6/23/21	Neighbor	Email	Julie Ritter Southern and Andrew Ghofrani	Frank Rockwood
7/6/2021	Communication with Neighbor re: Upcoming Open House - Checking on Aug 9 Date	Neighbor	Email	Julie Ritter Southern	Frank Rockwood
7/20/2021	Open House 9 Invitation	Neighbors/Organizations	Letter/Email	[Sent to neighborhood & local businesses distribution list]	Letter from Chris Ichien; email from Frank Rockwood
8/9/2021	Open House 9	Neighbors	Video Meeting	Julie Ritter Southern, Larry Lenheart, Evelyn/Irving Mitsunaga, Andrew Ghofrani, Matt Hood	Frank Rockwood, Chris Ichien, David Gates, Mark Falgout, Laura-Worthington-Forbes, Alex Gerasimov, Victor Ceron, Mary McMullin
8/10/2021	Sent Link to Recording of Open House 9 To All Registered Neighbors, Whether They Attended Or Not	Neighbors	Email	Julie Ritter Southern, Larry Lenheart, Evelyn/Irving Mitsunaga, Andrew Ghofrani, Matt Hood, Cathy Colgan, Karen Kurz, Zane Rowe, Fred Lester, James Farwell	Susan Rockwood
8/19/2021	Neighbor Reached Out Regarding RV Parked on Clifton	Neighbor	Email	Cathy Colgan	Frank Rockwood, Alex Gerasimov
8/26/2021	Neighbor Reached Out RE: Property Transfer	Neighbor	Email	Fred Lester	Frank Rockwood
10/11/2021	Letter from Neighbor to Town Staff re: Story Poles	Neighbor/Town	Letter_to_Town	Julie Ritter Southern	N/A
10/12/2021	Communication with Neighbors re: Upcoming Oct. 19 Public Meeting	Neighbors/Organizations	Letter/Email	[Sent to neighborhood & local businesses distribution list]	Letter from Chris Ichien; email from Frank Rockwood
10/18/2021	Letter from Neighbor to Town Staff re: Story Poles	Neighbor/Town	Letter_to_Town	Andrew Ghofrani	N/A
10/18/2021	Letter from Neighbor to Town Staff re: Story Poles	Neighbor/Town	Letter_to_Town	Esther Grant	N/A

Appendix E
Listing of Communications

DATE	DESCRIPTION	CONSTITUENCY	COMM_TYPE	INDIVIDUALS	COVIA_TEAM_REPRESENTATIVES
10/19/2021	Town Council Hearing re: Story Pole	Neighbor/Town	Video Meeting	Matthew Hudes, Mary Badame, Jeol Paulson, Sean Mullins Rob Rennie, Marico Sayoc, Maria Ristow (recused)	Frank Rockwood, Mark Falgout, Chris Ichien, Laura Worthington-Forbes (Ashley Snodgrass from California Story Poles was on the call but had to leave before the project was discusseed).
11/16/2016	Letter from Neighbor to Town Staff re: Story Poles	Neighbor/Town	Neighbor/Town	Julie Ritter Southern	N/A
12/1/2021	Letter from Neighbor to Town Staff re: Visual Impacts	Neighbor/Town	Neighbor/Town	Andrew Ghofrani	N/A

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From: Andrew Ghofrani <[redacted]>
Sent: Monday, February 8, 2021 10:11:19 PM
To: Sally Zarnowitz <SZarnowitz@losgatosca.gov>; Planning <Planning@losgatosca.gov>
Cc: Ryan Safty <RSafty@losgatosca.gov>; Andrew Ghofrani <[redacted]>; Feri Ghofrani <[redacted]>
Subject: Los Gatos Meadows- Reconstruction / expansion
Dear Mrs. Zarnowitz,

I am currently a resident of Town of Los Gatos, residing at [redacted]. I have been a resident of Santa Clara County for the past 42 years. I have been an active member of this community, currently a Vice President at Granite Construction Company, responsible for the Heavy Construction Division for the Western United States. It is has come to my attention that the Meadows of Los Gatos is proposing to increase the existing building heights from 55' to 88.5'. My property is directly situated behind the Meadows on Wood Road, and this increase in elevation will directly block my view. We primarily chose this property because of its view of downtown and the valley in front of our house. Since we don't have a usable front yard, our front deck serves as our primary entertainment area and considered a special amenity with added value to our property.

Last week we had a visit by the architect, the project manager along with his assistant of the reconstruction project, asking to take a picture from our front deck point of view. In the same visit, the architect admitted that our view will be affected by the additional height. I have also learned that for some reason the Meadows management has asked for a waiver on putting up story poles in its application process.

It is really disturbing that the Meadows is planning to block our view completely without sharing its plan and the bulk of the intended buildings. A lot of my property value is directly correlate to its view and the possible blockage is totally unacceptable.

I have a serious objection to the height increase of this construction directly in front of my property and want to be on record to that effect. Please advise about the application process as I along with my neighbors want to share our opposition to this increase in elevation.

I can be reached at [redacted] or my email [redacted]

Thank you for your attention.

Andrew Ghofrani P.E

EXHIBIT 14

From: Joseph Gemignani <[redacted]>
Sent: Sunday, February 21, 2021 12:08 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: 110 Wood Road

Hi Jocelyn, the project proposed at 110 Wood road just seems to tall and too dense.
Also, can we get a more traditional style of architecture?

Joseph (amateur weatherman)

From: Esther Grant <[redacted]>
Sent: Thursday, February 25, 2021 7:11:28 PM
To: Planning Comment <PlanningComment@losgatosca.gov>
Subject: Removoal of large procted trees

Property zoned R:PD APN 510-47-038, If you are removing these tree's for the purpose of having more land to build on, than I would have a Tree Surgeon, give their professional opinion! As a concerned neighbor, I would not want to see the destruction of gorgeous protected tree's for selfish reasons.

Esther Grant

[redacted]

[redacted]

From: Matthew Southern <[redacted]>
Sent: Wednesday, July 21, 2021 9:57 PM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: 110 Wood Road

Hello Mr. Mullin -

Thank you for your service to the town of Los Gatos.

I'm writing to you as a resident of Wood Road concerned about the plans for 110 Wood Rd.

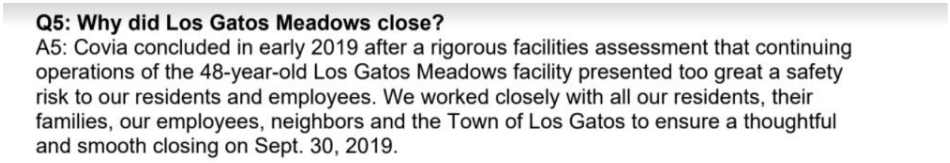
According to the town website, the planned development at 110 Wood Road is happening as the current "Los Gatos Meadows facility presented too great a safety risk to our residents and employees" (see screenshot). On that note, were there any specific risks that were provided?

I'm curious as to how a larger and taller Los Gatos Meadows facility will be safer for residents and employees - especially if the Broadway access road is to be closed as part of the plans. Considering the previous issues the Meadows has had with evacuation during the 1997 Cats fire, I would think a larger building with less access roads would be less safe than what is currently standing.

Thanks for listening to my concerns. Please let me know if there is any additional information you may need.

Thanks,
Matthew Southern

[redacted]
Los Gatos



Q5: Why did Los Gatos Meadows close?
A5: Covia concluded in early 2019 after a rigorous facilities assessment that continuing operations of the 48-year-old Los Gatos Meadows facility presented too great a safety 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.

From: Julie Southern [redacted]>
Sent: Saturday, July 24, 2021 1:35 PM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: 145 Wood Road - new build

Hello Mr Mullin,
I live at [redacted] and received the green notice about site application s-21-003. I met with the new neighbors several months ago when the story poles went up. I have no specific issues with their plan, just the usual: increased noise and road traffic from the build, keeping their build traffic from using my driveway to park or turn around, will it be restricted to 8-5pm, M-F like it was when I built 135 Wood?

In fear of sounding like a broken record, the concern of more traffic on Wood road is that the Meadows is proposing to close one alternative access point - the only access point, except from Wood Road. I lived thru the 1997 fire and access was KEY. Again, this is a general comment to anything going on at Wood Road.

And lastly, it would be nice if the town would repair the town retaining wall adjacent to my driveway - do let me know if I should submit this to someone else! See picture below. It will only get worse with the traffic on Wood.

Thank you
Julie Southern

From: Andrew Ghofrani <[redacted]>
Sent: Monday, October 11, 2021 9:52 AM
To: Sean Mullin <SMullin@losgatosca.gov>
Cc: Andrew Ghofrani <[redacted]>; Julie Southern [redacted]>; Bernd Neudecker <[redacted]>
Subject: 110 Wood Rd LG

EXTERNAL SENDER

Dear Sean,

It has come to my attention that the developer is asking for an exception about putting up the complete story poles for full visualization. In a joint zoom meeting in early June, I was assured that they fully intend to install story poles & orange netting in early October.
I want to be on record again about my objection to a waiver of this requirement as i have previously stated as well. The only way to truly realized the full visual impact of this massive project is to see the story poles and orange netting.
The story poles are needed for full transparency and any waiver to that will not be the right approach.

Please acknowledge the receipt of this email and adding my objection to the record.

Thank you,

Andy Ghofrani
[redacted]

From: Andrew Ghofrani <[redacted]>
Sent: Wednesday, December 1, 2021 10:40 AM
To: Sean Mullin <SMullin@losgatosca.gov>
Cc: Bernd Neudecker [redacted]>; C So <[redacted]>; Julie Southern [redacted]>; Andrew Ghofrani <[redacted]>
Subject: Re: 110 Wood Rd LG

EXTERNAL SENDER

Dear Sean
Attached please find a current view from my front deck showing the story poles. In the first file you see the story poles and the second view shows the proposed building in darker shading. As you can see there is a major impact to my view. Please advise what is my recourse for objecting to this situation and if there are any remedies to reducing the impact.

Please add these pictures to your public project folder.

Thank you
Andy Ghofrani
[redacted]

From: Todd Johnson <[redacted]>
Sent: Thursday, December 23, 2021 10:16 AM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: Wood Rd.

EXTERNAL SENDER

The story poles indicate this will be a massive project. The buildings will not fit into the surrounding hillside area whatsoever. Given how the town has tried to preserve the hillsides I am just shocked that someone would even propose such a development. Thus, I'm opposed to the development is it is story poles.

Todd Johnson
[redacted]
[redacted]

From: Michael Kennedy <[redacted]>
Sent: Saturday, January 1, 2022 1:39 PM
To: Rob Rennie <RRennie@losgatosca.gov>
Cc: Maria Ristow <MRistow@losgatosca.gov>; Mary Badame <MBadame@losgatosca.gov>; Matthew Hudes <MHudes@losgatosca.gov>; Marico Sayoc <MSayoc@losgatosca.gov>; Janette Judd <jjudd@losgatosca.gov>; Joel Paulson <jpaulson@losgatosca.gov>
Subject: Re: Proposed construction project, height blocking hillside views - site of former Los Gatos Meadows

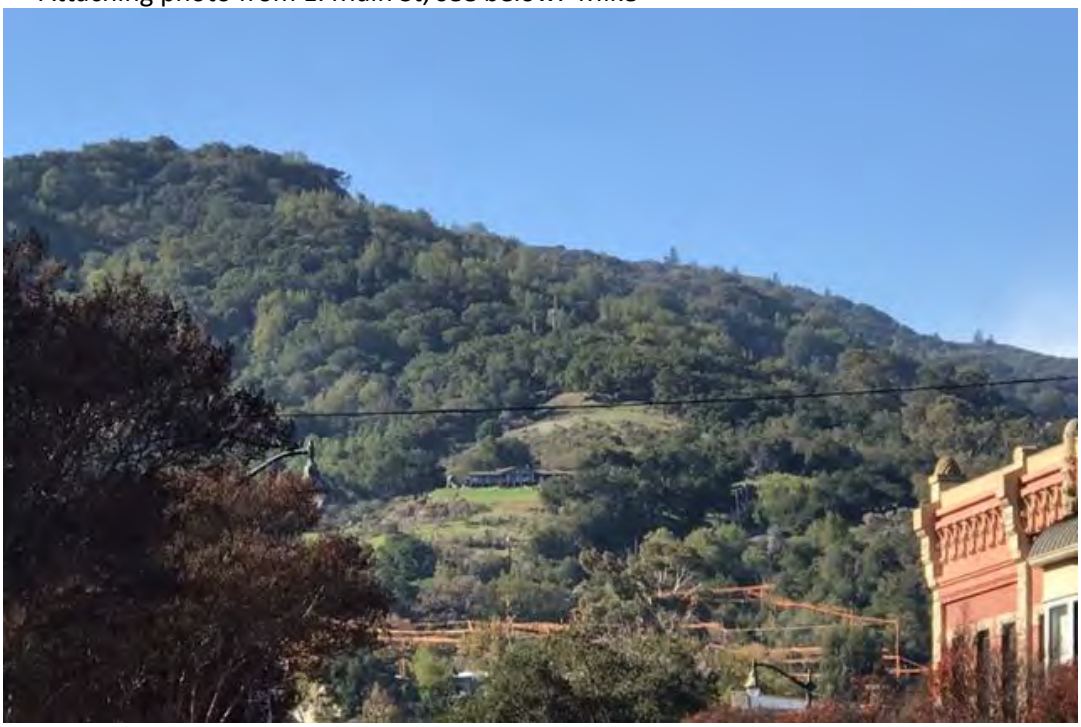
EXTERNAL SENDER

Adding Joel Paulson and Janette Judd to distribution. It appears that the building height has been increased by 2-3X, see photos below. In a recent proposed commercial development, building heights at the north entrance of town were limited to protect hillside views. One would expect the same policy also applies for the south entrance of town. Is there an easy way to limit building height to the structures currently in place and still satisfy the needs of the community? Mike

Sent from my iPhone

> On Dec 21, 2021, at 1:46 PM, Michael Kennedy <[redacted]> wrote:
> I'm also concerned about increased hillside fire risk and especially loss of privacy from proposed project views into my bathroom and bedroom windows. Mike
>

>
>
> Sent from my iPhone
>
>> On Dec 21, 2021, at 1:30 PM, Michael Kennedy <[redacted]> wrote:
>>
>> Attaching photo from E. Main St, see below. Mike



>>
>>

>>
>> Sent from my iPhone
>>
>>> On Dec 21, 2021, at 1:27 PM, Michael Kennedy <[redacted]> wrote:
>>> Dear Mr. Rennie,
>>> I'm writing to ask you and other councilmembers to kindly consider reducing the size and scale of the proposed hillside construction project on the site of former Los Gatos Meadows.
>>> I woke up the other day and saw tall story polls from my bedroom window on [redacted]. I was astonished that the proposed building height would actually extend above the nearby hillside ridge tree line, see photo below.

>>> I've provided another photo of the project returning home from the library today on the east side of town, see below. The width of the project from this perspective could be reduced in size to scale other buildings on the hillside to blend more uniformly with the surrounding landscape.
>>> I respectfully object to approval of this project as it is proposed. Can you please ask the developer to kindly scale back the project to an a more appropriate size to avoid diminishing the beautiful hillside views of our lovely town?
>>> Best regards,
>>> Mike Kennedy
>>> [redacted]
>>> Sent from my iPhone

From: Michael Kennedy <[redacted]>
Sent: Tuesday, December 28, 2021 8:28 AM
To: Rob Rennie <RRennie@losgatosca.gov>
Cc: Janette Judd <jjudd@losgatosca.gov>
Subject: Re: Proposed construction project, height blocking hillside views - site of former Los Gatos Meadows

EXTERNAL SENDER

Understood and agreed. One wonders if the community would be better served by establishing moderate building height limits to protect neighbor privacy and hillside beauty from aggressive development projects. The sudden unsightly appearance of a sprawling and tall building complex towering above all others in a scenic bucolic landscape seems wrong. Mike

Sent from my iPhone

On Dec 28, 2021, at 6:45 AM, Rob Rennie <RRennie@losgatosca.gov> wrote:

Mike,
The 1st step is planning commission. They have the authority to ask for changes or they will not approve. The council puts high consideration on planning commission work when approving projects or asking for changes.

I recommend helping to make sure there is a robust discussion at the planning commission about this project.

Thank You,

Rob Rennie

Los Gatos Town Mayor

Help me prevent brown act violations. Please do not forward this email

From: Chad <[redacted]>
Sent: Wednesday, January 5, 2022 5:24 PM
To: Planning Comment <PlanningComment@losgatosca.gov>
Cc: Lauren Kutting <[redacted]>
Subject: Regarding 110 Wood Road Application PD-20-001

EXTERNAL SENDER

Hello, my name is Chad Kutting, resident of [redacted] in Los Gatos. I received notice of the upcoming planning meeting to discuss the 110 Wood Road application. To date, we have been supportive of the revitalization of the Wood Road property but have grown concerned after the most recent story poles went up. Our home faces south towards one of the proposed buildings and the bulk and mass appears to be significantly larger than appropriate for the hillside. The unobstructed view of the trees and hillside is now covered end to end with the proposed massive structure. In the attached photos you can see how the new structure would dwarf the surrounding homes. Photos attached below.

Our hope is that this section can be reduced in mass to better fit within the guidelines for our town.

Sincerely -
Chad and Lauren Kutting
[redacted]

Source: Planning Website (https://www.losgatosca.gov/2393/W)

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DATE: January 11, 2022

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Requesting Approval of a Planned Development for Construction of a Senior Living Community, Removal of Large Protected Trees, and Site Improvements Requiring a Grading Permit on Property Zoned R:PD. **Located at 110 Wood Road**. APN 510-47-038. Planned Development Application PD-20-001 and Environmental Impact Report EIR-21-002. APPLICANT: Rockwood Pacific. PROPERTY OWNER: Covia Communities. PROJECT PLANNER: Sean Mullin.

REMARKS:

Below is an updated table of earthwork quantities clarifying the grading quantities that contribute to a Grading Permit. This table is to replace the table included on page nine of the Staff Report. Exhibit 16 includes a letter from the applicant providing an update on their community engagement efforts and additional renderings of the proposed project. Exhibit 17 includes additional public comments received between 11:01 a.m., Friday, January 7, 2022 and 11:00 a.m., Tuesday, January 11, 2022.

Preliminary Earthwork Quantities

Type	Cut (cy)	Fill (cy)	Net (cy)		Max Cut Depth (ft)	Max Fill Depth (ft)
Buildings*	113,000	1,000	112,000	<Cut>	61.5	3.5
Driveways	9,900	2,300	7,600	<Cut>	21.0	14.0
Sidewalk	3,700	700	3,000	<Cut>	20.5	10.5
Landscape	13,100	2,400	10,700	<Cut>	27.0	13.5
Utility Spoils	7,000	--	7,000	<Cut>		
TOTAL	**146,700**	**6,400**	**140,300**	**<Cut>**		
GRADING PERMIT TOTAL**	**33,700**	**5,400**	**39,100**			

* Excavation within building footprints does not count toward a Grading Permit.
** Cumulative total of site grading quantities counting toward a Grading Permit.

PREPARED BY: SEAN MULLIN, AICP
Senior Planner

Reviewed by: Planning Manager and Community Development Director

EXHIBITS:

Previously received under separate cover:

1. May 2021 Draft Environmental Impact Report (available online at www.losgatosca.gov/110WoodRoad)
2. September 2021 Final Environmental Impact Report and Mitigation Monitoring and Reporting Program (available online at www.losgatosca.gov/110WoodRoad)

Received with the January 12, 2022 Staff Report:

3. Location Map
4. Required Findings
5. Required CEQA Findings of Fact
6. Conceptual Development Advisory Committee Staff Report, April 9, 2008
7. Conceptual Development Advisory Committee meeting minutes, April 9, 2008
8. Project Description and Letter of Justification, January 3, 2022
9. Town's Consulting Architect Report, May 8, 2020
10. Applicant's response to Town's Consulting Architect recommendations, May 22, 2020
11. Arborist Report by Hort Science, October 12, 2020
12. Town's Consulting Arborist peer review report, February 12, 2021
13. Supplemental community engagement letter, December 9, 2021
14. Public comments received by 11:00 a.m., Friday, January 7, 2022
15. Planned Development Ordinance with Exhibit A Rezone Area and Exhibit B Development Plans, July 27, 2021

Received with this Addendum Report:

16. Supplemental community engagement letter with visualizations, January 11, 2022
17. Public comments received between 11:01 a.m., Friday, January 7, 2022 and 11:00 a.m., Tuesday, January 11, 2022

January 11, 2021

Ms. Melanie Hanssen, Chair
Los Gatos Planning Commission
Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95030

RE: Community Engagement Update + Visualization Updates
Rebuild of Los Gatos Meadows

Dear Ms. Hanssen:

This letter supplements our justification letter of January 6, 2022, and our prior community engagement update letter of December 9, 2021, related to the rebuild of Los Gatos Meadows (the "project"), the 10.84-acre site located at 110 Wood Road (APN 510-47-038) at the intersection of Wood Road and S. Santa Cruz Avenue in Los Gatos.

Since our December 9th letter, we held our 10th neighborhood open house meeting. Given recent installation of the story poles and lead up to the Planning Commission public hearing tomorrow , it was well attended (13 neighbors). The primary focus on our update related to visual impacts and construction processes. There were several questions related to the visual impacts & simulations, construction hours/truck trips, tree removal and proposed landscaping, and building heights each of which we addressed. There were a few miscellaneous questions, not directly related to our application, but nonetheless important to our neighbors, that our team will respond to over in the next few days.

Attached herein is an updated an Updated Listing of Meetings with Neighbors and Community (Appendix D).

As previously indicated, we continue to update a Frequently Asked Questions (FAQ) document and posts this document to the Los Gatos Meadows page of the Covia web site: https://covia.org/los-gatos-meadows/

This web site also has a video summary of the overall proposed project and well as a video focusing on our plans to employ self-driving vehicles.

Respectfully,

Francesco J. Rockwood
Rockwood Pacific Inc.
Applicant

Attachment
- Updated Listing of Meetings with Neighbors and Community (Appendix D)
- Updated visualizations

Appendix D
Listing of Meetings with Neighbors and Community

Type of Meeting	Date	Time	Location	Attendee	Notes from Meeting	Outcome
Open House 1	03/08/18	7:30-9PM	Los Gatos Meadows	Maria Ristow, Irving & Evelyn Mitsunaga, Robert Mullan(Toll House)	General introduction of intent to rebuild Los Gatos Meadows	Kicked-off neighborhood communications plan
Open House 2	04/18/18	7-8PM	Los Gatos Meadows	Julie Ritter Southern, Maria Ristow, Claire Leclaire, Cathy Colgan	General introduction of intent to rebuild Los Gatos Meadows; similar material to first meeting	Kicked-off neighborhood communications plan
Open House 3	05/03/18	7-8PM	Los Gatos Meadows	Karen Kurtz, Linda Iversen, Sue Fairley	Attendees interested in architecture and supplemental transportation options	Design team elevated analysis of supplemental transportation alternatives
Open House 4	05/20/18	3-4PM	Los Gatos Meadows	John and Jean Richardson, Stanford Stickney and 3 other family members	Questions related to timeline, storm drainage, and fire risk	Resolved current storm drain issue and initiated planning to mitigate fire risk through brush removal
Focus Groups (3 Sessions)	10/2/2018 - 10/3/2018	Varies	Toll House	36 older adults participated in 3 sessions. Participants were drawn from the local area. Participants were promised confidentiality.	Sensitive to how various attributes or requirements may drive cost, supplemental transportation system very important, limited enthusiasm for LEED certification but recycling and energy efficiency important, limited enthusiasm for facilitating non-residents/non-guests on campus, preference for larger, more spacious units, recommendation to minimize long corridors, preference for multiple dining venues and ample on-site amenities such as fitness center, walking trails, access to town, casual dining, library, coffee shop, and access to on-site support care.	Design team made applicable refinements to concept plan
Open House 5	12/06/18	7-8PM	Los Gatos Meadows	Julie Ritter Southern, Matt and Marlena Hood and friend, Mike Wasserman	Question about timing, policy related to relocation of existing residents, impact on visibility to neighbors above, use of solar panels and roof color, impacts on traffic (with specific concerns about summer traffic), site security during closure, parking, noise impacts and construction parking. Requested advance notifications of all construction work that could affect access. Some residents on Wood Road would prefer that Farwell Lane continue to support regular vehicle traffic. A video summary of the meeting was posted at: https://vimeo.com/278024461	Feedback informed further refinement to concept plan. With regard to Wood Road traffic impacts, design team is prioritizing minimizing errant trips up Wood Road past the main entrance, and more importantly, further prioritizing the supplemental transportation system to convert more trips to autonomous vehicle, pedestrian or bike trips. Also, currently planning to include solar panels.
Open House 6	10/10/19	7-8PM	Toll House	Julie Ritter Southern, Maria Ristow, Jamie Garcia & Friend, Irving & Evelyn Mitsunaga	Questions about Wood Road traffic, availability of Wood Road for evacuation, potential impact of project on housing element, and recommendation to deploy goats to further reduce fire risk. Request for copy of facts and figures table.	Confirmed that project not expected to affect housing element. Planning to deploy goats on property this spring; planning to make commitment to make Wood Road available for evacuation during emergencies.
Open House 7	03/05/20	7-8PM	Los Gatos United Methodist Church	None	General heightened sensitivity due to COVID-19 may have been a factor in suppressing turnout.	Produced and circulated video update; available at Covia/Los Gatos Meadows website https://covia.org/los-gatos-meadows/
Open House 8	12/03/20	7-8PM	Zoom Meeting	Julie Ritter Southern, Fred Lester, Matt Wood, Zane Rowe, Gary/Jamie Garcia, Claire Leclair, Evelyn/Irving Mitsunaga, Robert Macartney, Matthew Bigge	Green roof (Fred), Solar (Julie), incline elevator (Fred), security current through construction (Matt), views from 135 Wood and story pole modification request (Julie), visualization from 100 Wood Rd (Matt), Condo v. CCRC (Julie), fire evacuation (Matt), parking for construction (Fred), construction traffic (Matt)	Provided advance notice of intent to seek modification to Town's Story Pole Policy
Public Hearing - Story Pole Exception Request	01/19/21	7-9PM	Zoom Meeting	Town Council and Town Staff (in advance of meeting, staff received letters from Clare Southern, Matthew Southern and Mark Rigoli (via Council Member Maria Ristow)	No public comments; council members discussed merits and concerns regarding proposal	Consideration for request for fewer poles continued to future council meeting (subsequently withdrew modification request)
NOP Meeting	02/25/21	7-7:15PM	Zoom Meeting	Presenters: Joel Paulson, Jocelyn Shoopman, Sean Mullin, Terri Wissler Adam (EMC Planning). Public Attendees: Matt Hood	Matt Hood inquired about availability of video recording of the NOP meeting	

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Appendix D
Listing of Meetings with Neighbors and Community

Type of Meeting	Date	Time	Location	Attendee	Notes from Meeting	Outcome
Open House 9	08/09/21	7-8PM	Zoom Meeting	Presenters: Frank Rockwood, Mark Falgout, David Gates, Chris Ichien	Comments and questions related to: clarify visual impacts (during and after construction), number of expected truck trips, construction hours, placement of parking, project schedule, emergency circulation and clarification of employee break area	
City Council Public Hearing - Story Pole Exception Request	10/19/21	7-10PM	Zoom Meeting	Town Council and Town Staff (in advance of meeting, staff received letters from Julie Southern, Esther Grant and Andrew Ghofrani)	Frank Rockwood and Mark Falgout stepped through request. No public comments; council members discussed merits and concerns regarding proposal as well as addressed policy in general	Request was granted to use flags versus netting with condition of using 2 rows of flags.
Open House 10	01/10/22	7-8PM	Zoom Meeting	Presenters: Frank Rockwood, Mark Falgout, David Gates, Chris Ichien, Victor Ceron, Laura Worthington-Forbes; Attendees: Gillian and Mike Verga, Julie Ritter Southern, Clare Southern, Matt Southern, Cathy Colgan, Maria Ristow, Andrew Ghofrani, Michael and Kimberley Wasserman, Omari and Kavita Bouknight, Cindy Slain	Comments and questions related to: massing, visualizations (from specific neighbors on Wood Road and Tate & Main Street), Broadway use for pedestrians, construction hours and traffic route, access to vineyard above Los Gatos Meadows, solar panels, undergrounding, PG&E lines, TV antennae tower, color of roof and buildings	Project team to follow up with neighbors re: distribution of massing and additional details on building heights

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VIEW CORRIDORS

49 E MAIN STREET

EXISTING
(JULY 2021)

PROPOSED
(JULY 2021)

VIEW WITH STORY POLE
(DECEMBER 2021)

FINE TUNED ARCHITECTURE BASED ON STORY POLE LOCATIONS
(JANUARY 2022)

VIEW CORRIDORS

49 E MAIN STREET - ENLARGED

VIEW WITH STORY POLE

FINE TUNED ARCHITECTURE
BASED ON STORY POLE LOCATIONS

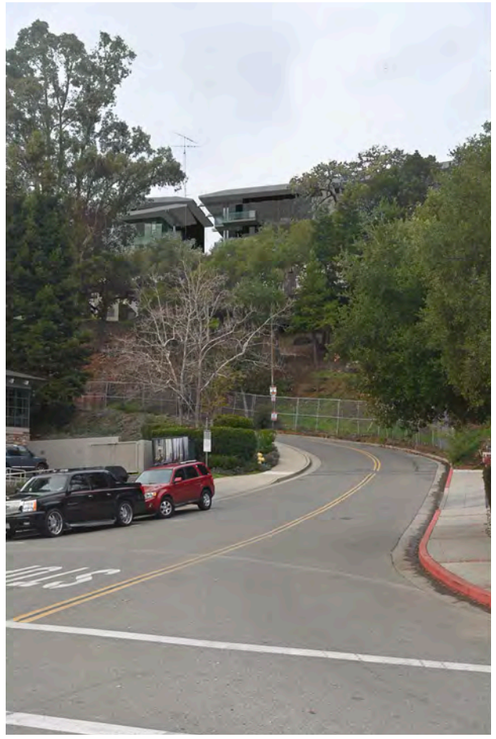
VIEW CORRIDORS

S SANTA CRUZ AVENUE & WOOD ROAD

EXISTING
(JULY 2021)

PROPOSED
(JULY 2021)

VIEW WITH STORY POLE
(DECEMBER 2021)

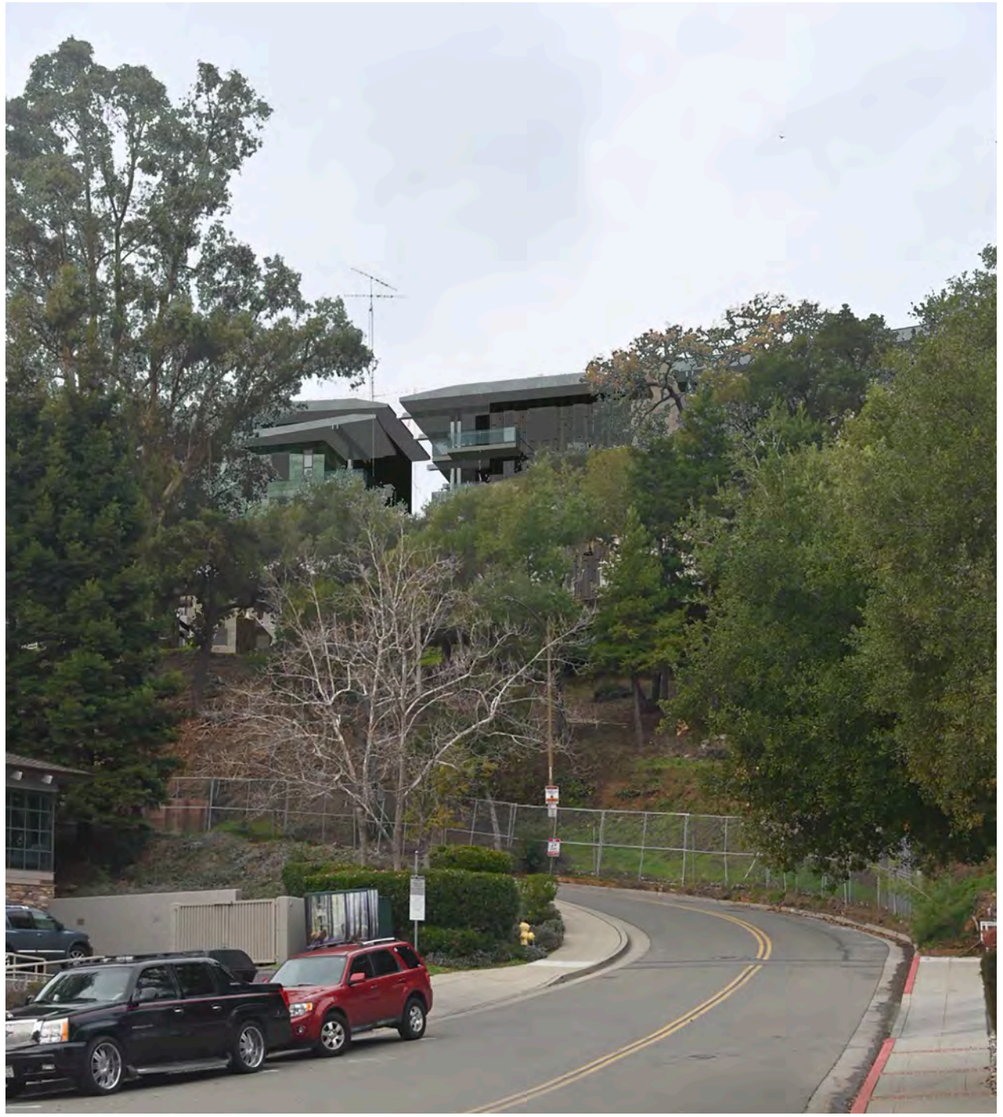


FINE TUNED ARCHITECTURE BASED ON STORY POLE LOCATIONS
(JANUARY 2022)

VIEW CORRIDORS

S SANTA CRUZ AVENUE & WOOD ROAD - ENLARGED

VIEW WITH STORY POLE



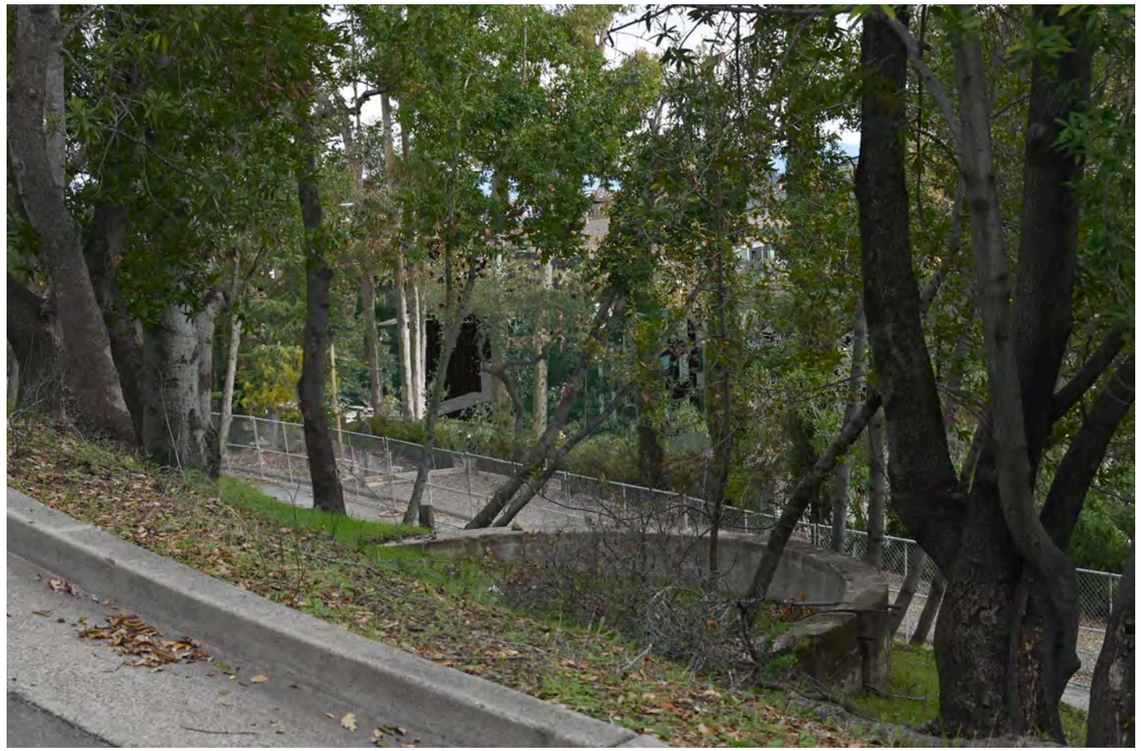
FINE TUNED ARCHITECTURE
BASED ON STORY POLE LOCATIONS

VISUALIZATION

UPPER WOOD ROAD

VIEW WITH STORY POLE

(DECEMBER 2021)



FINE TUNED ARCHITECTURE
BASED ON STORY POLE LOCATIONS

(JANUARY 2022)

VISUALIZATION

121 WOOD ROAD

PROPOSED

(MAY 2021)

VIEW WITH STORY POLE

(DECEMBER 2021)

FINE TUNED ARCHITECTURE
BASED ON STORY POLE LOCATIONS

(JANUARY 2022)

From: Michael Kennedy <[redacted]>
Sent: Sunday, January 9, 2022 11:16:33 AM
To: Rob Rennie
Cc: Maria Ristow; Mary Badame; Matthew Hudes; Marico Sayoc; Janette Judd ; Joel Paulson
Subject: Re: Proposed construction project, height blocking hillside views - site of former Los Gatos Meadows

EXTERNAL SENDER

Adding an additional photo taken from Broadway neighborhood, see below. Mike.

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DATE: January 12, 2022

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Requesting Approval of a Planned Development for Construction of a Senior Living Community, Removal of Large Protected Trees, and Site Improvements Requiring a Grading Permit on Property Zoned R:PD. **Located at 110 Wood Road**. APN 510-47-038. Planned Development Application PD-20-001 and Environmental Impact Report EIR-21-002. APPLICANT: Rockwood Pacific. PROPERTY OWNER: Covia Communities. PROJECT PLANNER: Sean Mullin.

REMARKS:

Exhibit 18 includes additional site plan diagrams provided by the applicant. Exhibit 19 includes additional public comments received between 11:01 a.m., Tuesday, January 11, 2022 and 11:00 a.m., Wednesday, January 12, 2022.

EXHIBITS:

Previously received under separate cover:
1. May 2021 Draft Environmental Impact Report (available online at www.losgatosca.gov/110WoodRoad)
2. September 2021 Final Environmental Impact Report and Mitigation Monitoring and Reporting Program (available online at www.losgatosca.gov/110WoodRoad)

Previously received with the January 12, 2022 Staff Report:
3. Location Map
4. Required Findings
5. Required CEQA Findings of Fact
6. Conceptual Development Advisory Committee Staff Report, April 9, 2008
7. Conceptual Development Advisory Committee meeting minutes, April 9, 2008
8. Project Description and Letter of Justification, January 3, 2022

PREPARED BY: SEAN MULLIN, AICP
Senior Planner

Reviewed by: Planning Manager and Community Development Director

EXHIBITS (continued):

9. Town's Consulting Architect Report, May 8, 2020
10. Applicant's response to Town's Consulting Architect recommendations, May 22, 2020
11. Arborist Report by Hort Science, October 12, 2020
12. Town's Consulting Arborist peer review report, February 12, 2021
13. Supplemental community engagement letter, December 9, 2021
14. Public comments received by 11:00 a.m., Friday, January 7, 2022
15. Planned Development Ordinance with Exhibit A Rezone Area and Exhibit B Development Plans, July 27, 2021

Previously received with the January 12, 2022 Addendum Report:

16. Supplemental community engagement letter with visualizations, January 11, 2022
17. Public comments received between 11:01 a.m., Friday, January 7, 2022 and 11:00 a.m., Tuesday, January 11, 2022

Received with this Desk Item Report:

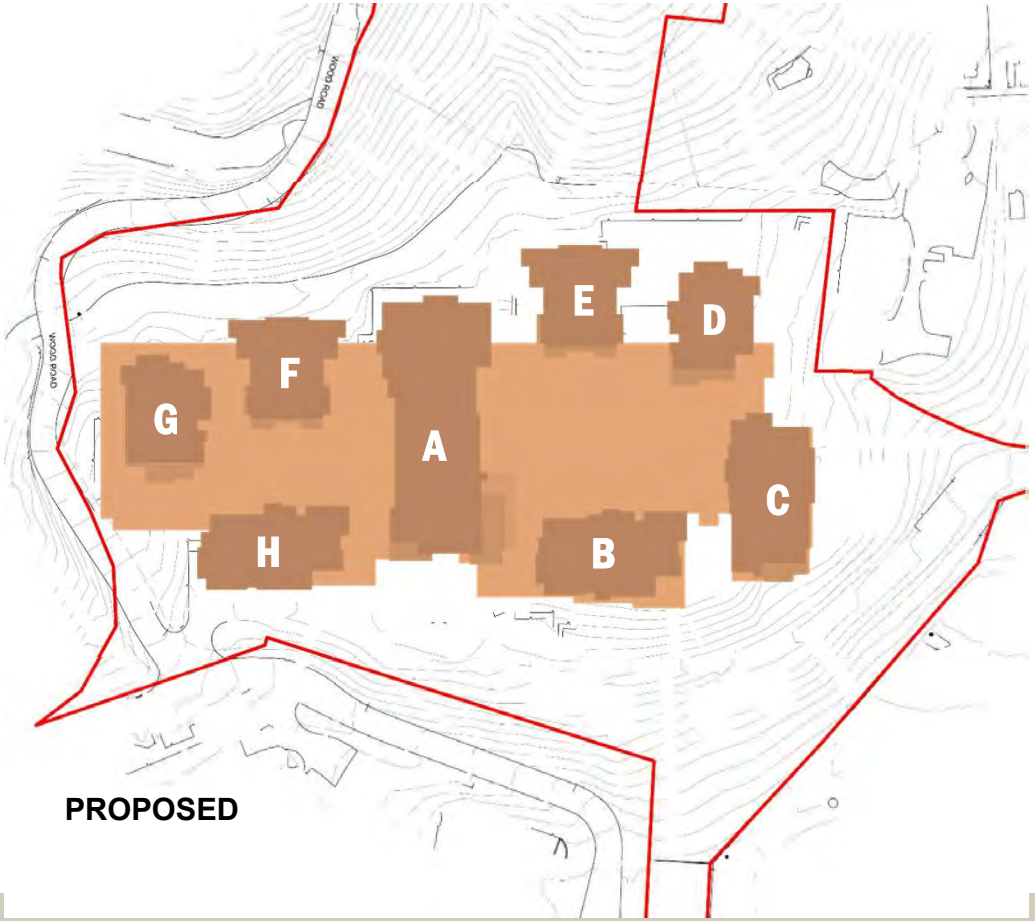
18. Site plan diagrams
19. Public comments received between 11:01 a.m., Tuesday, January 11, 2022 and 11:00 a.m., Wednesday, January 12, 2022

VILLA D
VILLA C
VILLA E
VILLA B
VILLA A
VILLA F
VILLA H
VILLA G
EMERGENCY ACCESS ROAD
MAIN ENTRANCE
LOADING TRUCK
SECONDARY GARAGE ENTRANCE
GARAGE ENTRANCE

EXHIBIT 18

DEVELOPMENT AREA

EXISTING



PROPOSED

covia

Rockwood Pacific

VILLA HEIGHTS

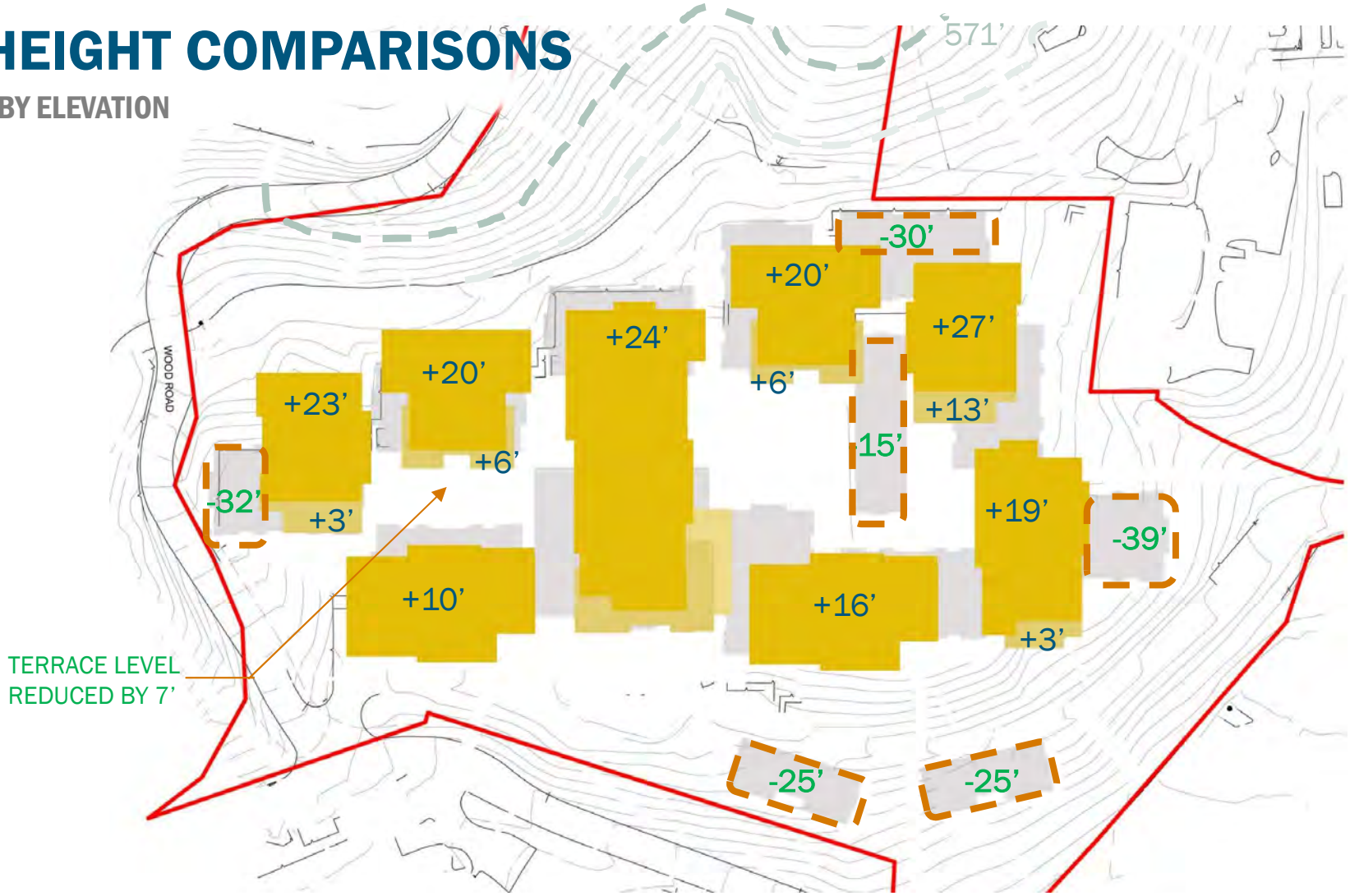
EXISTING ELEVATIONS

VILLA HEIGHTS

EXISTING ELEVATIONS

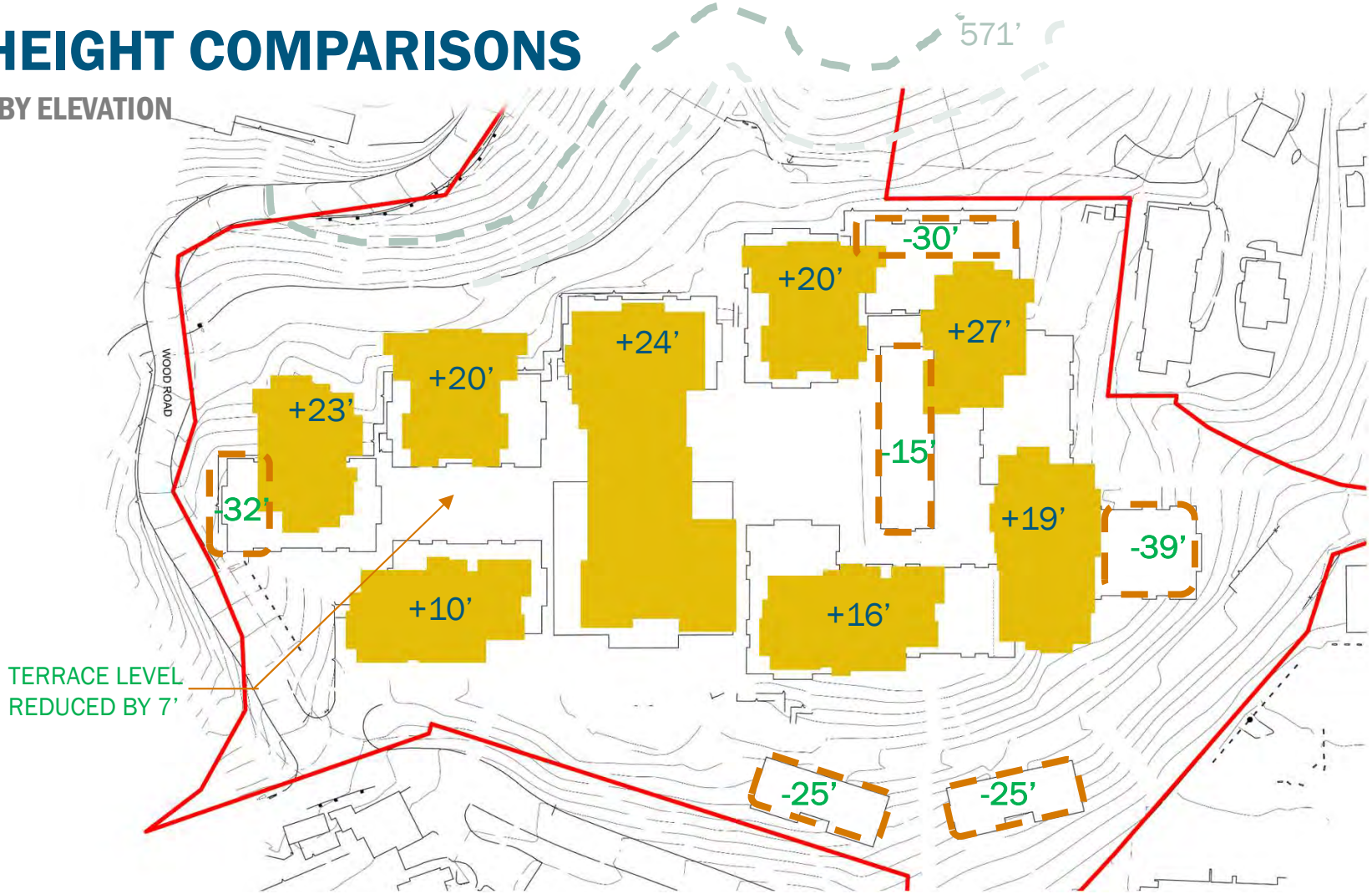
HEIGHT COMPARISONS

BY ELEVATION



HEIGHT COMPARISONS

BY ELEVATION



-----Original Message-----
From: Esther Grant <[redacted]>
To: smullin@losgatosca.gov <smullin@losgatosca.gov>
Sent: Tue, Jan 11, 2022 11:25 am
Subject: Fwd: Planed Development App.PD-20-001. APN 510-47-038

Sean,
If you want to get a prospective view(this project for PD20=001, that can be seen all over Los Gatos), go out to Main St. from your Planning Office, turn left onto Main, drive about a block and a half, look to your left, toward the foothills, until you see a"Massive Complex with Orange Flag's blowing in the wind. Now imagine living behind or surrounding this, your view is now only this structure, you will have to go through massive removal of beautiful tree'e, massive grading, massive construction, equipment noise , gas smell(dirt, dust),..... etc. You will not have the serene, open green space next to you, the quite, peaceful, Loas Gatos is gone! How would you like to live like that?

Esther Grant

From: Esther Grant <[redacted]>
Sent: Monday, October 18, 2021 1:18 PM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: Planed Development App.PD-20-001. APN 510-47-038

EXTERNAL SENDER

Project Planner Sean Mullin,

I Esther Grant(Wincott), [redacted]., Los Gatos., my property along with 50 and 100 clifton ave., are connected to(Meadows) 110 Wood Road. At the lower right of the map you will see "Wood Road", you can also see the top of Wood Road!" MY [redacted]property is located behind the Meadows at the prior Rose Garden, and some of the existing apartment's. Our properties are also joined to "The Meadows Open Space", Green space. My concern is not only the visual, but the hazard to protected wild life, we(the Meadows) has Eagle's, Falcon's, Red tailed Hawk's(on our properties), just to name a few. We do not want "story Poles, extended flag poles, any poles with netting on them, to snag any birds"!

You can adjust the map size, at the top of the map.

I have two regular PG&E pole's, that is connected to a third pole at 110 Wood Road, the middle pole on my property connects to three sub poles, that provides our [redacted] (Clifton) PG&E electricity. See PG&E right away on [redacted]. The S/E, PG&E right/away continues to 110 Wood Road, to service the third pole. I would not want any of the proposed poles to jeopardize my land, Bird's, PG&E pole's.

Thank You for your consideration,
Esther Grant

From: Esther Grant <[redacted]>
Sent: Wednesday, January 12, 2022 8:40 AM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: Fwd:

EXTERNAL SENDER

-----Original Message-----
From: Mike Weisz <MWeisz@losgatosca.gov>
To: Esther Grant <[redacted]>
Cc: Sean Mullin <SMullin@losgatosca.gov>; Corvell Sparks <CSparks@losgatosca.gov>
Sent: Tue, Jan 11, 2022 4:35 pm
Subject: RE: Fwd:

Good afternoon Esther,

Thank you for your email. The setbacks for the proposed development, as compared to the original/existing setbacks, are tabulated on Page 5 of 16 of the staff report. This table also includes the percentage of original and proposed open space. I have Cc'd Sean Mullin in case there is any additional information that he may have.

Thanks,
Mike

Mike Weisz, P.E. ● Senior Civil Engineer
Parks and Public Works Department ● 41 Miles Avenue, Los Gatos CA 95030
Ph: 408.354.5236 ● mweisz@losgatosca.gov
www.losgatosca.gov ● https://www.facebook.com/losgatosca

Engineering Office Counter Hours: Monday-Friday 8:00am to 1:00pm
Please note the upcoming Town closure: Mon., Jan. 17, 2022

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From: Esther Grant <[redacted]>
Sent: Tuesday, January 11, 2022 4:07 PM
To: Mike Weisz <MWeisz@losgatosca.gov>
Subject: Fwd:

EXTERNAL SENDER

Senior Civil Engineer, Mike Weisz,

The Los Gatos Medows, 110 Wood Road, is Planning a redevelopment project, application number PD20-001, the planning commission will be holding a hearing on January 12, to consider the project. The existing complex is already overbuilt, and has an open area(green area), that is next to [redacted] and [redacted] property, and along side of [redacted]s properties, and extends to Wood Rd. The project is triple the size of the current construction, it will have an underground parking, expand and replace all the two story apartments, with five story apartment's. I was under the impression that when a property development was overbuilt that an open space had to be provided, there is such a space behind the Los Gatos Medows currently, but according to the Planning Department, Project Planner Sean Mullin's, about 94 tree's have already been removed and 140 more tree's are scheduled for removal? The expansion size of he building's plan is to "remove large protected tree's", this way they can have their five story buildings right up to the property line,'s further blocking the view from the surrounding properties(like the Carrlage House Apartments, at 31 Clifton Ave., that will now have a view of a five story building's. The impact of just building(noise, gas powred equipment) this massive complex, let alone all the traffic from apartment owner's will generate from entering on Wood Rd.,(behind the Toll House Hotel, and also from removing sound barrier tree's) and exiting onto Broadway. Are the Land Developer's allowed to construct five story building's up to the property line? Can these Developer's overbuild without a open space(Green Space)? The time frame for the project hearing is tomorrow at 11:30 A.M., for comment's.

Thank you,

Esther Grant

[redacted]

A P P E A R A N C E S:

Los Gatos Planning Commissioners:	Kathryn Janoff, Chair Melanie Hanssen, Vice Chair Jeffrey Barnett Kylie Clark Steve Raspe Reza Tavana Emily Thomas
Town Manager:	Laurel Prevetti
Community Development Director:	Joel Paulson
Town Attorney:	Robert Schultz
Transcribed by:	Vicki L. Blandin (619) 541-3405

P R O C E E D I N G S:

CHAIR JANOFF: We will resume the Planning Commission meeting and move on to Item #3, which is requesting approval of a Planned Development for construction of a senior living community, removal of large protected trees, and site improvements requiring a Grading Permit on property zoned R:PD. Located at 110 Wood Road. APN 510-47-038. Planned Development Application PD-20-001, and Environmental Impact Report EIR 21-002. Applicant, Rockwood Pacific. Property Owner, Covia Communities. The project planner is Sean Mullin.

Are there any disclosures? By a show of hands may I see which Planning Commissioners have visited the property? Thank you for that.

I understand, Mr. Mullin, you'll be giving the Staff Report tonight?

SEAN MULLIN: Yes, thank you, Chair. Before you tonight is a request for a recommendation to the Town Council for a proposed Planned Development Ordinance and Environmental Impact Report for construction of a senior community at 110 Wood Road, the current site of the Meadows senior community.

The EIR was prepared to address potential significant impacts resulting from the project and concluded that all impacts could be mitigated to less than significant.

The subject property is 10.8 acres characterized by a hillside setting, but not located in the hillside area. The site is the home to the Meadows senior community, which operated from 1971 until 2019.

The proposed Planned Development Ordinance in front of you tonight would allow for the demolition of all existing buildings on the site, construction of a new full-service senior living community with 174 independent living units and 17 assisted living units. Removal of 192 trees, including eight large protected trees, and site improvements required a Grading Permit.

The proposed senior community consists of a ground floor podium and eight separate buildings, or villas as they are termed in the plans, constructed above the podium. The podium includes the main entrance to the facility, 17 supporting care units, dining facilities, offices, a fitness center, indoor swimming pool, mechanical areas, and two levels of indoor parking. An outdoor terrace would be located above the podium level, providing common space amongst the villas. The eight villas would then rise

three to five stories above the terrace level with heights from approximately 42-68 feet. The eight villas would include the 174 one- and two-bedroom independent living units in a variety of floor plans. A full description of the project architecture, including a summary of the review by the Town's consulting architect, are included in your Staff Report.

The proposed project is located primarily in the areas of the property with existing development. Site improvements are required for the new podium and villas, subterranean parking areas adjustments to the site plan, and circulation improvements including a new fire access ring road.

Several new retaining walls are required throughout the site with heights from 3-24 feet. The primary function of the new retaining walls is to improve and extend fire access around the project site via the new ring road. As detailed in the Staff Report, the podium and villas would largely screen the walls along the western edge of the development, while those on the eastern edge may be more visible. The applicant has provided a discussion of their efforts to reduce wall heights and visibility in their Letter of Justification. This Letter of Justification does touch on many aspects of the project and

provides a detailed summary of their public outreach efforts conducted since 2018.

Based on the summary provided in the Staff Report, if the Commission finds merit in the proposal you can forward a recommendation to the City Council to make the required findings, certify the Final EIR, adopt the Mitigated Monitoring Reporting Program, and adopt the Planned Development Ordinance.

An Addendum and Desk Item to your Staff Report have been distributed, including additional materials from the Applicant, and additional public comment received after publishing the Staff Report.

This concludes Staff's presentation and we are available for any questions.

CHAIR JANOFF: Thank you, Mr. Mullin. Vice Chair Hanssen.

VICE CHAIR HANSSEN: I have a question for Staff. Since we have not seen a Planned Development proposal along with an EIR for a while, are they supposed to be separate actions? There's the recommendation of the certification of the Final EIR, there's the recommendation of the Planned Development Ordinance, and then I think you mentioned also the recommendation on the Mitigated Monitoring Reporting

Program. Are those all independent actions, or are they one action?

SEAN MULLIN: I'm going to defer to the Director for that question.

JOEL PAULSON: Thank you, Vice Chair Hanssen. They are separate actions. So, for instance, you could make the same recommendation for both the Planned Development and the actions necessary for the EIR; or you could, as an example, recommend adoption and certification of the EIR but recommend denial of the project; or recommend to the Council the Planned Development be approved with modifications. They are independent, so you could technically forward a recommendation that is different on both of those, depending on the outcome of this discussion by the Planning Commission.

VICE CHAIR HANSSEN: Then if I might, Chair, ask a follow up question. There was a discussion also that once the Planned Development Ordinance and the EIR would be approved, later on there would be an Architecture and Site and some other permits that have to be issued, so is the Architecture and Site… Since the proposed Planned Development Ordinance already includes the height, the number of buildings, and we have the plans with the size of the buildings, what would the Architecture and Site cover?

SEAN MULLIN: The Architecture and Site Application would require some additional information. For instance, the eight villas in front of you this evening in your project plans, full elevations of all eight villas are not included, so it's an opportunity to make sure that we have all elevations of those buildings and verify that any project refinements made by the Applicant fit within the framework of any approved Planned Development Ordinance.

VICE CHAIR HANSSEN: So, the Planned Development Ordinance would or would not include the height of the villas?

SEAN MULLIN: The Planned Development Ordinance would include the height of the villas, and in this case I could say that this particular plan set included for the PD is quite robust, so there's kind of a fine line between what's in front of us tonight and an Architecture and Site Application. But it would include the height, it would include approximate grading quantities, retaining wall heights, things that exceed what would normally be allowed under the zoning.

VICE CHAIR HANSSEN: Okay, thank you.

CHAIR JANOFF: Just to clarify, were we to approve the PD, it would be approving the overall form and perhaps not the details that we are seeing tonight?

SEAN MULLIN: Any PD approval would include adoption of these development plans, so maybe that's a better answer to that question than my previous. The Architecture and Site Application would need to include a project or plans that are in substantial compliance with these development plans; that includes height of the buildings. Should there be slight shifts to the location of buildings, Staff would evaluate that as whether that's in substantial conformance, or not. But the development plans would be adopted with the Planned Development

CHAIR JANOFF: All right, thank you for that clarification. Any other questions of Staff at this time? Commissioner Clark.

COMMISSIONER CLARK: Thank you. I have a quick clarification question. I believe that this would become the tallest building in Los Gatos, but I wanted to fact check myself and see if you know if that's true.

SEAN MULLIN: Without 100% certainty, I could answer the question that I believe that would be true.

JOEL PAULSON: I would just confirm that, yes, the buildings that are upwards of 85 feet would be taller than the Netflix buildings on Winchester, the newer ones that were most recently approved.

COMMISSIONER CLARK: Thank you, and do you know how tall the Netflix buildings are, by chance?

JOEL PAULSON: I believe they're approximately 75 feet, the tallest ones.

COMMISSIONER CLARK: Thank you.

CHAIR JANOFF: Any other questions for Staff? Commissioner Raspe.

COMMISSIONER RASPE: Just kind of a technical question with respect to the scope of the EIR. In the materials we were provided I believe it states that with respect to the height issue only views from public locations are part of the EIR and not any views from private locations, is that accurate?

SEAN MULLIN: I believe that's accurate and I think that dovetails into our previous discussion from the Town Attorney on the previous item about protected views. But, yes, I believe it's limited to the public areas.

Through the Chair I would also mention that our environmental consultants that prepared the environmental document are on hand, should we have more specific questions about the EIR.

COMMISSIONER RASPE: One follow up question then. As a result, any questions or comments we might have with respect to views from private areas would more properly be

directed during the comments of the PD as opposed to the EIR, is that a fair statement?

SEAN MULLIN: I think that's a fair statement.

COMMISSIONER RASPE: Thank you.

CHAIR JANOFF: Thank you. Any other questions of Staff? Yes, Commissioner Barnett.

COMMISSIONER BARNETT: Is it correct that we are making a recommendation to the Town Council on all of the issues that are on this matter, or are some of them going to be definitive at this stage?

SEAN MULLIN: Any decisions made tonight or at any future meetings would be a recommendation to the Town Council. They are the final deciding body.

CHAIR JANOFF: Thank you. Any other questions?

I did have one, and that is I understand from the Staff Report that this is not considered a hillside parcel. Sure looks like hillside to me. Can you help us understand how this parcel is not in the hillside development area? I know we have maps. Is it just a matter of it being outside a map boundary?

SEAN MULLIN: That's correct.

CHAIR JANOFF: All right, thank you. I don't see any other hands raised, so at this time I will open the

public hearing and give the Applicant up to five minutes to address the Planning Commission.

JOEL PAULSON: I will allow Mr. Rockwood to speak. Mr. Rockwood, you can unmute yourself and you have up to five minutes.

FRANK ROCKWOOD: Can you pull up the presentation? All right, so my name is Frank Rockwood; I'm with Rockwood Pacific, the Applicant. I'm here on behalf of the owners, Covia Communities. Covia Communities is a nonprofit owner/operator of reputable senior living communities throughout California.

Our proposal is quite simply to rebuild a better Los Gatos Meadows. With the exception of the last line here listed on this chart, we developed these design goals back in 2018. Please note, we are not proposing to increase the number of units, to increase the number of residents, the number of staff, or to change the use. Furthermore, note that our proposal materially mitigates issues relating to parking, fire access, and fire safety.

The current facility was approved in 1968 and opened in 1971.

In conformance with industry trends, and based on the results of focus group sessions conducted with local residents of Los Gatos, we are proposing a project that

would have materially larger units and more amenity spaces than the existing facility. While we are proposing a reduction in the number of units, given the strong demand and need for senior housing, we are proposing only a modest reduction in number of units.

We have decided not to pursue an expansion of the development pad, and in fact, we have modestly reduced the development pad in several key areas. Given this decision, combined with the other constraints and goals, our proposal would entail a material increase in massing.

Our property is approximate to numerous community resources, and while there are pros and cons in accommodating housing needs in any particular location in town, our project team strongly believes that this location is particularly well suited for our market rate senior community at the scale presented tonight.

As everyone is aware, vehicle traffic is particularly challenging in this part of Los Gatos. Our plan includes incorporating an on demand, self-driving vehicle system that will enable our residents and our Staff to get to and from many resources approximate to our community without the use of their cars.

We have made, and continue to make, a strong investment in community engagement. We conducted our first

open house session in March 2018, with our tenth session this past Monday. While it is not practical for us to be fully responsive to every individual perspective, the project team has and continues to take all comments received into consideration. While there have been a wide range of comments and concerns, most of the comments we have received relate to visual impacts and construction impacts. With regard to construction, we plan to fully conform to the Town standards, and as importantly, we are committed to a robust communication plan.

With regard to massing, we have tried to place and balance massing in the matter that while clearly impacting some of our neighbors in the broader community, it does so in a manner that we believe balances competing objectives and concerns. As the Draft Environmental Impact Report analysis concludes, visual impacts are less than significant and are deemed in compliance and compatible with the general character of the hillside area. See Impact 5.3.

Please know that we are endeavoring to build and operate an exemplary senior community that would be a resource to the seniors of Los Gatos as well as, I truly believe, on balance a beneficial change for our neighbors and the wider community. In light of the benefits of our

proposal and its alignment with several important General Plan goals and policies, including housing policies, we are respectfully requesting the Planning Commission's consideration of recommending approval of our project to the Town Council.

This concludes my short presentation, and myself and my team is available to answer any questions the commission may have. Thank you for your time.

CHAIR JANOFF: Thank you for your presentation. Do Commissioners have questions for the Applicant at this time? Vice Chair Hanssen.

VICE CHAIR HANSSEN: There was a time back in 2008 where this was brought in front of the Conceptual Development Advisory Committee, which is not a requirement of any project but is a service that our town offers, but it's often helpful to the Planning Commission and other deciding bodies to have that step. We do have access to the packet and the minutes from that meeting, and while the plans may have changed somewhat since then, it looks like there are less units than there were before.

But one of the things that was mentioned was it would be important to have a certain amount of below market rate housing, because we're under requirements with the State of California to have some level of affordable

housing, so could you comment on to what extent there will be affordable housing in this proposal.

FRANK ROCKWOOD: I'd like to point out that Covia does have a rather significant affordable housing division. Covia does not offer, and never has offered below market units or affordable market units in any of its continuing care/retirement communities.

Please note, as we've indicated on page 2 of our Letter of Justification, that state law specifically prohibits the imposition of rent regulations on CCRCs. In consulting with Perkins Coie, our counsel, we believe that this state law applies to our project.

I'd also like to observe that we are not proposing to increase the number of units or staffing, employees, etc., from our current approvals.

VICE CHAIR HANSSEN: No one has said you're required to do that, I just was asking the question if you had taken that under consideration, because that was a comment made by the CDAC back in 2008, and had you brought it to the CDAC more recently it probably would have come up again.

I have a follow up question related to the same conversation. During that same CDAC meeting there was at that time as well a proposal to go five stories, which is

unprecedented for the most part in Los Gatos even as of today. When you made your proposal, to what extent did you considered the feedback brought up by the CDAC back in 2008 that it would be a very difficult thing for the Town to even consider anything that tall?

FRANK ROCKWOOD: I can say that we studied thoroughly the feedback from CDAC, and we did consider all the comments. We did consider balancing the objectives, so for instance, there were comments about not expanding the development pad. There were comments about maintaining housing supply. We tried to balance those, and we tried to balance the density. Yes, we do have buildings at five stories, but we do believe that there is merit in keeping the housing supply, not reducing the housing supply any further than we are proposing to do here.

VICE CHAIR HANSSEN: Okay, thank you. If I might, Chair, I had one more question.

CHAIR JANOFF: Go ahead.

VICE CHAIR HANSSEN: The other question I have is about the excavation, the cut and fill. This project is not in the hillside for purposes of the Hillside Standards and Design Guidelines, so you wouldn't be subject to the guideline of the limit on the cut and fill, but there is a

need for a Grading Permit, and it did give me pause to see that.

We would require a Grading Permit for 50 cubic yards, yet we're looking at a net of 140,000, I think is what I read in the Staff Report. So, I just wondered if you could comment on where the 140,000 of cut… Because this is still our hillsides, even if it's not subject to the Hillside Design Guidelines. What are the things that are driving that? I'm sure part of it is the Fire Department, and maybe part of it is the subterranean garage, but could you break down where that 140,000 is going to come from?

FRANK ROCKWOOD: I guess maybe this is a question for Joel. Is this something I could have one of my team members jump in? There's Mark Falgout with Kimley-Horn; I'm going to hand that question off to him if that's possible or practical.

JOEL PAULSON: It is possible. One second. Mark, you're now able to speak if you unmute yourself.

MARK FALGOUT: Mark Falgout with Kimley-Horn, civil engineer. Nearly all of that excavation is coming from the subterranean garage and the fact that we are tucking this building into the hillside on the backside of the building in order to keep the heights down as low as we possibly can and to get all the parking off of the surface

area and onto the site, the excavations are required to do the subterranean garage and to nestle the building into the hillside.

VICE CHAIR HANSSEN: So, none of it is related to the fire access road then?

MARK FALGOUT: The fire access roads are not contributing to that much cut, it's more keeping the building elevation down and getting the parking taken care of.

VICE CHAIR HANSSEN: Okay, thank you very much. That is my questions for now, Chair. Thank you.

CHAIR JANOFF: Thank you. Do any other Commissioners have questions? Yes, Commissioner Clark.

COMMISSIONER CLARK: Thank you, and thank you for being here today. I want a little more information on what you were saying about affordable housing. You said that Covia has a robust affordable housing division but that you've never had any BMR units in anything that you've built. Can you clarify what the affordable housing division is doing then, and then also just state whether or not there will be any affordable units in this complex.

FRANK ROCKWOOD: First of all, to clarify, Covia has built, operates, and owns many affordable housing units, but those are what I would call more traditional

housing. The community that we're proposing to rebuild is what we characterize as a continuing care retirement community, also called Life Plan community. That typically involves an entry fee and it involves substantial services: meal services, social services, health services, etc. It's a different model, and it's a model that's service-intensive, and so, yes, Covia has never had below market rate units or affordable units in any of their continuing care retirement communities, but they do have communities that usually are exclusively focused on serving an affordable housing population.

COMMISSIONER CLARK: I understand. Thank you. I know that it's not something that anybody can require of you, but it's definitely been a really big community concern lately, and definitely in the Town of Los Gatos it's something that we're working on. Would you be open to putting any BMR units in this build?

FRANK ROCKWOOD: Unfortunately, it's very, very challenging, because we don't have… If we think of traditional housing you can have a range of units, and you can set aside a couple of units that are small, or set aside just a fraction of units that are affordable.

The service component is so heavy, and we've never kind of segmented out, there are fundamentally

different tiers of service. Everyone that moves into the community gets the same meals, very high-quality meal service and social services and health services as everybody else. Again, it's not something that Covia has ever done, and they, quite frankly, don't really think it would work in a CCRC environment.

COMMISSIONER CLARK: Okay, got it. Thank you.

CHAIR JANOFF: Just a follow up question. The CCRC environment that you're describing is one business model of operating a senior community, and there are others that don't require the same kind of entry fee and also don't provide the continuing care.

FRANK ROCKWOOD: Right.

CHAIR JANOFF: If the business model were a different senior community business model that wasn't the buy-in kind of model, would any other business model… I don't mean to be so far ranging, but is there another business model for a senior community that would allow for or would enable below market rate units to be incorporated?

FRANK ROCKWOOD: The short answer is absolutely yes. It could be just a traditional housing project. It could be an affordable housing project. Obviously, there is a whole range of different models that we haven't talked about.

CHAIR JANOFF: I'm speaking specifically of a senior community where you have rental units and you do provide meals. We have many, many of these in our wider community; they're not a CCRC model. The question is would those accommodate a below market rate unit?

FRANK ROCKWOOD: Yes, they could potentially accommodate an affordable unit, but that's not what we're proposing. All of Covia's properties that are not strictly affordable housing communities are continuing care communities.

CHAIR JANOFF: All right, thank you. Commissioner Thomas, do you have your hand raised?

COMMISSIONER THOMAS: Yes, I do. I have a question for the Applicant about the community outreach that you did with regard to the focus group and what the community needed. When did that occur, and could you just elaborate a little bit on how many individuals you talked to and what feedback you provided?

FRANK ROCKWOOD: If you want to, you could pull up slide #8; I can talk about that. We've had ten open house sessions to date. We mailed and eventually over time we received emails from our neighbors. We used the same mailing distribution. We actually had a political consultant working with us early on that procured a mailing

list that aligns with the notice mailing provision for these types of meetings.

COMMISSIONER THOMAS: Mr. Rockwood, I'm sorry. I think that I didn't ask my question clearly. I meant not necessarily with a community outreach to the immediate neighborhood. You said that you conducted some focus groups and talked to people in town about the needs?

FRANK ROCKWOOD: Yes, okay. We actually hired a consulting firm that specializes in focus groups. They actually controlled the mailing list. The majority of the participants in these focus groups were from Los Gatos, but some were from communities in the area immediately adjacent to Los Gatos. We hosted several sessions actually in the Toll House conference rooms, and they were basically all day sessions where we inquired about all kinds of preferences to guide our programming for our rebuild project.

COMMISSIONER THOMAS: What were the dates of those? Just broadly, like how long ago?

FRANK ROCKWOOD: That was in October 2018.

COMMISSIONER THOMAS: Okay, October 2018.

CHAIR JANOFF: Just a follow up question on the community outreach. Since the story poles have gone up there's been a lot of community input regarding the visible

height, particularly those seen from the downtown area. Can you comment on whether you've had any communication with the community at large regarding the impact of the story poles post-story pole installation?

FRANK ROCKWOOD: We've had meetings with our neighbors post-story pole installation. In fact, our last open house meeting was Monday. We haven't had meetings with the broader community. I'm not sure how we would do that. But yes, we've met with our neighbors post-installation of the story poles.

CHAIR JANOFF: All right, thank you. Just going back to your original presentation, you mentioned that you believed that this proposed Planned Development would be a resource for seniors in Los Gatos. That's a pretty broad statement that led me to wonder whether any portion of this community would be open to seniors who are not residents, and I don't mean guests, but residents of Los Gatos?

FRANK ROCKWOOD: Hopefully I'm tracking the question. We will in no way, shape, or form discriminate on who moves into the community based on where they're moving from, but it is our experience that most people that move into these types of communities are moving from the area, so we do expect a significant majority of the residents to

have a prior residence in the Town of Los Gatos. Did I answer your question?

CHAIR JANOFF: Not precisely. You said that this would be a resource to seniors in Los Gatos. If I'm not putting words in your mouth, what you're really saying is that this is a place where residents of Los Gatos can find senior housing, but you're not saying that it's broadly a community area that other seniors who are residents of town and not residents of the community would be able to come and enjoy the park-like setting or any amenities that you might have.

FRANK ROCKWOOD: I'm going to ask Chris Ichien, he's an executive with Covia, to elaborate on that question.

CHRIS ICHIEN: My name is Chris Ichien and I was executive director there for five years before we closed down in 2019, and currently with Covia in the operations side.

The questions regarding is our community a place where the public can come and gather, the answer to that would probably be no, since they're private property. As you can probably imagine, similar to the Terraces of Los Gatos, lots of neighbors and families and friends and children go to those communities, but they're usually

invited guests. Since this is a private residence of our guests, which it would be and historically has been, it wouldn't be open to the public to come and go as they please. I hope that answers your question.

CHAIR JANOFF: It does, thank you. Commissioner Thomas.

COMMISSIONER THOMAS: I did have a follow up question to that. I was wondering if Covia had any data from some of their other sites about the percentage of residents that move into the community, about like how far they lived before, if they have any data about like have they moved in from the same zip code, what percent comes from farther away zip codes, etc.

FRANK ROCKWOOD: I'm going to ask Mary Mullin to respond to this question. She's an executive at Covia.

MARY McMULLIN: My name is Mary McMullin; I'm Chief Advancement Officer with Covia.

Our market research has showed that typically in excess of 60% of the residents are local within a five to ten mile radius, and it's usually more on the five-mile radius side. The additional residents of the community, 30-40%, come primarily for a relationship with someone local. In other words, parents of local residents, people who lived prior in Los Gatos who are returning in retirement,

or people who view this as a destination because they have a tie to the area. Does that answer your question?

COMMISSIONER THOMAS: Yes, thank you.

CHAIR JANOFF: Thank you for that. One last question before we go to Commissioner Raspe.

In the public outreach recently, since the story poles have gone up, do you hear any feedback from anyone within the immediate neighborhood? Of course they're concerned about the height and its impact on their property. Have they also indicated the concern about height as it appears from the story poles or from your renderings from downtown? Have you addressed the height concerns of the downtown views?

FRANK ROCKWOOD: Yes. I will relay that some of the comments have related not only to personal views, but also to views from other parts of town. Again, we feel like we've done a lot of work in balancing where that massing goes, and we understand that there are some impacts from some perspectives of the massing. But the answer is yes we have gotten such comments.

CHAIR JANOFF: But in your work in addressing those comments, the consideration of reducing the overall height of your buildings has not been an alternative that you've chosen?

FRANK ROCKWOOD: That is correct. We have not explored those alternatives at this time.

CHAIR JANOFF: Thank you. Commissioner Raspe.

COMMISSIONER RASPE: Thank you. I was hoping the Applicant could address briefly the traffic issues that we would expect from the new project, how it would vary from its predecessor, including the changes in the ingress and egress to the project, and also its impacts on fire life safety as well.

FRANK ROCKWOOD: I'm going to ask Mark Falgout to take point on this. Mark, just a heads up, if you want, slides #50 and #51 may help provide backup on the traffic analysis.

MARK FALGOUT: Okay, if you'd like to display those slides, that would be great, but essentially starting from an access standpoint for fire safety.

FRANK ROCKWOOD: That's actually on #24. If you go to slide #24, that's the best slide to speak off of fire.

MARK FALGOUT: Here's the whole circulation. As I believe everybody probably knows, the Farwell Lane does currently connect from Wood Road to Broadway as a private road, and then at the rear of the existing site there's a dead-end road with a turnaround at the end of it, so from a

fire access standpoint we are looping the circulation so that Fire can circulate throughout the site, and we are going to allow emergency vehicle access from Broadway for fire and other emergency vehicles, but not regular day-to-day operations. In-and-outs is depicted by the blue line for where folks will come in off of Wood Road, pull into the valet, and the valet will go and park their car in the underground garage. So, the main change in circulation is simply that the site will not use Farwell Lane for vehicular access; typically it's just going to be emergency vehicles.

Now, we are open to should there be some reason that the neighbors up the hill would need to use Farwell to get out in an emergency situation, that would be available for neighbors up the hill.

This looping action on the access road came out of a lot of coordination with the Fire Department, so we're not only looping the road, we're also widening the road to at least 20 feet, and it's 26 feet in many cases so that they have room to set up an aerial apparatus so that they can access the roofs to serve the site.

From a traffic numbers standpoint, we did take some traffic counts in 2018, and when compared to the existing site the peak daily trips will go up minimally,

ten trips per day, which is a very small amount. But the peak hour trips will actually decrease, and the reason for that is they're just a slightly different use from the ITE Institute of Traffic Engineer's handbook for determining trip counts, and so the peak hour will go down because the peak times for those daily trips does adjust.

So, from a traffic standpoint the peak hour trips will actually be decreased, and I don't have the numbers directly in front of me, but we're talking about approximately less than 30 trips per peak hour, which means that's a trip every 30 seconds, so we're not talking about a very steady flow of traffic coming out of these things during the peak hours.

Hopefully I answered your question, but if I missed something please, let me know and I'll try to speak to it.

COMMISSIONER RASPE: Just one follow up. It sounds like the traffic patterns, or at least volumes, won't shift dramatically, but does the fact that you're using Wood Road exclusively mean there's going to be more traffic on Wood as opposed to what there was on Wood previously?

MARK FALGOUT: We did not study, we didn't take volumes of vehicles that are coming out, but that was the

point where at peak hour utilizing Wood only would be putting a car on Wood every 30 seconds, so there's plenty of space between cars and it wouldn't become a backup.

COMMISSIONER RASPE: Thank you very much.

CHAIR JANOFF: Vice Chair Hanssen.

VICE CHAIR HANSSEN: I had a follow up question. It's not a question about traffic; this is more about the construction phase. I realize that's a time-limited thing, it's not an ongoing thing, and it's not something you'd typically worry about over the long term, but since under this proposal there would be 140,000—actually more coming out than that even—how long and how many truck loads would that be during the construction phase?

FRANK ROCKWOOD: I do not know the estimated number of truck offhand. Mark, I don't know if you do.

MARK FALGOUT: I don't have the estimate offhand, but I will say that the route would be from Wood Road directly to Highway 17, even if that meant that the trucks would have to drive the wrong way on 17 and turn around in order to get to their destinations, so that we would avoid and minimize our impact on any city streets.

VICE CHAIR HANSSEN: That's good to know. I thought of it because we had some construction on my own street, and they were putting in subterranean square

footage and this was only dozens of cubic yards, and it was probably two weeks of trucks every half hour, all day long, so it's good to know that they would not be going through our streets.

CHAIR JANOFF: All right, thank you for that. Commissioner Clark.

COMMISSIONER CLARK: I have a question and then a follow up to that. I remember seeing this somewhere, I think, but I couldn't find it. How many of the units will be two-bedrooms and how many will be one-bedroom?

FRANK ROCKWELL: Let me pull out this slide deck. Slide deck #41 will show you a detailed breakout of the unit types that we're proposing. The breakout is such. Roughly two-thirds are two-bedrooms and one-third one-bedrooms. No studios. That's in alignment with the focus group sessions that we had. It's also in alignment with our experience. We actually had not that many two-bedroom units in the existing facility and always had a long, long waiting list, and we'd actually have studio units that would go vacant for years.

COMMISSIONER CLARK: Can you try to shed some light on why that is? Because it was my gut reaction that seniors are empty-nesters, they usually don't have roommates, they're retired and wouldn't theoretically need

a second office or anything, and so do you know why that is?

FRANK ROCKWOOD: I'm going to ask Mary McMullin to take point on that question.

MARY McMULLIN: As people age, the idea that they want to downsize radically is actually proving false with each successive generation, so prior years when we would develop communities they would be studios or small one-bedroom apartments. In reality, people as they retire and downsize today feel a two-bedroom apartment is a major downsizing. They still want to be able to have room for family to visit. They want to be able to have an office. They want to be able to have spare space that is not immediately lived in all the time. Or they want to be able to construct a home to allow for leisure space, workspace, workout space, you name it, so the two-bedroom apartment has really become very standard in housing as people age, because that is really how they choose to live.

COMMISSIONER CLARK: Thank you.

CHAIR JANOFF: And a follow up question to that, if I might. Two-bedrooms might be the standard, but 2,200 square foot, I guess that's your penthouse. If you go back to the other slide you can see the square footage. The

square footage seems quite generous in terms of overall space.

MARY McMULLIN: Yes, again, it is response to market demands. As people downsize out of a single-family house, our apartments offer anywhere from 40-80% of the space they experienced in a house prior to this. What they experience in the market as well as the focus groups and the market research has shown they want to be able to have their furniture, their treasures, their special pieces, with them. They want to be able to live in a way that allows for entertaining and allows for visits, and so given the size of local homes, given the focus group work, given the market research, the square footage does reflect the desire of the market.

CHAIR JANOFF: And a follow up question. I think it's reasonable to say that there are multiple steps in a downsizing process for a senior, and it often comes to the point where they want to downsize further. They may have the two-bedroom now, but they want to go down to a one-bedroom or a studio because they no longer have their spouse, or they no longer have possessions, or the ability to do the hobbies that they have. The configuration of your design looks to me as though it has minimal move-down opportunity for seniors who might be part of the community

and want to move into a smaller space and stay within the community of friends and amenities that they've been accustomed to. Can you speak to that?

MARY McMULLIN: We do have the opportunity for people to move to the one-bedroom or one-bedroom with den apartments on campus. Again, something that we found in our decades of experience is that people do choose to move down, but the numbers of people who do that is very small as a percentage of the total resident body. The preference is to stay in the apartment of origin, and then if they should choose to seek healthcare we do have the 17 care suites, which are smaller; those are studio-type homes. But we do have one-bedroom and one-bedroom with den homes that people could downside to on campus.

CHAIR JANOFF: Thank you. Any other questions for the Applicant? Commissioner Clark and then Commissioner Barnett.

COMMISSIONER CLARK: I just want to dig a little bit deeper on some of your responses about meeting market demands. In terms of it being two bedrooms to meet that and the sizing to meet that, I live in a two-bedroom, pretty big I think, apartment and it's 900 square feet. So, I think I'm going to ask, when you talk about it, it feels like you're speaking to a pretty wealthy and luxury focus

sort of group, so what are you talking about when you talk about market desires and general community desires like that?

MARY McMULLIN: I have to say, Commissioner, this is a fairly affluent opportunity for retirement, so given that, yes, our product size is to meet the needs of people who have owned homes in the Los Gatos area, who have had property, who have raised families in homes, and frankly, as a result of the success in general of the Los Gatos area, those home values are very strong, and that enables people to trade the equity in their house for lifelong security through a continuing care Life Plan community. So, yes, frankly, it is geared to a financially successful market.

COMMISSIONER CLARK: Thank you.

CHAIR JANOFF: Commissioner Barnett.

COMMISSIONER BARNETT: I actually have six questions, and I'm not sure what the order should be, sequential or intermixed with other comments from the Commissioners.

The one question I wanted to start with is related to the Planned Development and height of the buildings, which is a concern for the community. If I counted right, on the five-story buildings there are only

19 units, which if they were eliminated would reduce the project by as much as perhaps 11%. I thought I saw a comment about what's economically feasible for this project, and so the question is if 11% of the units were eliminated, would the project still be economically viable?

FRANK ROCKWOOD: Unfortunately, it's not kind of black or white, what works and what doesn't work. There are a lot of estimates that we make in the course of pursuing these projects, and some of those estimates vary as time goes on in terms of how they actually turn out, so it's almost more of a probabilistic answer. If we eliminate one unit, two units, however many units, it goes from being viable to not being viable. No, that's not the way we look at it does start to stress the project and makes it less likely that we'll be able to get through the feasibility gate and get the financing and move forward. It's a long way of saying that no, I don't think reducing the project by a handful of units would necessarily put it in a completely different category, but it would worsen the probability to some degree.

COMMISSIONER BARNETT: Chair Janoff, I don't know how you want to proceed with my additional questions. I'll defer to you.

CHAIR JANOFF: Well, I think the discussion that we're having now is both informative to the commission and it's also informative to the audience who are potential speakers, and so if you believe the questions that you have would further augment that knowledge, that the speakers would have additional information to work from, then I would say ask the questions. If these are questions that would better be a wrap-up in terms of suggested alternatives, then I would say let's hold that until we hear from the public.

COMMISSIONER BARNETT: From my perspective they'll all important and could relate to community input.

CHAIR JANOFF: All right, then proceed.

COMMISSIONER BARNETT: The draft CEQA findings identify 205 protected trees and eight large protected trees that are proposed for removal based on the arborist report. My question is are all those intended to be addressed by new plantings, or would there be in lieu fees, and if so, can you estimate the percentage of one versus the other?

FRANK ROCKWOOD: I'm going to ask David Gates to take point on this question.

DAVID GATES: Dave Gates, landscape architect on the project team. We hired an arborist to go out and study

the trees surrounding the building, which they did and there was a minority report from the City arborist in concert.

It's an oak woodland basically, which had a lot of invasive trees and a lot of suspect trees from a fire point of view and structural point of view, so the trees being removed are in most cases structurally damaged and fire suspect trees. There are some trees that will be removed for construction, so those are also gone.

Our intent, to answer your question, is to put in a lot of specimen trees, which you're seeing in the simulations now as a simulation with existing trees, and we will come back in and mitigate some of those views and we will bring back specimen oaks. In most cases there are numbers in the tree report of what the mitigation costs would be for those trees. We will probably exceed that by 300-400% coming in with the specimen trees. We aren't to that level yet, but I would guess we would be substantial in bringing in nice specimen oak trees, particularly the evergreen oaks, which will do a better job in screening.

A quick answer is we will probably exceed by three to five times the cost of the mitigation price for the trees removed, and we'll bring in the species in an appropriate way from a fire perspective with defensible

space and all the other criteria, which the species that are there now do not service well.

COMMISSIONER BARNETT: Thank you for that comment. I have a major concern about the parking at the project with active seniors. I expect that the 78 non-tandem spaces in the parking structure will be mostly inadequate, and I saw that you had an alternative suggested possibly of having a valet, so that would allow 222 cars to be parked there, which would allow, I calculated, 79% of the residences to be accommodated with at least one car. I wonder if you could comment on whether the suggestion of a valet could be made as, say, part of the condition of the PD, or whether that's something that you want to keep in a flexible state?

FRANK ROCKWOOD: I'd like to refer to slides #43 and #44 in responding to this question. The existing community, and again, similar scale in terms of the number of units that were residents (inaudible) Staff, had onsite 130 parking spaces, and we actually had a valet in the prior operation. That was insufficient. We actually had an arrangement with the Toll House to rent some of their less than 20 parking spaces there. Then we had Staff. That would actually lose the Town parking at the foot of Wood Road.

We are looking to substantially increase the number of parking spaces from what we had previously, and we're looking to eliminate all the parking that would be kind of outside of the garage. We do think that this meets the requirement, and yes, in terms of valet, again, that's something that we did previously and that's something we anticipate doing, and we certainly would not have an issue with that being a requirement imposed on this project.

COMMISSIONER BARNETT: Okay, thank you very much. On reflection, I think I'll continue the questioning after the public input.

CHAIR JANOFF: Thank you. Do we have any other questions from Commissioners? Commissioner Clark.

COMMISSIONER CLARK: I just have one last question. I was wondering, was any outreach done specifically to potential residents of Los Gatos Meadows?

FRANK ROCKWOOD: The short answer is yes. That focus group that we mentioned, all of the folks that were invited to participate in that process were effectively potential residents. There's a timing issue, so it will be some time in the best case before we would actually be able to accommodate any of those residents, but they certainly were kind of chosen based on being candidates to move into this community in this location.

COMMISSIONER CLARK: Okay, great, and like theoretically fit the demographic. Thank you.

CHAIR JANOFF: So, it's fair to say that it was as much a focus group as it was a marketing meeting, it sounds like, is that correct?

FRANK ROCKWOOD: I'm going to let Mary McMullin take point on that question.

MARY McMULLIN: Hi, it's Mary again. It is a marketing opportunity, but first and foremost it's a survey opportunity to make sure that we're designing a product that is applicable in the market. There were a number of questions asked that were iterative; so when people answered we could work off of those responses and take that into consideration with development.

We used a list of people who would financially qualify. We could obtain a similar list for marketing. We did not retain that list of people specifically from the focus group for future marketing.

FRANK ROCKWOOD: Actually, I'd like to make one more comment that I think will address this question.

CHAIR JANOFF: I'm sorry, Mr. Rockford, Ms. McMullin answered my question. If there are no further questions from Commissioners, I think it's a good time to move on to opening it for members of the public who would

wish to speak. Director Paulson, do we have anyone who wishes to speak on this matter?

JOEL PAULSON: We do. The first speaker will be Julie.

JULIE: Hello, this is Julie. I am a neighbor of Wood Road and I have attended almost all of the open houses at the Meadows. I've lived on the hill for over 30 years and I love the Meadows as a neighbor.

Very happy that the story poles have gone up so that the neighbors and myself can see a little bit more of what's going on. I still support the Meadows project, but I do have some items that I didn't get in by the timeline this morning for Sean, so that's why I'm speaking now.

The first item was that once the story poles went up they did clearly show a bit more bulk than what we were anticipating.

The second item is that we're very happy to hear that they are proposing or thinking about solar, though we hope that it doesn't add much to the height.

Third item is parking. More parking is good for the workers, but it will add more traffic regardless of what I think any traffic study may have done. Before they closed, the workers that parked offsite walked up the road.

Fourth item, Wood Road is getting lots of attention by people on foot and by car, especially now that the flags are up. Many are driving to the top end of Wood Road and are coming back down, turning around in people's driveways, etc., and really adding to the traffic flow. This is really giving us a flavor of what's going to happen once a project takes off.

This also exacerbates the fact that there is only a sidewalk a few feet up the road. It might be nice to have some sort of sidewalk or street marking where bikes or people could walk safely when they rebuild and after they have successfully built. I do understand from the open house that a sidewalk may be out of the question due to tree roots and things of that nature, but I wanted to voice my interest.

Fifth item, this also leads to my consistent request that the Meadows community have heard me say at almost every open house meeting is the closing off of the Broadway exit to neighbors. I do understand the theory, but in the open houses they said it's because when people go down to Farwell Lane they don't want to hit pedestrians on the sidewalk. Well, we don't even have a sidewalk on Wood Road, and we have to walk in the road when we're going up and down to our houses as it is today.

So, the three items that I have to that is that that current Broadway exit in front of the Meadows before they closed, it saved us during the 1997 fire. My house personally burnt down during that period of time, but traffic was able to come and go from that.

CHAIR JANOFF: I'm sorry, I need to interrupt you, but your time has expired. Do Commissioners have any questions? Vice Chair Hanssen.

VICE CHAIR HANSSEN: I just wanted to ask if you wouldn't mind submitting your comments in writing even though you were able to speak at the meeting tonight, because it would be good to have that as we move forward in working with this project. Would you be able to do that?

JULIE: I believe I did submit them to Sean, but I missed the deadline at 11:00 o'clock.

VICE CHAIR HANSSEN: Oh, you missed the deadline.

JULIE: I think I got them in at 1:00 o'clock.

VICE CHAIR HANSSEN: Okay, thank you, because your comments are very helpful, as are all comments from the public. Thank you.

CHAIR JANOFF: All right, Director Paulson, do we have anyone else wishing to speak?

JOEL PAULSON: We do. The next speaker will be Mr. Konrad.

RICHARD KONRAD: I'm the current chair of the Community Health and Senior Service Commission in Los Gatos and we recently completed a survey of service providers to deliver (inaudible), and in doing so there was a lot of concern among service providers that there are people who want to stay in Los Gatos but can't afford it, and so I urge you to consider affordability in your actions as you go forward.

Also, I'm a member of the service committee that's currently doing an extensive survey of seniors in Los Gatos in January, and that data should be available soon, and it might be of use to everyone on the commission.

That's all I have to say. Again, good luck and let's get affordable housing for seniors.

CHAIR JANOFF: Thank you, Mr. Konrad. Any questions for the speaker? I don't see any hands raised. Thank you very much. Director Paulson, do we have any other individuals wishing to speak?

JOEL PAULSON: We do. The next speaker will be Andy.

ANDY GHOFRANI: Hi, this is Andy Ghofrani. I live at 121 Wood Road on the hill directly behind the proposed development. My property has the largest visual impact by the mass of the proposed construction, and this is per the

admission of the developer and the last architect that I have discussed.

Per the EIR, as I understand it, 85 foot building heights are 35 feet more than the 50-foot original elevation, so this essentially is a 35-foot vertical reduction in my view of town and the east hills, which is replaced by buildings across my site.

As proposed, the villas farthest from me and closer to Town are higher then the villas in front of me. I would like to ask the building masses to be distributed more evenly to reduce the visual impact from my site. Since we live on a hill and don't have a front yard, my front deck acts as my yard, and this has a major effect on my view, as I mentioned. Per my conversation with Mr. Rockwood and Mr. Gates, this proposed change should not be visible from the Town's point of view, which sits at the lower angle and won't have an additional impact to what's shown in the current plans.

The second comment I have is about the truck traffic. I am in the construction business myself, so once I heard the 140,000 cubic yards of excavation volume and using ten-wheeler trucks, which carry about ten yards, that will be 14,000 trucks, and if you have the 14,000 trucks in six months you'll have about 15 trucks an hour going

through Wood Road, so you have to deal with that, and I wanted Julie to hear that, too, as a neighbor. We are neighbors and this is something new to me. Thank you.

CHAIR JANOFF: Thank you very much for your comments, and for clarifying what 140,000 square foot of dirt removal would entail in terms of truck trips. Any other comments or questions from Commissioners? I don't see any hands raised. Director Paulson, is there anyone else wishing to speak at this time?

JOEL PAULSON: I don't see any other hands raised. Let's give it a minute. If anyone else from the public would like to speak on this matter, please raise your hand. I don't see any other hands raised, Chair.

CHAIR JANOFF: All right, then we'll now close the public hearing on this item and re-invite the Applicant back for three minutes. Thank you.

FRANK ROCKWELL: I do want to make one point regarding our community outreach and regarding the marketing question. If you could go to slide #11.

I'd like to point out that in our Letter of Justification we have a comprehensive list of all of our communications with neighbors over the last several years. We have been maintaining a project website since 2018. I encourage everybody and anyone that has any interest in

this project to go into this website. There's the web address, but if you just Google "Los Gatos Meadows," this should come up. We post on this website. We have a video summary of our project proposal that really stresses the architecture. We have video on that website that talks about this self-driving vehicle system, and we update the Frequently Asked Questions on a regular basis, and that includes contact information and links, and links to the Town's website, etc.

About once a month we do get marketing inquires, so we have been keeping track of real prospects, of folks that have indicated that they do want to live in this community and want to be apprised or updated. I just wanted to get that point across.

Just one minor thing, on the sidewalk on Wood Road I just want to clarify that as part of the draft conditions we are obligated to install a sidewalk on Wood Road up to the entrance of our property, so I just wanted to clarify that.

That's it. I'm going to hand it back to you.

CHAIR JANOFF: All right, thank you, Mr. Rockwood. Do Commissioners have any additional questions for the Applicant at this time? Commissioner Barnett.

COMMISSIONER BARNETT: I had a few additional points to make, or questions to ask here.

The letter of Mr. Rockwood to Vice Chair Hanssen on January 26th, on page 13, says, "The Applicant will either use LEED or GreenPoint rating system," but later in that letter it indicates that there might be a choice already of GreenPoint, and I was wondering if you had agreed that the LEED process is more rigorous than the GreenPoint?

FRANK ROCKWOOD: I'm going to let our architect, (inaudible) Kelly address that question.

MR. KELLY: Can you repeat the question, please?

COMMISSIONER BARNETT: The question is whether Covia tends to use the LEED or the GreenPoint rating system.

MR. KELLY: The LEED rating system is actually outpaced by your California code, because it's much more strict than the LEED. We could use LEED; it requires verification. But because the California code is stricter than LEED, we just usually fall back on the California code.

COMMISSIONER BARNETT: Okay, that's very helpful. Than one other question. There's a point in the letter of Mr. Rockwood dated July 9, 2021 regarding the need for a

ten-foot setback from drainage features during tree removal, demolition, and construction activities, and the comments stated that additional information would be provided after consultation with the project team as to whether government agency approvals would be required. I was wondering what the outcome of that was.

MR. KELLY: I'm sorry, could I ask you to repeat the question? It has to do with…

COMMISSIONER BARNETT: A required ten-foot setback from site drainage features during tree removal, demolition, and construction activities.

MR. KELLY: I think that was kind of a wetland issue, staying away from a wetland condition, so Mark, I think that would be you.

MARK FALGOUT: This applies at the back of the site. There is a drainage that runs down the hill that drains into an existing inlet and it's then piped off the site, and we've pulled back any work at least ten feet away from that in order to meet that requirement.

COMMISSIONER BARNETT: Okay, so the government agency of (inaudible) will not be necessary, correct?

MARK FALGOUT: Correct.

COMMISSIONER BARNETT: Okay, thank you.

CHAIR JANOFF: Thank you for those questions, Commissioner Barnett. Any other questions for the Applicant at this time? Commissioner Thomas.

COMMISSIONER THOMAS: I just have a follow up question about the LEED versus the GreenPoint for our state standards. Are there any plans…

FRANK ROCKWOOD: I've lost audio contact, so if you could repeat that.

CHAIR JANOFF: We have lost audio as well. Commissioner Thomas, if you can hear us, we can't hear you.

JOEL PAULSON: It appears that she's frozen.

CHAIR JANOFF: All right. Let's ask the question I think Commissioner Thomas was intending to ask, and that is… Well, actually I don't know what she was going to ask for that matter, so let's not put words in her mouth, and if she rejoins us then perhaps that's a question that could be asked of Staff. If there are no other questions from Commissioners. Commissioner Clark.

COMMISSIONER CLARK: Thank you. I just have a question regarding the tree removals. I know that there are a variety of reasons for removing all of those different trees, but eight of the trees that you're planning to remove are large protected, and that's definitely not something that I take lightly. Those trees take 100 years

or more to grow, and you can't plant a 100-year-old tree. The reasoning I noticed for five of the eight was for construction, so I wanted to ask what efforts you made to preserve trees? During my site visit I noticed a lot of them were incorporated into the existing facility, and did you try to do that in any way to preserve some trees?

FRANK ROCKWOOD: I'd like to speak to that, and then I'll also have Mark Falgout speak to that.

I just emphasize that one of the reasons we decided to not expand the development pad was because of its impact on trees. Most of the tree removal, because we're keeping the same development pad it turns out—I'll let Mark speak to it—a lot of the tree removal requirements were really being driven by fire access, so we really have a bad current situation in terms of fire accessibility. Mark, I'll let you speak to that.

MARK FALGOUT: Yes, we had to widen the road, but for instance, at the back of the site we're using the uphill edge of the road as our limit, widening it into the site so that we're not affecting the trees that are up the hill, and we're not going to grade up the hill for daylight. We're going to build walls to really minimize the grading impact, because grading obviously is going to impact trees.

A major focus in the site design was how do we preserve these trees, and quite frankly, we did the same thing on the downhill side where we did have to widen the roads to meet fire access requirements, but we're using walls in order to minimize the grading down the hill where those two cottages are now so that we can preserve the trees that are down there instead of impacting them.

So, there was quite a bit of thought that went into how can we really minimize our footprint, and I think the whole idea that Frank mentioned of trying to design inside the existing footprint, as well as the way that we tried to minimize the grading outside of that footprint, speaks to that. Now, as the design progressed and our discussions with Fire continued we did have to expand in order to make sure that we got the loop along the north edge that they were going to require.

COMMISSIONER CLARK: I think I would have liked to see some more effort to incorporate those trees that are on the property into the design, but I appreciate you shedding light on the efforts that you made. Thank you.

CHAIR JANOFF: Thank you. Any other questions from Commissioners? Commissioner Barnett.

COMMISSIONER BARNETT: Actually I have one more, and this will be it. Apparently not required by CEQA, but I

am concerned about the safety at the intersection of Wood Road and the off-ramp and on-ramp to Highway 17. I was wondering if you had considered whether any traffic mitigation could be offered at that site, such as a stoplight or a roundabout?

FRANK ROCKWOOD: My quick response is we absolutely are going to contribute our fair share contributions to any of those types of improvements. Mark, I don't know if you have anything to add to that.

MARK FALGOUT: No, I don't think I have anything to add.

COMMISSIONER BARNETT: Thank you, that's appreciated.

CHAIR JANOFF: All right, any other questions from Commissioners? I don't see any hands raised, so at this time I will now close the public hearing on this item and ask if any Commissioners have questions of Staff, wish to comment on the application, or introduce a motion for consideration? Commissioner Raspe.

COMMISSIONER RASPE: I have a quick question for Staff and I'm not sure it can answered now or if it takes a little research, and specifically for our Town Attorney.

I know that Applicant's counsel has opined that the affordable housing laws are inapplicable to this

particular development, but before we proceed with that understanding I'd like get maybe a second opinion from the Town, whether there is a requirement to put affordable housing in this development. I think it would be an important thing to know as we proceed.

ROBERT SCHULTZ: And I completely agree with the statements made by the Applicant, that they are exempt from it.

COMMISSIONER RASPE: Okay, thank you, Counsel.

CHAIR JANOFF: Any other comments, questions, or concerns? Commissioner Tavana, then Vice Chair Hanssen.

COMMISSIONER TAVANA: I'll be brief here. Thank you, Chair. I do have concerns about this Planned Development specifically regarding building height and the sheer number of trees being removed. There are only eight large protected trees, but if you go to the tree inventory table there are a host of protected tress. While not all of them are large protected, they are rather large trees, and I just don't know how that will look in terms of the viewing for like a hillside perspective.

Secondly, as part of a Planned Development—I'm going back to the 2020 General Plan—it says, "The PD Overlay Zone is intended to ensure orderly planning and quality of design that will be in harmony with the existing

or potential development of the surrounding neighborhood." So, in looking at these plans and the story poles, I don't see how it blends with the entire surrounding neighborhood.

CHAIR JANOFF: All right, thank you for those comments. Vice Chair Hanssen.

VICE CHAIR HANSSEN: I have mixed feelings on this one. Certainly there is a need for additional senior housing. We all know that there is a long waiting list at the Terraces for certain kinds of units, but on the other hand we have also seen quite a number of people come into Town and are stating to want to build senior facilities. I guess where I come out on this is I was on the Planned Development Study Committee when we were looking at the Planned Development Ordinance, and the Applicant did mention about providing a public benefit, so the main public benefit I see out of this is for the most affluent people in Los Gatos in the big houses to have something that they can move down to that's easier to step down to than something that's smaller.

But who we're not providing a public benefit for is the full range of people that live in Los Gatos that might be seniors that may or may not be able to afford those penthouse units, so it troubles me to think that's a pretty narrow slice of the market. I think we all know that

Los Gatos is wealthy, but we're trying to provide housing for a wide range of people, and as Chair of the Housing Element Advisory Board and the General Plan Committee before that, it troubles me to see that this is such a narrow slice.

When I add that onto the fact that this is being built in essentially the hillsides—and even though the Hillside Design Standards and Guidelines don't apply to this project, it was mentioned by the CDAC back when they first saw it that we have to consider it at least in the spirit of Hillside Design Guidelines—I have to ask myself would we put the tallest building in Los Gatos in our hillsides? The answer to me says no, and so if I were to get comfortable with this proposal it would have to be less height.

Then I also wanted to comment on the cut and fill. This is troubling, because it is desirable from a LEED perspective to do underground parking, but this is also in the hillside, so I wonder is this for the good of Los Gatos to dig into our hillsides and remove 140,000 cubic yards of soil just to get an underground parking garage? I'm not sure that the benefit outweighs the cost of it.

For me to get comfortable with recommending approval of this there would have to be some changes, definitely in reducing the height. I'm not as sure if I would stand firm on the underground parking, because I do see a benefit and a cost, but it might be nice to know what alternatives there are to architecting it in that way.

CHAIR JANOFF: Thank you for those comments. Commissioner Clark

COMMISSIONER CLARK: Thank you. I also have a number of concerns.

First would be affordable housing and the lack of willingness to try to incorporate some form of that was concerning to me, because the reality is even if you're not required to and even if you might not profit from it, you can choose to incorporate some affordable units just so that more of the community can be welcomed and more of the needs can be met.

I also wanted to point out that 120 Staff would be hired, and we're already seeing people commuting from like Stockton in order to work here because of the housing shortage, and so I think it could be kind of hurting that in multiple ways.

My next concern is definitely the height. I think it's very interesting that there are going to be less units

but the buildings are going to be two stories taller, and it seems to me because height is such a concern the units could be smaller, and I also think that there could be less two-bedroom units in order to try to accommodate this, especially because it is in the hillsides and would be the tallest building in town.

Next is benefitting of the community at large. I agree that it doesn't really feel like it does this, because first, who knows how many Los Gatos residents can afford to live here or would get admitted in order to live here, and then the fact that the general public isn't really allowed to utilize this area, it felt to me like it is a very thin slice of the population that it would be benefitting, and it's something that a lot of us will see every single day.

Last is like I pointed out earlier, the tree removals. It feels like there could be more effort to preserve some of the trees and to incorporate them into the design and that sort of thing, and in general fit is a concerning number to remove.

Overall it feels like more luxury housing isn't exactly what we need, and to me that is concerning.

CHAIR JANOFF: Thank you for those comments, Commissioner Clark. Any other comments? Commissioner Thomas.

COMMISSIONER THOMAS: Thank you, Chair. I have a lot of concerns too with this project. At the end of the day I know that this is just moving a recommendation essentially to the Town Council, but we're still required to make some findings and I just don't think this complies with the General Plan in any way, shape, or form. Maybe not in any way, shape, or form is an extreme way to say it, but as a person who just was on the General Plan Committee and now on the Housing Element, there are fewer units, it's not the type of housing that we're looking to develop in Los Gatos and that we know we need, and the tree removal. Those are just three of many things that I think that do not, in my mind, comply with the General Plan.

I really tried to come into this with an open mind and hope that I was missing something, but the information that I've received tonight is not making me feel any better about it complying with the General Plan. I am curious to hear about what other Commissioners think about that, but as far as the information I have in front of me and what I've heard tonight, I do not feel comfortable saying that this aligns with our General Plan.

CHAIR JANOFF: Thank you for those comments, Commissioner Thomas. Any other thoughts? Commissioner Barnett.

COMMISSIONER BARNETT: I think with respect to our obligation in this matter we have to distinguish the Planned Development Application and the CEQA finding, as Commissioner Raspe pointed out in his initial remarks. From the CEQA standpoint I think that the findings can be made. From the Planned Development standpoint I share the concern about the height of the building.

With respect to the trees, although mitigation has been proposed I think that the concern about the traffic coming off of Wood Road is a material factor and should be considered by the Council to see if something could be done on that front, whether it needs to be in conjunction with the Town or otherwise.

Those are my general concerns and comments.

CHAIR JANOFF: Before calling on Vice Chair Hanssen again, I share many of the same comments as Commissioners have weighed in with tonight.

I do believe that there is a need for senior housing. I think that we can agree that there's a need for senior housing. The Meadows was sorely missed when it closed and I think we're all welcoming something coming

back into that facility, but as has been said, it feels very much like luxury, exclusive housing. I understand that it's a senior model and it does provide care, but it provides that at high expense to the residents of Los Gatos.

When we saw the renderings that the Applicant provided of the views from the Town where we see the buildings up above the tree line, it's an alarming thing to see those heights provided in penthouse format. We're losing the view of our hillside from the broader public and we're giving it to a small number of potential senior residents, and that seems like an unfair trade to me in terms of benefit to the Town of Los Gatos, so I do have a real concern about the height.

If the Applicant were to say to the Commission tonight that it would be willing to consider reduced heights so we don't see the buildings above the trees, and however they made that happen, to pencil out with fewer units or units of smaller size, I agree that so many two-bedrooms seem unnecessary. You could probably take those floors that I'm recommending be taken away and redistribute those into some smaller units. Not all of them; you could still maintain your sense of luxury. So, that's a concern.

The business model of a senior community is quite different. I've looked into this extensively for my own mother in this community at large; I'm very familiar with the different models and how they work. How below market or reduced cost housing would be provided is a great question. I don't know it would be done, but I'm sure it could be, and that would be a further benefit to the community too.

I think from my standpoint the proposal before us has gone a little bit too far in terms of height and luxury for a few people without the benefit to the rest of the Town. I would not be inclined to support it moving forward to the Town, but I would be inclined if the Applicant were interested in scheduling a continuation so that the concerns of the Planning Commission that have been heard tonight can be reconsidered in a revised plan. Vice Chair Hanssen.

VICE CHAIR HANSSEN: I'm glad you made all your comments before me. But mine was more of a process question related to what Commissioner Barnett said, so I wanted to ask our Town Attorney.

We've actually had this scenario in the past where the Commission was having issues with the project, but then the EIR is this kind of a different matter. It's sort of its own animal, and if the proper mitigation

measures are proposed, if it's not necessarily related to the provability of the project, and if it were the will of the Commission to not move forward with a recommendation, is there any point in recommending approval of the EIR; I'm asking our Town Attorney that.

ROBERT SCHULTZ: When you've completed with your deliberations, yes, you certainly could make the recommendation to Council that the CEQA document is adequate and then from there move onto your second, which would be a recommendation now that it doesn't meet the Planned Development requirements, and set forth those reasons why.

The other question you can ask, you can open the public comment for the limited issue of whether the Applicant would even consider a continuance to try to revise his application to see if he can meet the statements made by the Planning Commission; so that's the other issue. Instead of completing tonight you could ask the Applicant if he's willing to consider making changes to the project and bringing it back, but if not and the Applicant doesn't want to do that, or the Planning Commission doesn't want a continuance, then it certainly could make a motion with regard to the CEQA document and then separate regarding (inaudible) the project.

VICE CHAIR HANSSEN: Okay, thank you.

CHAIR JANOFF: Follow up question. I would assume that any changes to the proposal would not materially affect the CEQA document, and therefore approving it would not be a problem?

ROBERT SCHULTZ: You're only doing a recommendation on the CEQA document. I would imagine that it would not, but we'd have to just see where that would go to if the application were changed. I envision maybe they would do something with the height requirement, but that might do something with more grading; I'm just giving an example. You might have to then reopen CEQA if there were some new environmental issues. I just don't know at this point in time, we'd have to wait and see how that would develop.

CHAIR JANOFF: From my standpoint it seems prudent that we wouldn't recommend approval of the EIR in advance of a Planned Development that we could get our approval behind, because we really wouldn't know. If you think about it in that way, if something did dramatically change, then we would have recommended something that wouldn't be appropriate.

ROBERT SCHULTZ: Yes.

CHAIR JANOFF: So, if it is the will of the Commission to reopen the public hearing to ask the Applicant if they would be willing to undertake a continuation in order to incorporate some of the changes that the Planning Commission has expressed concern about, I'd like to see a show of hands physical. Okay, it looks like that's unanimous, so at this time, Director Paulson, if you would invite the Applicant back for that question, I would appreciate it.

JOEL PAULSON: Thank you. Mr. Rockwood, you can unmute yourself and answer this specific question as to whether or not you're amenable to a continuance.

FRANK ROCKWOOD: Joel, I'd like to have Laura Worthington-Forbes take point on this question. Would that be okay?

CHAIR JANOFF: That would be fine.

JOEL PAULSON: That is. One second. Ms. Worthington-Forbes, you're unmuted.

LAURA WORTHINGTON-FORBES: I think at this point it would be very helpful if you could clarify what your recommendations are, and then our preference would be to provide us the ability to move forward. If you can make those recommendations we would take those into

consideration in tandem with moving towards a Council hearing.

CHAIR JANOFF: Am I hearing you correctly in that you would not be willing to take a continuance to respond back to the Planning Commission?

LAURA WORTHINGTON-FORBES: That's correct. Our preference would be to understand your recommendations and then consider those recommendations in tandem with the ability to move forward to Council and address them at that time.

CHAIR JANOFF: Thank you. Now we'll close the public portion of the meeting. I have a question for Staff.

So, this is a no, and if we proceed with what sounds like a recommendation to deny the Planned Development as proposed, then we would articulate why we're saying no. It goes to the Town Council. If in between our recommendation of denial and the meeting before the Town Council the project materially changes, wouldn't it need to come back to the Planning Commission anyway? We've had this conversation before about the reasons why it would or wouldn't come back to the Planning Commission. It's usually on the matter of an appeal, so I'm asking procedurally how would that work?

ROBERT SCHULTZ: You're absolutely right. Our appeal procedures do specifically state that if new information is provided that wasn't available to the Planning Commission, then Council has the ability to send it back to Planning Commission; you've seen that happen on many occasions. This is just a recommendation, so it would be completely at the discretion of the Council. If in fact they felt like the Planning Commission needs to weigh in on the issues of a changed project, they certainly could send it back to Planning Commission, but it's not as absolute as the ordinance as it's relating to appeals.

CHAIR JANOFF: All right, thank you for the clarification. Just want to check in with members of the Commission. Is everyone clear on where we stand at this point? Commissioner Raspe, do you have a question?

COMMISSIONER RASPE: Just one quick question. I understand how we are standing with respect to the PD. What about with respect to the EIR?

CHAIR JANOFF: Good next question. If we make a recommendation to deny the PD we can also make a recommendation to deny the EIR because we don't know yet what the final form of the PD might be, or we could also say we recommend approval of the EIR *if* the Planned Development that Town Council might approve will not

materially impact the EIR. I'm not sure which is the best way to proceed.

JOEL PAULSON: I don't know if there's a best way. I'll jump in, and then if the Town Attorney has anything additional. There are multiple options. You just laid out two of them.

Also, you can have the conversation amongst yourselves. You've had this come up before where an Applicant has stated they're not interested in a continuance. Obviously, it's ultimately up to the Planning Commission, so you really have a lot of different options to move forward.

CHAIR JANOFF: Discussion for the Commission, how people would like to proceed. Commissioner Clark, then Commissioner Raspe.

COMMISSIONER CLARK: I just wanted to clarify, when we asked about their willingness to return I felt like they used the word "preference" a lot but never really said whether they would actually be willing. I wanted to point that out, because I think that there is a chance that maybe they would prefer that over outright denial.

CHAIR JANOFF: I think I asked the question, for clarification, but does the Commission agree that it was

unclear? Should we reopen to make that very specific question? Vice Chair Hanssen.

VICE CHAIR HANSSEN: I didn't think it was unclear. I think they want to take their chances with the Town Council, and that they wanted to have further direction from us, and it might have been that they wanted to make changes to the proposal between that and now and that was why you asked your question. Since this isn't truly an appeal it wouldn't apply and the Council could do whatever they wanted. But I don't think that they have an interest in coming back to the Planning Commission; that was my interpretation.

CHAIR JANOFF: Commissioner Raspe, did you have a question or comment?

COMMISSIONER RASPE: Two comments. First of all, I agree with Vice Chair Hanssen's interpretation of what just transpired. Additionally, with respect to the EIR my thinking would be that we would do a recommendation to not approve it until we have a more definitive PD in hand. I wouldn't want to create a living document, for instance, that exists out there separate from the PD. Just my thought.

CHAIR JANOFF: Commissioner Thomas.

COMMISSIONER THOMAS: I agree. I think within our recommendation to Town Council we can say we don't see any material issues with the Environmental Impact Report, right? Can we discuss that for a moment, because I'm a little bit unclear where other Commissioners stand on that specifically?

CHAIR JANOFF: Vice Chair Hanssen.

VICE CHAIR HANSSEN: I meant to comment on that. I agree 100% with Commissioner Raspe. While if the project were not to change at all from where it stands today, certainly I have no issues with the Environmental Impact Report, which was done based on the project as it stands today as well as the alternatives that are always proposed, including no project or a lesser project and so on, but it makes no sense at all to me with the number of changes that I'm hearing from the fellow Commissioners that would be desired to make this acceptable for approval.

It wouldn't make any sense to say that the EIR was certifiable because we would expect the project to change pretty substantially, and even though the changes we would be asking would probably be less impact than in the environmental report, it wouldn't be the same, so to me it doesn't make sense to recommend approval of one and not the other.

CHAIR JANOFF: All right, thank you for that. It sounds like we have a motion at hand. Are we making a motion, Director Paulson?

JOEL PAULSON: Yes, you'll need to make a motion.

CHAIR JANOFF: All right. Commissioner Barnett.

COMMISSIONER BARNETT: I'm not sure I heard Mr. Paulson right, but would it be in the power of the Planning Commission to continue this matter without agreement by the Applicant?

JOEL PAULSON: That's always at the discretion of the Planning Commission.

CHAIR JANOFF: The only problem I see with that is that we could continue it and they come back with the proposal unchanged and we've just essentially wasted a lot of time without moving it along. I heard in so many words, as Vice Chair Hanssen stated, that they're willing to take their changes with Town Council making a determination that's different from the direction that we will be recommending, so I personally would not be in favor of the Planning Commission making a unilateral decision to continue this, but I am open to other Commissioners. If that's the will of the Commission we could certainly do that. I'm seeing a shaking head. I don't see any traction

behind that approach, so I'm still looking for a motion. Vice Chair Hanssen.

VICE CHAIR HANSSEN: I will make an attempt at it. I'm going to make a motion to recommend denial of the Planned Development Ordinance as it's defined in our Staff Report for the reasons that were given, not the least of which would be the height, the trees, the lack of diversity in the housing types, too much concentration in luxury, and there were some other issues mentioned by the Commissioners. So, while project certainly has some merit, it would need to be revised to be something that we would recommend approval on.

In addition to that, because we don't find that the Planned Development Ordinance as proposed can be recommended for approval, we also recommend not certifying the Final EIR because it is not based on the project that we would like to see that we think is approvable. Is there anything else I need to include, Staff?

JOEL PAULSON: No, I think you've incorporated the findings for denial. If you or any other Commissioners or the seconder want to provide any additional comments related to why you're finding the PD doesn't meet those findings, that would also be helpful for the Council as they consider it.

CHAIR JANOFF: And the Council does receive copies of our meetings, so the details of our discussion will be available to them, but I think just a quick articulation as Vice Chair Hanssen has given is good just in case we don't get a thorough read. Is there anything else that Commissioners would like to add to that, or do we have a second to the motion? Commissioner Thomas.

COMMISSIONER THOMAS: I would ask the Maker of the Motion that we could add in the reduced number of units also, but the increase in really like the height of the buildings too, so just as a note that it seems problematic and doesn't align with the General Plan.

CHAIR JANOFF: I think what I heard you say was backward from what you intended. We have a concern with the height, and if that means reducing the number of units, then reduce the number of units or just the size?

COMMISSIONER THOMAS: Yes, they are reducing the number of units from what was previously there, but they're making it taller.

CHAIR JANOFF: Oh, I see. Right.

COMMISSIONER THOMAS: Just the ratio of number of units to the overall height and size of the buildings, and the property does not seem to be in compliance with what our town needs right now.

CHAIR JANOFF: All right.

VICE CHAIR HANSSEN: And I would even add on what Commissioner Thomas said earlier, that the things that I was citing are things that are founded in the General Plan as well as, even though it isn't strictly applicable, the spirit of it is in the Hillside Design Standards and Guidelines.

COMMISSIONER THOMAS: Yes. And then I second the motion.

CHAIR JANOFF: All right, thank you for that. Do we have any discussion of the motion or comments? Commissioner Barnett.

COMMISSIONER BARNETT: I would recommend underlining to the Council where there has been a point of agreement or two by the Applicant concerning first the valet parking and… Let's see, there was another point of agreement.

CHAIR JANOFF: I think sidewalks on Broadway.

COMMISSIONER BARNETT: Sidewalks on Broadway was another one. There's still another one.

COMMISSIONER RASPE: The traffic abatement on Wood.

COMMISSIONER BARNETT: Yes, the contribution to the traffic control on Wood Road and Highway 17.

CHAIR JANOFF: Is the Maker of the Motion comfortable with adding those?

VICE CHAIR HANSSEN: Yes.

CHAIR JANOFF: And the seconder?

COMMISSIONER THOMAS: Yes.

CHAIR JANOFF: All right. Any other changes or comments on the motion on the table? Seeing no hands raised, then I'll call the question. By roll call, please vote yes, no, or abstain. Vice Chair Hanssen.

VICE CHAIR HANSSEN: Yes.

CHAIR JANOFF: Commissioner Tavana.

COMMISSIONER TAVANA: Yes.

CHAIR JANOFF: Commissioner Barnett.

COMMISSIONER BARNETT: Yes.

CHAIR JANOFF: Commissioner Thomas.

COMMISSIONER THOMAS: Yes.

CHAIR JANOFF: Commissioner Clark.

COMMISSIONER CLARK: Yes.

CHAIR JANOFF: Commissioner Raspe.

COMMISSIONER RASPE: Yes.

CHAIR JANOFF: And I vote yes as well, so the motion carries unanimously.

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

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.

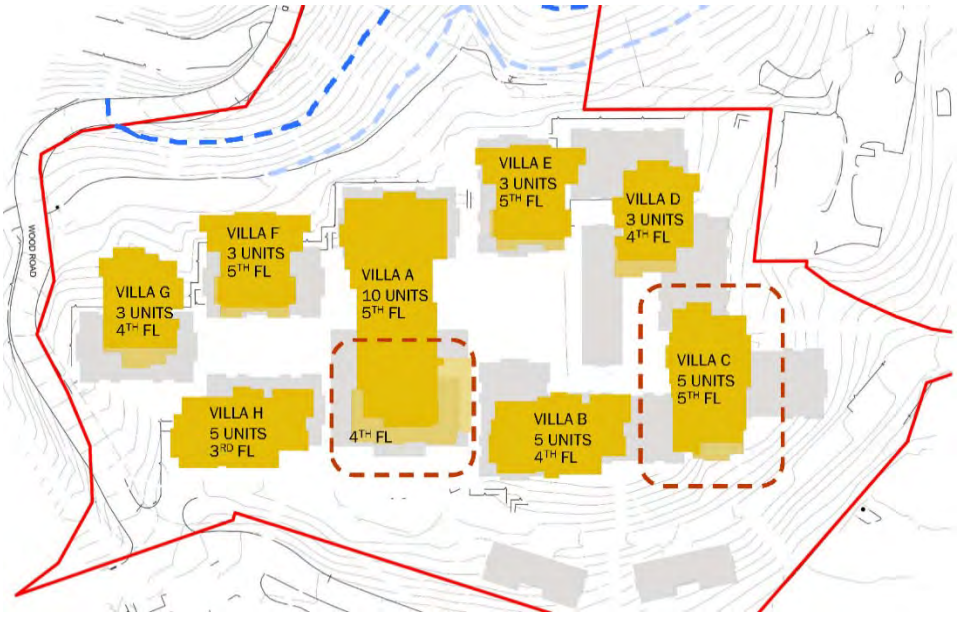

Figure 1: Current Proposal; unit count at top floor

Appendix A – Option A

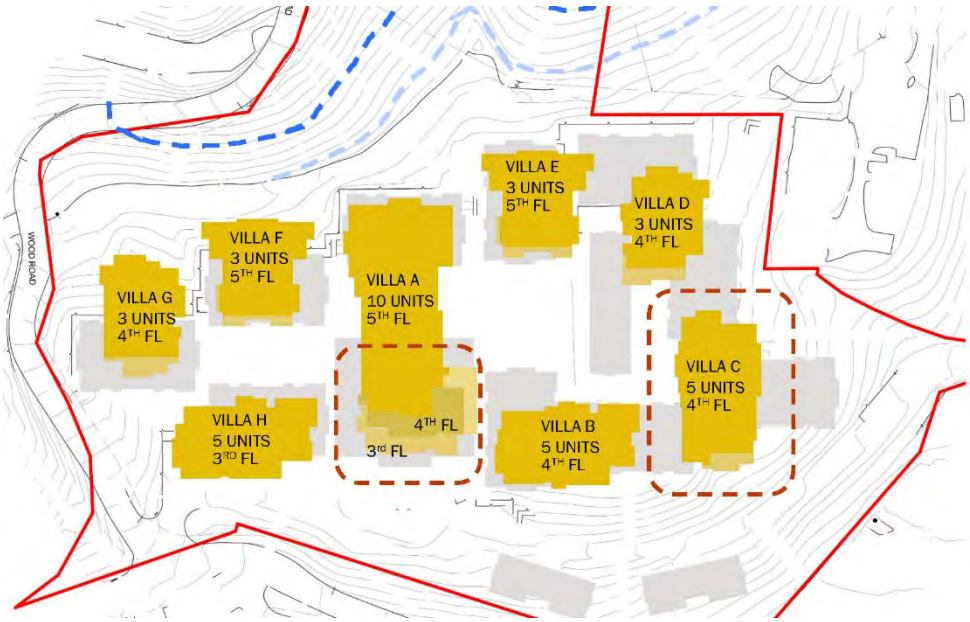

Figure 2: Option A; unit count at top floor

Figure 3: Current Proposal; Height comparison from existing

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

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

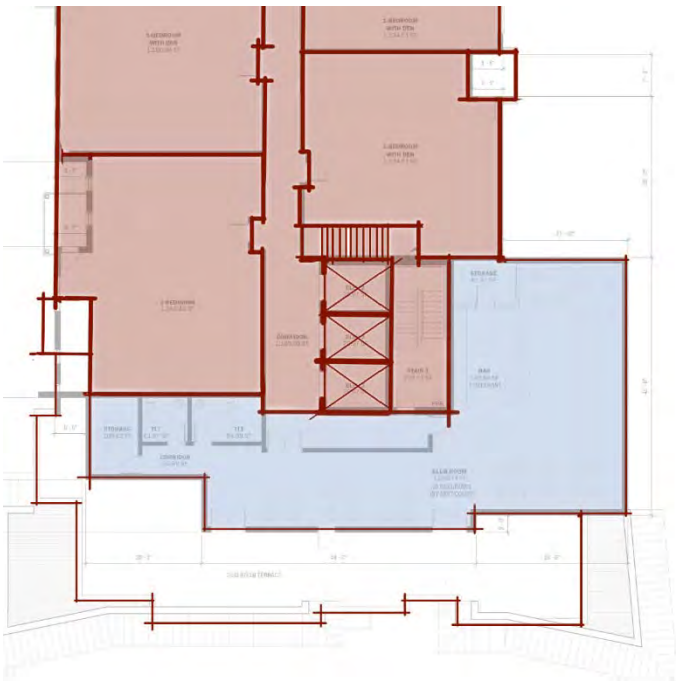

Figure 8: Villa A 5th Floor – Option A

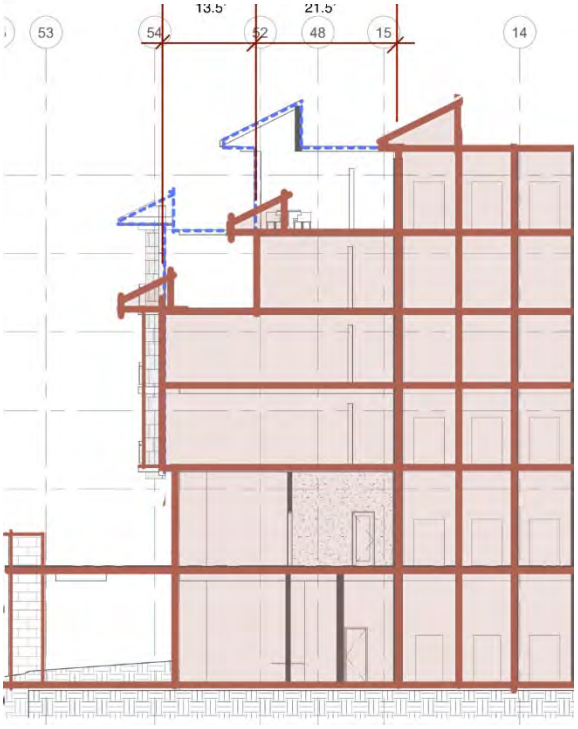

Figure 9: Villa A Section through elevators

Figure 10: Villa A Section through lounge

Figure 11: Current Proposal View; Villa A

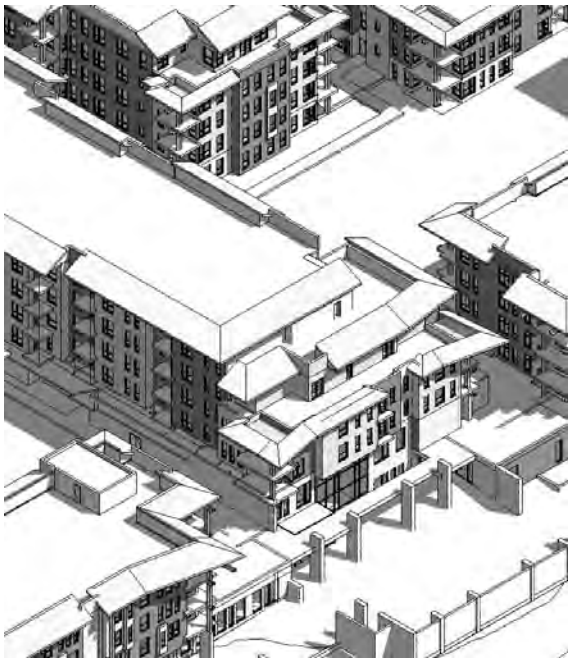

Figure 12: Option A View; Villa A

Figure 13: Current Proposal View; Villa C

Figure 14: Option A View; Villa C

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**		
	Avg Area in SF	***Unit Count***	***Total SF of Units***	***Avg Area in SF***	***Unit Count***	***Total SF of Units***
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

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

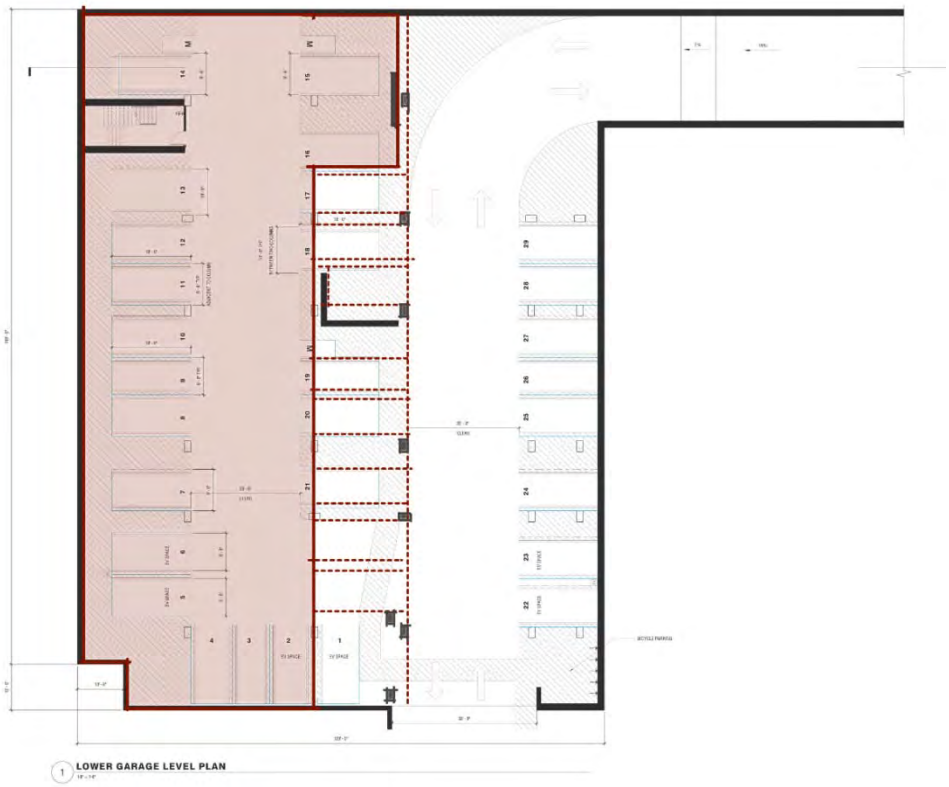

Figure 2: Lower-Level Garage Floor Reduction

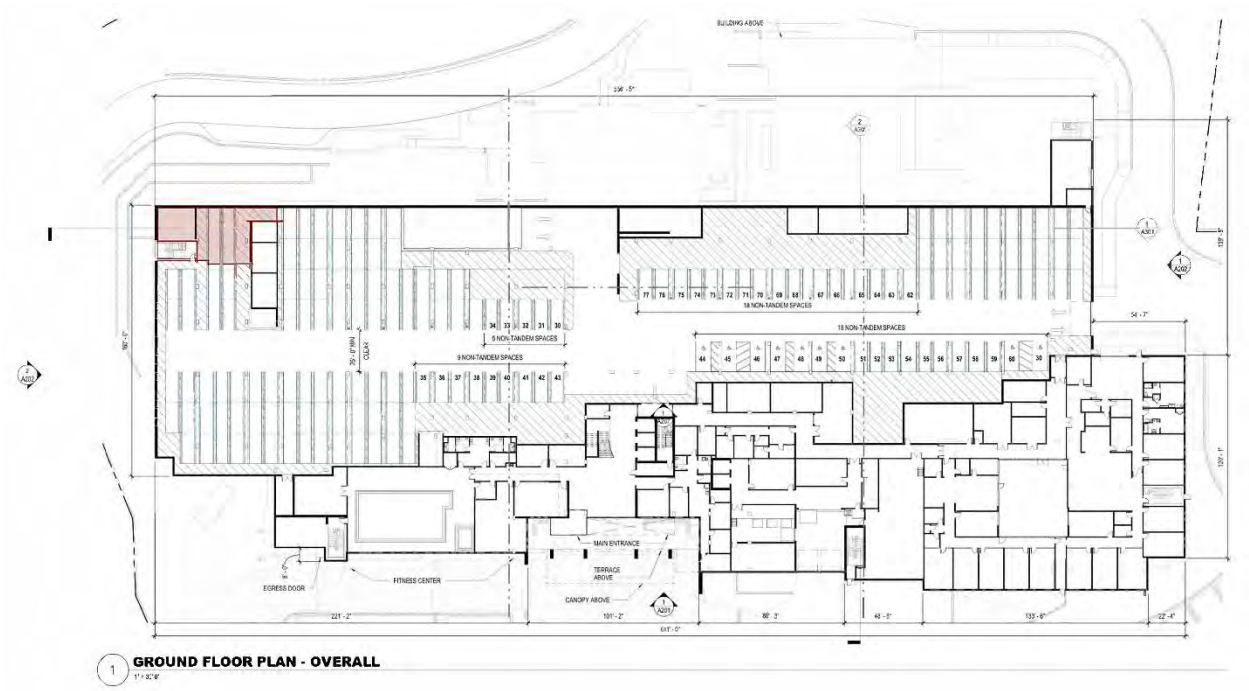

Figure 3: Ground Floor Garage Reduction

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.

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.

Los Gatos Meadows
A COVIA COMMUNITY

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.

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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.

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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 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.

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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.

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Draft Ordinance: subject to modification by Town Council based on deliberations and direction

ORDINANCE

ORDINANCE OF THE TOWN OF LOS GATOS AMENDING THE TOWN CODE EFFECTING A ZONE CHANGE FROM R:PD TO R:PD FOR PROPERTY LOCATED AT 110 WOOD ROAD (APN 510-47-038)

THE TOWN COUNCIL OF THE TOWN OF LOS GATOS DOES ORDAIN AS FOLLOWS:

SECTION I

The Town Code of the Town of Los Gatos is hereby amended to change the zoning on property located at 110 Wood Road (APN 510-47-038) as shown on the map attached hereto as Exhibit A, and is part of this Ordinance, from R:PD (Residential, Planned Development) to R:PD (Residential, Planned Development). Ordinance number 938, passed and adopted by the Town Council of Los Gatos on March 4, 1968, is hereby rescinded and replaced with this Ordinance.

SECTION II

With respect to compliance with the California Environmental Quality Act ("CEQA"), the Town Council finds as follows:

A. An Environmental Impact Report (EIR) was completed for the proposed development and no significant unmitigated impacts are associated with the application. The Findings of Fact are made, the Final EIR is certified, and the Mitigation Monitoring and Reporting Program is adopted.

SECTION III

The PD (Planned Development Overlay) zone established by this Ordinance authorizes the following construction and use of improvements:

1. Demolition of all existing buildings on the site;
2. Construction of a new senior living facility as shown on the Official Development Plans (Exhibit B);
3. Removal of 192 trees, including 8 large protected trees;
4. Site improvements requiring a Grading Permit; and
5. Uses permitted are those specified in the R (Residential) zones by Article IV of the Town Code as it exists at the time of the adoption of this Ordinance, or as they may be amended in the future.

ATTACHMENT 10

SECTION IV

COMPLIANCE WITH OTHER DEVELOPMENT STANDARDS:

All provisions of the Town Code apply, except when the Official Development Plan specifically shows otherwise.

SECTION V

Architecture and Site Approval is required prior to submitting for Building, Tree Removal, and/or Grading Permits. Construction permits shall only be in a manner complying with Section 29.80.130 (PD Ordinance) of the Town Code.

SECTION VI

The attached Exhibit A (Map), and Exhibit B (Official Development Plans)**,** are part of the Official Development Plan. The following performance standards must be complied with before issuance of any grading, or construction permits (mitigation measures are so noted and are flagged with an asterisk):

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

Planning Division

1. OFFICIAL DEVELOPMENT PLANS: The Official Development Plans provided are conceptual in nature. Final building footprints, building designs, colors, and materials shall be determined during the Architecture and Site approval process.
2. TOWN INDEMNITY: Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement from the Town shall defend, indemnify, and hold harmless the Town and its officials in any action brought by a third party to overturn, set aside, or void the permit or entitlement. This requirement is a condition of approval of all such permits and entitlements whether or not expressly set forth in the approval, and may be secured to the satisfaction of the Town Attorney.
3. ARCHITECTURE AND SITE APPROVAL REQUIRED: A separate Architecture and Site (A&S) application and approval is required for the project. The Architecture and Site application may be reviewed by the Development Review Committee.
4. WATER EFFICIENCY LANDSCAPE ORDINANCE: The final landscape plan shall meet the Town of Los Gatos Water Conservation Ordinance or the State Water Efficient Landscape Ordinance, whichever is more restrictive. A review fee based on the current fee schedule adopted by the Town Council is required when working landscape and irrigation plans are submitted for review.
5. ARBORIST REQUIREMENTS: All recommendations of the 2018 project arborist report and 2020 arborist report update (HortScience Bartlett Consulting) shall be followed
6. TREE REMOVAL PERMIT: A Tree Removal Permit shall be obtained for trees approved for removal prior to the issuance of demolition or grading permits.

7. REPLACEMENT TREES: New trees shall be planted to mitigate the loss of trees being removed. The number of trees shall be determined using the canopy replacement table in the Tree Protection Ordinance.
8. TREE STAKING: All newly planted trees shall be double-staked using rubber tree ties prior to final inspection and issuance of occupancy permits.
9. TREE FENCING: Protective tree fencing shall be placed at the drip line of existing trees and shall remain through all phases of construction. Refer to the 2018 project arborist report and 2020 arborist report update (HortScience Bartlett Consulting) requirements. Fencing shall be six-foot high cyclone attached to two-inch diameter steel posts drive 18 inches into the ground and spaced no further than 10 feet apart. Include a tree protection fencing plan with the construction plans.
10. OUTDOOR LIGHTING: Exterior lighting shall be kept to a minimum, and shall be down directed fixtures that will not reflect or encroach onto adjacent properties. No flood lights shall be used unless it can be demonstrated that they are needed for safety or security.
11. FINAL UTILITY LOCATIONS: The applicant shall submit plans showing the final locations and screening of all exterior utilities, including but not limited to, backflow preventers, Fire Department connections, transformers, utility boxes and utility meters. Utility devices shall be screened to the satisfaction of the Director of Community Development. The plans shall be submitted for review and approval prior to issuance of building permits for new construction.
12. PLAN INCONSISTENCY: Any inconsistencies between sheets shall be limited to whichever is more restrictive.
13. COMPLIANCE MEMORANDUM: A memorandum shall be prepared and submitted with the building plans detailing how the Conditions of Approval will be addressed.
14. *AIR QUALITY MITIGATION MEASURE AQ-6-5a: During construction, the project contractor shall implement the following measures to reduce emissions of fugitive dust and engine exhaust DPM, subject to review and approval by the Community Development Director. These measures shall be included in the project plans, prior to issuance of a demolition permit:
    a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered three (3) times per day and at a frequency adequate to maintain minimum soil moisture of 12 percent. Moisture content can be verified by lab samples or moisture probe;
    b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered;
    c. Avoid tracking visible soil material on to public roadways by employing the following measures if necessary: (1) Site accesses to a distance of 100 feet from public paved roads shall be treated with a 6 to 12-inch compacted layer of wood chips, mulch, or gravel and (2) washing truck tires and construction equipment prior to leaving the site;
    d. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited;

e. All vehicle speeds on unpaved roads shall be limited to five (5) mph;
f. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used;
g. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five (5) minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points;
h. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation;
i. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph and visible dust extends beyond site boundaries;
j. Wind breaks (e.g., trees, fences) shall be installed on the windward side(s) of actively disturbed areas of construction adjacent to sensitive receptors. Wind breaks should have no greater than 50 percent air porosity;
k. Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established;
l. The simultaneous occurrence of excavation, grading, and ground-disturbing construction activities on the same area at any one time shall be limited. Activities shall be phased to reduce the amount of disturbed surfaces at any one time; and
m. Post a publicly visible sign with the telephone number and person to contact at the Town of Los Gatos regarding dust complaints. This person shall respond and take corrective action within 48 hours. The air district's phone number shall also be visible to ensure compliance with applicable regulations.

15. *AIR QUALITY MITIGATION MEASURE AQ-6-5b: Prior to the issuance of the demolition permit, the project developer shall prepare, and the project contractor shall implement, a demolition and construction emissions avoidance and reduction plan demonstrating a 25 percent reduction of infant/child cancer risk and a 60 percent reduction of PM2.5 exposures at the MEI to meet the air district's risk thresholds. The plan shall be prepared prior to the issuance of a demolition permit and shall be reviewed and approved by the Community Development Director. The plan shall be accompanied by a letter signed by a qualified air quality specialist, verifying the equipment included in the plan meets the standards set forth in this mitigation measure. The plan shall include the following measures:
a. All mobile diesel-powered off-road equipment operating on-site for more than two days and larger than 50 horsepower shall, at a minimum, meet U.S. Environmental Protection Agency (EPA) particulate matter emissions standards for Tier III engines or better. Prior to the issuance of any demolition permits, the

project applicant shall submit specifications of the equipment to be used during construction and confirmation this requirement is met;

b. Use alternatively fueled equipment or equipment with zero emissions (i.e., aerial lifts, forklifts, and air compressors, etc., shall be either electrified or fueled by liquefied natural gas/propane);

c. Provide line power to the site during the early phases of construction to minimize the use of diesel-powered stationary equipment, such as generators; and

d. Other demonstrable measures identified by the developer that reduce emissions and avoid or minimize exposures to the affected sensitive receptors.

16. *BIOLOGICAL RESOURCES MITIGATION MEASURE BIO-7-2: Prior to issuance of a grading permit, a qualified biologist shall conduct pre-construction surveys for woodrat middens within the development footprint and fire defensible space. These surveys shall be conducted no more than 15 days prior to the start of construction. In the event that construction activities are suspended for 15 consecutive days or longer, these surveys shall be repeated. All woodrat middens shall be flagged for avoidance of direct construction impacts and fire defensible space where feasible. If impacts cannot be avoided, woodrat middens shall be dismantled no more than three days prior to construction activities starting at each midden location. All vegetation and duff materials shall be removed from three feet around the midden prior to dismantling so that the occupants do not attempt to rebuild. Middens are to be slowly dismantled by hand in order to allow any occupants to disperse.

Developers shall be responsible for implementation of this mitigation measure with oversight by the Town of Los Gatos. Compliance with this measure shall be documented by a qualified biologist and submitted to the Town, prior to issuance of a demolition and grading permit.

17. *BIOLOGICAL RESOURCES MITIGATION MEASURE BIO-7-3: Within 14 days prior to tree removal or other construction activities such as a demolition, the project developer shall retain a qualified biologist to conduct a habitat assessment for bats and potential roosting sites in trees to be removed, within structures proposed for demolition, and in trees and structures within 50 feet of the development footprint. In the event that construction activities are suspended for 15 consecutive days or longer, these surveys shall be repeated. These surveys shall include a visual inspection of potential roosting features (bats need not be present) and a search for presence of guano within and 50 feet around the project site. Cavities, crevices, exfoliating bark, and bark fissures that could provide suitable potential nest or roost habitat for bats shall be surveyed. Assumptions can be made on what species is present due to observed visual characteristics along with habitat use, or the bats can be identified to the species level with the use of a bat echolocation detector such as an “Anabat” unit. Potential roosting features found during the survey shall be flagged or marked. Locations off the site to which access is not available may be surveyed from within the site or from public areas.

If no roosting sites or bats are found, a letter report confirming absence shall be

submitted by the biologist to the Town of Los Gatos prior to issuance of tree removal and demolition permits and no further mitigation is required.

If bats or roosting sites are found, a letter report and supplemental documents shall be provided by the biologist to the Town of Los Gatos prior to issuance of tree removal and demolition permits and the following monitoring, exclusion, and habitat replacement measures shall be implemented:

a. If bats are found roosting outside of the nursery season (May 1 through October 1), they shall be evicted as described under (b) below. If bats are found roosting during the nursery season, they shall be monitored to determine if the roost site is a maternal roost. This could occur by either visual inspection of the roost bat pups, if possible, or by monitoring the roost after the adults leave for the night to listen for bat pups. If the roost is determined to not be a maternal roost, then the bats shall be evicted as described under (b) below. Because bat pups cannot leave the roost until they are mature enough, eviction of a maternal roost cannot occur during the nursery season. Therefore, if a maternal roost is present, a 50-foot buffer zone (or different size if determined in consultation with the California Department of Fish and Wildlife) shall be established around the roosting site within the nursery season.

b. If a non-breeding bat hibernaculum is found in a tree or snag scheduled for removal or on any structures within 50 feet of project disturbance activities, the individuals shall be safely evicted, under the direction of a qualified bat biologist. If pre-construction surveys determine that there are bats present in any trees or structures to be removed, exclusion structures (e.g. one-way doors or similar methods) shall be installed by a qualified biologist. The exclusion structures shall not be placed until the time of year in which young are able to fly, outside of the nursery season. Information on placement of exclusion structures shall be provided to the CDFW prior to construction. If needed, other removal methods could include: carefully opening the roosting area in a tree or snag by hand to expose the cavity and opening doors/windows on structures, or creating openings in walls to allow light into the structures. Removal of any trees or snags and disturbance within 50 feet of any structures shall be conducted no earlier than the following day (i.e., at least one night shall be provided between initial roost eviction disturbance and tree removal/disturbance activities). This action will allow bats to leave during dark hours, which increases their chance of finding new roosts with a minimum of potential predation.

c. Bat Mitigation and Monitoring Plan. If roosting habitat is identified, a Bat Mitigation and Monitoring plan will be prepared and implemented to mitigate for the loss of roosting habitat. The plan will include information pertaining to the species of bat and location of the roost, compensatory mitigation for permanent impacts, including specific mitigation ratios and a location of the proposed mitigation area, and monitoring to assess bat use of mitigation areas. The plan will be submitted to CDFW for review and approval prior to the bat eviction activities or the removal of roosting habitat.

Developers shall be responsible for implementation of this mitigation measure with oversight by the Town of Los Gatos. Compliance with this measure shall be documented and submitted to the Town, prior to issuance of grading and demolition permits.

18. *BIOLOGICAL RESOURCES MITIGATION MEASURE BIO-7-4: Prior to issuance of tree removal, demolition, and grading permits, to avoid impacts to nesting birds during the nesting season (January 15 through September 15), construction activities within or adjacent to the project site boundary that include any tree or vegetation removal, demolition, or ground disturbance (such as grading or grubbing) shall be conducted between September 16 and January 14, which is outside of the bird nesting season. If this type of construction occurs during the bird nesting season, then a qualified biologist shall conduct pre-construction surveys for nesting birds to ensure that no nests would be disturbed during project activities.

If project-related work is scheduled during the nesting season (February 15 to August 30 for small bird species such as passerines; January 15 to September 15 for owls; and February 15 to September 15 for other raptors), or if construction activities are suspended for at least 14 days and recommence during the nesting season, a qualified biologist shall conduct nesting bird surveys.

a. Two surveys for active bird nests shall occur within 14 days prior to start of construction, with the final survey conducted within 48 hours prior to construction. Appropriate minimum survey radii surrounding each work area are typically 250 feet for passerines, 500 feet for smaller raptors, and 1,000 feet for larger raptors. Surveys shall be conducted at the appropriate times of day to observe nesting activities. Locations off the site to which access is not available may be surveyed from within the site or from public areas. A report documenting survey results and plan for active bird nest avoidance (if needed) shall be completed by the qualified biologist prior to initiation of construction activities.

b. If the qualified biologist documents active nests within the project site or in nearby surrounding areas, an appropriate buffer between each nest and active construction shall be established. The buffer shall be clearly marked and maintained until the young have fledged and are foraging independently. Prior to construction, the qualified biologist shall conduct baseline monitoring of each nest to characterize “normal” bird behavior and establish a buffer distance, which allows the birds to exhibit normal behavior. The qualified biologist shall monitor the nesting birds daily during construction activities and increase the buffer if birds show signs of unusual or distressed behavior (e.g. defensive flights and vocalizations, standing up from a brooding position, and/or flying away from the nest). If buffer establishment is not possible, the qualified biologist or construction foreman shall have the authority to cease all construction work in the area until the young have fledged and the nest is no longer active.

Developers shall be responsible for implementation of this mitigation measure with oversight by the Town of Los Gatos. Compliance with this measure shall be documented

and submitted to the Town, prior to issuance of tree removal, demolition, and grading permits.

19. *BIOLOGICAL RESOURCES MITIGATION MEASURE BIO-7-5a: To avoid impacts to a the potentially jurisdictional drainage feature, a minimum 10-foot setback from the drainage shall be maintained during tree removal, demolition, and construction activities. The drainage and setback area shall be shown on all demolition and construction plans.

20. *BIOLOGICAL RESOURCES MITIGATION MEASURE BIO-7-5b: If disturbance will occur within ten feet of the drainage, prior to issuance of a grading permit within the project boundary, the applicant shall retain a qualified biologist to determine the extent of potential wetlands and waterways regulated by the USACE, RWQCB, and CDFW. If the USACE claims jurisdiction, the applicant shall retain a qualified biologist to obtain a Clean Water Act Section 404 Nationwide Permit. If the impacts to the drainage features do not qualify for a Nationwide Permit, the applicant shall proceed with the qualified biologist in obtaining an Individual Permit from the USACE. The applicant shall then retain a qualified biologist to coordinate with the RWQCB to obtain a Clean Water Act Section 401 Water Quality Certification. If necessary, the applicant shall also retain a qualified biologist to coordinate with the CDFW to obtain a Streambed Alteration Agreement.

    To compensate for temporary and/or permanent impacts to Waters of the U.S. that would be impacted as a result of the proposed project, mitigation shall be provided as required by the regulatory permits. Mitigation would be provided through one of the following mechanisms:

    a. A Wetland Mitigation and Monitoring Plan shall be developed that will outline mitigation and monitoring obligations for temporary impacts to wetlands and other waters as a result of construction activities. The Wetland Mitigation and Monitoring Plan would include thresholds of success, monitoring and reporting requirements, and site-specific plans to compensate for wetland losses resulting from the project. The Wetland Mitigation and Monitoring Plan shall be submitted to the appropriate regulatory agencies for review and approval during the permit application process.
    b. To compensate for permanent impacts, the purchase and/or dedication of land to provide suitable wetland restoration or creation shall ensure a no net loss of wetland values or functions. If restoration is available and feasible, a minimum 1:1 mitigation to impact ratio would apply to projects for which mitigation is provided in advance.

21. *BIOLOGICAL RESOURCES MITIGATION MEASURE BIO-7-6: Prior to issuance of a tree removal permit and/or a grading permit, developers shall retain a certified arborist to develop a site-specific tree protection plan for retained trees and supervise the implementation of all proposed tree preservation and protection measures during construction activities, including those measures specified in the 2018 project arborist report and 2020 arborist report update (HortScience Bartlett Consulting). Also, in accordance with the Town's Tree Protection Ordinance, the developer shall obtain a

tree removal permit for proposed tree removals on each development lot prior to tree removals and shall install replacement trees in accordance with all mitigation, maintenance, and monitoring requirements specified in the tree removal permit(s) or otherwise required by the Town for project approvals.

22. *BIOLOGICAL RESOURCES MITIGATION MEASURE BIO-7-8: On-site landscaping shall be limited to drought-tolerant species, fire-resistant species, and species capable of increasing soil stability; with preference to plant species endemic to Santa Clara County. Species from the California Invasive Plant Council's (Cal-IPC) Invasive Plant Inventory (Cal-IPC 2020) shall be removed if present and not included in any new landscaping.

    The plant palette used for on-site landscaping shall be reviewed and approved by the Town of Los Gatos to confirm no invasive species shall be planted. Evidence of compliance shall be submitted to the Town of Los Gatos prior to occupancy of the residential buildings.

23. *CULTURAL RESOURCES MITIGATION MEASURE CUL-8-2: The following measure shall be included in project plans, prior to issuance of a demolition permit:

    If paleontological resources are uncovered during demolition, grading or other on-site excavation activities, construction shall stop until appropriate mitigation is implemented, to be approved by the Community Development Director.

24. *WILDFIRE HAZARDS MITIGATION MEASURE FIRE-12-1: In order to adequately address any potential conflicts with emergency access or evacuation routes during construction, the applicant shall prepare and implement a site-specific construction traffic management plan for any construction effort that would require work within existing roadways. The traffic management plan shall be prepared and submitted to the Town prior to issuance of demolition permit(s) and shall be prepared to the satisfaction of Town Public Works and County Fire Department staff.

25. *GEOLOGY AND SOILS RESOURCES MITIGATION MEASURE GEO-13-1: The applicant's geotechnical consultant shall review and approve all geotechnical aspects of the development plans, ground improvement plans, shoring design criteria from a geotechnical perspective, and supporting structural details and calculations (i.e., site preparation and grading, site drainage improvements and design parameters for foundations, etc.,) to ensure that their recommendations have been properly incorporated. The project geotechnical consultant should review and approve appropriate performance testing for proposed ground improvement measures.

    The results of the geotechnical plan review should be summarized by the project geotechnical consultant in a letter and submitted to the Town Engineer prior to issuance of building permits.

26. *GEOLOGY AND SOILS RESOURCES MITIGATION MEASURE GEO-13-2: The geotechnical consultant shall inspect, test and approve all geotechnical aspects of the project construction. The inspections should include, but not necessarily be limited to:
    - Site preparation and grading;
    - Ground improvement;

- Shoring measures and design;
- Site surface and subsurface drainage improvements; and
- Excavations for foundations prior to placement of steel and concrete.

In addition, the project engineering geologist shall inspect opened excavations to confirm bedrock conditions are consistent with those anticipated.

The results of these inspections and the as-built conditions of the project, including ground improvement measures and placement of engineered fill, should be described by the geotechnical consultant in a letter and submitted to the Town Engineer for review and approval prior to final (as-built) project approval.

Specialty/design-build consultants and contractors (shoring, ground improvement, etc.) shall also submit construction reports confirming satisfactory construction of the specific aspects of the project that they are responsible for.

27. *GEOLOGY AND SOILS RESOURCES MITIGATION MEASURE GEO-13-3: The applicant shall consult with Bay Area Air Quality Management District to determine permit requirements. Removal of asbestos-containing building materials is subject to Bay Area Air Quality Management District's Regulation 11, Rule 2: Asbestos Demolition, Renovation and Manufacturing. Release of lead into the atmosphere is subject to Bay Area Air Quality Management District's Regulation 11, Rule 1: Lead.

    Prior to the commencement of demolition activities on the site, the applicant shall provide evidence of meeting the permitting requirements of the Bay Area Air Quality Management District, to the satisfaction of the Town of Los Gatos Community Development Department.

Building Division

28. PERMITS REQUIRED: A Demolition Permit is required for the demolition of each individual building of the existing senior living community. A separate Building Permit is required for the construction of each new building located within the site.
29. APPLICABLE CODES: The current codes, as amended and adopted by the Town of Los Gatos as of January 1, 2020, are the 2019 California Building Standards Code, California Code of Regulations Title 24, Parts 1-12, including locally adopted Energy Reach Codes.
30. CONDITIONS OF APPROVAL: The Conditions of Approval must be blue lined in full on the cover sheet of the construction plans. A Compliance Memorandum shall be prepared and submitted with the building permit application detailing how the Conditions of Approval will be addressed.
31. BUILDING & SUITE NUMBERS: Submit requests for new building addresses to the Building Division prior to submitting for the building permit application process.
32. SIZE OF PLANS: Minimum size 24" x 36", maximum size 30" x 42".
33. REQUIREMENTS FOR COMPLETE DEMOLITION OF STRUCTURE: Obtain a Building Department Demolition Application and a Bay Area Air Quality Management District Application from the Building Department Service Counter. Once the demolition form

has been completed, all signatures obtained, and written verification from PG&E that all utilities have been disconnected, return the completed form to the Building Department Service Counter with the Air District's J# Certificate, PG&E verification, and three (3) sets of site plans showing all existing structures, existing utility service lines such as water, sewer, and PG&E. No demolition work shall be done without first obtaining a permit from the Town.

34. AIR QUALITY: To limit the project's construction-related dust and criteria pollutant emissions, the following the Bay Area Air Quality Management District (BAAQMD)-recommended basic construction measures shall be included in the project's grading plan, building plans, and contract specifications:
    a. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 2 minutes. Clear signage shall be provided for construction workers at all access points.
    b. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator. All non-road diesel construction equipment shall at a minimum meet Tier 3 emission standards listed in the Code of Federal Regulations Title 40, Part 89, Subpart B, §89.112.
    c. Developer shall designate an on-site field supervisor to provide written notification of construction schedule to adjacent residential property owners and tenants at least one week prior to commencement of demolition and one week prior to commencement of grading with a request that all windows remain closed during demolition, site grading, excavation, and building construction activities in order to minimize exposure to NOx and PM10. The on-site field supervisor shall monitor construction emission levels within five feet of the property line of the adjacent residences for NOx and PM10 using the appropriate air quality and/or particulate monitor.
35. SOILS REPORT: A Soils Report, prepared to the satisfaction of the Building Official, containing foundation and retaining wall design recommendations, shall be submitted with the Building Permit Application. This report shall be prepared by a licensed Civil Engineer specializing in soils mechanics.
36. SHORING: Shoring plans and calculations will be required for all excavations which exceed five (5) feet in depth or which remove lateral support from any existing building, adjacent property, or the public right-of-way. Shoring plans and calculations shall be prepared by a California licensed engineer and shall confirm to the Cal/OSHA regulations.
37. FOUNDATION INSPECTIONS: A pad certificate prepared by a licensed civil engineer or land surveyor shall be submitted to the project Building Inspector at foundation inspection. This certificate shall certify compliance with the recommendations as specified in the Soils Report, and that the building pad elevations and on-site retaining wall locations and elevations have been prepared according to the approved plans. Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered Civil Engineer for the following items:
    a. Building pad elevation

b. Finish floor elevation
c. Foundation corner locations
d. Retaining wall(s) locations and elevations

38. TITLE 24 ENERGY COMPLIANCE: All required California Title 24 Energy Compliance Forms must be blue-lined (sticky-backed), i.e. directly printed, onto a plan sheet.
39. SITE ACCESSIBILITY: At least one accessible route within the boundary of the site shall be provided from public transportation stops, accessible parking and accessible passenger loading zones and public streets or sidewalks to the accessible building entrance that they serve. The accessible route shall, to the maximum extent feasible, coincide with the route for the general public. At least one accessible route shall connect all accessible buildings, facilities, elements and spaces that are on the same site.
40. ACCESSIBLE PARKING: The parking lots, as well as the parking structure, where parking is provided for the public as clients, guests or employees, shall provide handicap accessible parking. Accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance. In buildings with multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located closest to the accessible entrances.
41. BACKWATER VALVE: The scope of this project may require the installation of a sanitary sewer backwater valve per Town Ordinance 6.50.025. Please provide information on the plans if a backwater valve is required and the location of the installation. The Town of Los Gatos Ordinance and West Valley Sanitation District (WVSD) requires backwater valves on drainage piping serving fixtures that have flood level rims less than 12 inches above the elevation of the next upstream manhole.
42. HAZARDOUS FIRE ZONE: All projects in the Town of Los Gatos require Class A roof assemblies.
43. SPECIAL INSPECTIONS: When a special inspection is required by CBC Section 1704, the Architect or Engineer of Record shall prepare an inspection program that shall be submitted to the Building Official for approval prior to issuance of the Building Permit. The Town Special Inspection form must be completely filled-out and signed by all requested parties prior to permit issuance. Special Inspection forms are available from the Building Division Service Counter or online at www.losgatosca.gov/building.
44. BLUEPRINT FOR A CLEAN BAY SHEET: The Town standard Santa Clara Valley Nonpoint Source Pollution Control Program Sheet (page size same as submitted drawings) shall be part of the plan submittal as the second page. The specification sheet is available at the Building Division Service Counter for a fee of $2 or at ARC Blueprint for a fee or online at www.losgatosca.gov/building.
45. APPROVALS REQUIRED: The project requires the following departments and agencies approval before issuing a building permit:
    a. Community Development – Planning Division: (408) 354-6874
    b. Engineering/Parks & Public Works Department: (408) 399-5771
    c. Santa Clara County Fire Department: (408) 378-4010
    d. West Valley Sanitation District: (408) 378-2407

e. Santa Clara County Environmental Health Department: (408) 918-3479
f. Local School District: The Town will forward the paperwork to the appropriate school district(s) for processing. A copy of the paid receipt is required prior to permit issuance.

TO THE SATISFACTION OF THE DIRECTOR OF PARKS & PUBLIC WORKS:

Engineering Division

46. GENERAL: All public improvements shall be made according to the latest adopted Town Standard Plans, Standard Specifications and Engineering Design Standards. All work shall conform to the applicable Town ordinances. The adjacent public right-of-way shall be kept clear of all job-related mud, silt, concrete, dirt and other construction debris at the end of the day. Dirt and debris shall not be washed into storm drainage facilities. The storing of goods and materials on the sidewalk and/or the street will not be allowed unless an encroachment permit is issued by the Engineering Division of the Parks and Public Works Department. The Owner and/or Applicant and/or Developer's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in the issuance of correction notices, citations, or stop work orders and the Town performing the required maintenance at the Owner and/or Applicant's expense.
47. APPROVAL: This application shall be completed in accordance with all the conditions of approval listed below and in substantial compliance with the latest reviewed and approved development plans. Any changes or modifications to the approved plans or conditions of approvals shall be approved by the Town Engineer.
48. CONSTRUCTION PLAN REQUIREMENTS: Construction drawings shall comply with Section 1 (Construction Plan Requirements) of the Town's Engineering Design Standards, which are available for download from the Town's website.
49. ENCROACHMENT PERMIT: All work in the public right-of-way will require a Construction Encroachment Permit. All work over $5,000 will require construction security. It is the responsibility of the Owner/Applicant to obtain any necessary encroachment permits from affected agencies and private parties, including but not limited to, Pacific Gas and Electric (PG&E), AT&T, Comcast, Santa Clara Valley Water District, California Department of Transportation (Caltrans). Copies of any approvals or permits must be submitted to the Town Engineering Division of the Parks and Public Works Department prior to releasing any permit.
50. FOR PLANTERS: The Owner and/or Applicant shall apply for an encroachment permit for the any proposed planters within the public sidewalk and/or Town's right-of-way. The Owner and/or Applicant shall work with Parks and Public Works Department staff to arrive at a mutually agreeable solution that addresses safety and aesthetic issues. If no solution is reached, the vegetative screening requirement shall be waived. A Private Improvements in the Public Right-of-Way (formerly Indemnity) Agreement will be required if planters are proposed to be located within the Town's right-of-way. A copy of the recorded agreement shall be submitted to the Engineering Division of the Parks and Public Works Department prior to the issuance of any grading or building permits.

51. PRIVATE IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY (INDEMNITY AGREEMENT): The property owner shall enter into an agreement with the Town for all existing and proposed private improvements within the Town's right-of-way. The Owner shall be solely responsible for maintaining the improvements in a good and safe condition at all times and shall indemnify the Town of Los Gatos. The agreement must be completed and accepted by the Director of Parks and Public Works, and subsequently recorded by the Town Clerk at the Santa Clara County Office of the Clerk-Recorder, prior to the issuance of any grading or building permits. Please note that this process may take approximately six to eight (6-8) weeks.
52. GENERAL LIABILITY INSURANCE: The property owner shall provide proof of insurance to the Town on a yearly basis. In addition to general coverage, the policy must cover all elements encroaching into the Town's right-of-way.
53. PUBLIC WORKS INSPECTIONS: The Owner and/or Applicant or their representative shall notify the Engineering Inspector at least twenty-four (24) hours before starting any work pertaining to on-site drainage facilities, grading or paving, and all work in the Town's right-of-way. Failure to do so will result in penalties and rejection of any work that occurred without inspection.
54. RESTORATION OF PUBLIC IMPROVEMENTS: The Owner and/or Applicant or their representative shall repair or replace all existing improvements not designated for removal that are damaged or removed because of the Owner and/or Applicant or their representative's operations. Improvements such as, but not limited to: curbs, gutters, sidewalks, driveways, signs, pavements, raised pavement markers, thermoplastic pavement markings, etc., shall be repaired and replaced to a condition equal to or better than the original condition. Any new concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore. Existing improvement to be repaired or replaced shall be at the direction of the Engineering Construction Inspector and shall comply with all Title 24 Disabled Access provisions. The restoration of all improvements identified by the Engineering Construction Inspector shall be completed before the issuance of a certificate of occupancy. The Owner and/or Applicant or their representative shall request a walk-through with the Engineering Construction Inspector before the start of construction to verify existing conditions.
55. SITE SUPERVISION: The General Contractor shall provide qualified supervision on the job site at all times during construction.
56. STREET/SIDEWALK CLOSURE: Any proposed blockage or partial closure of the street and/or sidewalk requires an encroachment permit. Special provisions such as limitations on works hours, protective enclosures, or other means to facilitate public access in a safe manner may be required.
57. PLAN CHECK FEES: Plan check fees associated with the Grading Permit shall be deposited with the Engineering Division of the Parks and Public Works Department prior to the commencement of plan check review.
58. INSPECTION FEES: Inspection fees shall be deposited with the Town prior to the issuance of any grading or building permits.

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59. PUBLIC WORKS INSPECTOR: The Owner and/or Applicant shall fund a full-time public works inspector, selected by the Town of Los Gatos, for the duration of the demolition and grading operations. The Owner and/or Applicant will be charged on a time and materials basis. A deposit for the full amount, to be estimated by the Town based on the Contractor's approved schedule, shall be paid prior to issuance of the demolition permit.
60. DESIGN CHANGES: Any proposed changes to the approved plans shall be subject to the approval of the Town prior to the commencement of any and all altered work. The Owner and/or Applicant's project engineer shall notify, in writing, the Town Engineer at least seventy-two (72) hours in advance of all the proposed changes. Any approved changes shall be incorporated into the final "as-built" plans.
61. PLANS AND STUDIES: All required plans and studies shall be prepared by a Registered Professional Engineer in the State of California and submitted to the Town Engineer for review and approval. Additionally, any post-project traffic or parking counts, or other studies imposed by the Planning Commission or Town Council shall be funded by the Owner and/or Applicant.
62. GRADING PERMIT: A grading permit is required for all site grading and drainage work except for exemptions listed in Section 12.20.015 of The Code of the Town of Los Gatos (Grading Ordinance). After the preceding Architecture and Site Application has been approved by the respective deciding body, the grading permit application (with grading plans and associated required materials and plan check fees) shall be made to the Engineering Division of the Parks and Public Works Department located at 41 Miles Avenue. The grading plans shall include final grading, drainage, retaining wall location(s), driveway, utilities and interim erosion control. Grading plans shall list earthwork quantities and a table of existing and proposed impervious areas. Unless specifically allowed by the Director of Parks and Public Works, the grading permit will be issued concurrently with the building permit. The grading permit is for work outside the building footprint(s). Prior to Engineering signing off and closing out on the issued grading permit, the Owner/Applicant's soils engineer shall verify, with a stamped and signed letter, that the grading activities were completed per plans and per the requirements as noted in the soils report. A separate building permit, issued by the Building Department, located at 110 E. Main Street, is needed for grading within the building footprint.
63. GRADING ACTIVITY RESTRICTIONS: Upon receipt of a grading permit, any and all grading activities and operations shall not commence until after/occur during the rainy season, as defined by Town Code of the Town of Los Gatos, Sec. 12.10.020, (October 15-April 15), has ended.
64. DRIVEWAY: The driveway conform to existing pavement on Wood Road shall be constructed in a manner such that the existing drainage patterns will not be obstructed.
65. CONSTRUCTION EASEMENT: Prior to the issuance of a grading or building permit, it shall be the sole responsibility of the Owner and/or Applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed. Proof of agreement/approval is required prior to the issuance of any Permit.

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66. DRAINAGE STUDY: Prior to the issuance of any grading or building permits, the following drainage studies shall be submitted to and approved by the Town Engineer: a drainage study of the project including diversions, off-site areas that drain onto and/or through the project, and justification of any diversions; a drainage study evidencing that the proposed drainage patterns will not overload the existing storm drain facilities; and detailed drainage studies indicating how the project grading, in conjunction with the drainage conveyance systems (including applicable swales, channels, street flows, catch basins, storm drains, and flood water retarding) will allow building pads to be safe from inundation from rainfall runoff which may be expected from all storms up to and including the theoretical 100-year flood.
67. DRAINAGE IMPROVEMENT: Prior to the issuance of any grading/improvement permits, whichever comes first, the Owner and/or Applicant shall: a) design provisions for surface drainage; and b) design all necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff; and c) provide a recorded copy of any required easements to the Town.
68. TREE REMOVAL: Copies of all necessary tree removal permits shall be provided prior to the issuance of a grading permit/building permit.
69. SURVEYING CONTROLS: Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered civil engineer qualified to practice land surveying, for the following items:
    a. Retaining wall: top of wall elevations and locations.
    b. Toe and top of cut and fill slopes.
70. PRECONSTRUCTION MEETING: Prior to issuance of any grading or building permits, the general contractor shall:
    a. Along with the Owner and/or Applicant, attend a pre-construction meeting with the Town Engineer to discuss the project conditions of approval, working hours, site maintenance and other construction matters;
    b. Acknowledge in writing that they have read and understand the project conditions of approval and will make certain that all project sub-contractors have read and understand them as well prior to commencing any work, and that a copy of the project conditions of approval will be posted on-site at all times during construction.
71. RETAINING WALLS: A building permit, issued by the Building Department, located at 110 E. Main Street, may be required for site retaining walls. Walls are not reviewed or approved by the Engineering Division of Parks and Public Works during the grading permit plan review process.
72. CERTIFICATE OF LOT MERGER: A Certificate of Lot Merger shall be recorded. Two (2) copies of the legal description for exterior boundary of the merged parcel and a plat map (8-½ in. X 11 in.) shall be submitted to the Engineering Division of the Parks and Public Works Department for review and approval. The submittal shall include closure calculations, title reports less than ninety (90) days old and the appropriate fee. The certificate shall be recorded prior to the issuance of any grading or building permits.
73. DEDICATIONS: The following shall be dedicated by separate instrument. The dedication shall be recorded before any grading or building permits are issued:

a. Emergency Access Easement: Twenty (20) feet wide, located between Wood Road and Broadway.

74. SOILS REPORT: One electronic copy (PDF) of the soils and geologic report shall be submitted with the application. The soils report shall include specific criteria and standards governing site grading, drainage, pavement design, retaining wall design, and erosion control. The reports shall be signed and "wet stamped" by the engineer or geologist, in conformance with Section 6735 of the California Business and Professions Code.

75. GEOLOGY AND SOILS MITIGATION MEASURE: A geotechnical investigation shall be conducted for the project to determine the surface and sub-surface conditions at the site and to determine the potential for surface fault rupture on the site. The geotechnical study shall provide recommendations for site grading as well as the design of foundations, retaining walls, concrete slab-on-grade construction, excavation, drainage, on-site utility trenching and pavement sections. All recommendations of the investigation shall be incorporated into project plans.

76. SOILS REVIEW: Prior to Town approval of a development application, the Owner and/or Applicant's engineers shall prepare and submit a design-level geotechnical and geological investigation for review by the Town's consultant, with costs borne by the Owner and/or Applicant, and subsequent approval by the Town. The Owner and/or Applicant's soils engineer shall review the final grading and drainage plans to ensure that designs for foundations, retaining walls, site grading, and site drainage are in accordance with their recommendations and the peer review comments. Approval of the Owner and/or Applicant's soils engineer shall then be conveyed to the Town either by submitting a Plan Review Letter prior to issuance of grading or building permit(s).

77. SOILS ENGINEER CONSTRUCTION OBSERVATION: During construction, all excavations and grading shall be inspected by the Owner and/or Applicant's soils engineer prior to placement of concrete and/or backfill so they can verify that the actual conditions are as anticipated in the design-level geotechnical report and recommend appropriate changes in the recommendations contained in the report, if necessary. The results of the construction observation and testing shall be documented in an "as-built" letter/report prepared by the Owner and/or Applicant's soils engineer and submitted to the Town before a certificate of occupancy is granted.

78. SOIL RECOMMENDATIONS: The project shall incorporate the geotechnical/geological recommendations contained in the Geotechnical Investigation and Geologic Hazards Evaluation by Cornerstone Earth Group, dated January 17, 2020, and any subsequently required report or addendum. Subsequent reports or addendum are subject to peer review by the Town's consultant and costs shall be borne by the Owner and/or Applicant.

79. SUPPLEMENTAL GEOLOGIC AND GEOTECHNICAL STUDIES: Supplemental geologic and geotechnical engineering studies shall be performed in support of the design of the infrastructure and the podium/building, and the reports and plans shall be submitted to the Town for review.

80. IMPROVEMENT AGREEMENT: The Owner and/or Applicant shall enter into an agreement to construct public improvements in accordance with Town Code Section

24.40.020. The Owner and/or Applicant shall supply suitable securities for all public improvements that are part of the development in a form acceptable to the Town in the amount of 100% performance and 100% labor and materials prior to the issuance of any encroachment, grading or building permit. The Owner and/or Applicant shall provide two (2) copies of documents verifying the cost of the public improvements to the satisfaction of the Engineering Division of the Parks and Public Works Department. An electronic copy (PDF) of the executed agreement shall be submitted to the Engineering Division of the Parks and Public Works Department prior to the issuance of any encroachment, grading or building permit.

81. SANITARY SEWER CLEANOUT: A sanitary sewer cleanout shall be located within the property in question, within one (1) foot of the property line per West Valley Sanitation District Standard Drawing 3, or at a location specified by the Town. The Owner and/or Applicant shall repair and replace to existing Town standards any portion of concrete flatwork within said right-of-way that is damaged during this activity prior to issuance of a certificate of occupancy.
82. PUBLIC IMPROVEMENTS: The following improvements shall be installed by the Developer. Plans for those improvements shall be prepared by a California registered civil engineer, reviewed and approved by the Town, and guaranteed by contract, Faithful Performance Security and Labor & Materials Security before the issuance of any grading or building permits or the recordation of a map. Plans for the improvements must be approved by the Town prior to the issuance of any grading or building permits. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued unless otherwise allowed by the Town Engineer.
    a. Wood Road: streetlights, tie-in paving, signing, striping, storm drainage and sanitary sewers, as required.
    b. Remove and replace the existing pavement section along the project frontage with a traffic-appropriate engineered structural pavement section from lip of gutter to lip of gutter from the intersection of South Santa Cruz Avenue and Wood Road extending westerly to the existing fire hydrant, water tank and water pump facilities located within the latter, or alternative pavement rehabilitation measures as approved by the Town Engineer.
    c. Installation of a sidewalk connecting the podium to the intersection of Wood Road and South Santa Cruz Avenue, as well as construction of the necessary retaining wall(s) and potential pedestrian crosswalk and associated ADA ramps for connectivity to the existing sidewalk on the south side of Wood Road.
    d. Curb and gutter along the northerly side of Wood Road along the property's frontage.
83. CERTIFICATE OF OCCUPANCY: The Engineering Division of the Parks and Public Works Department will not sign off on a Temporary Certificate of Occupancy or a Final Certificate of Occupancy until all required improvements within the Town's right-of-way have been completed and approved by the Town.
84. FRONTAGE IMPROVEMENTS: The Developer shall be required to improve the project's public frontage (right-of-way line to centerline and/or to limits per the direction of the

Town Engineer) to current Town Standards. These improvements may include but not limited to curb, gutter, sidewalk, driveway approach(es), curb ramp(s), signs, pavement, raised pavement markers, thermoplastic pavement markings, storm drain facilities, traffic signal(s), street lighting (upgrade and/or repaint) etc. Plans for the improvements must be approved by the Town prior to the issuance of any grading or building permits. The improvements must be completed and accepted by the Town before the issuance of any grading or building permits unless otherwise allowed by the Town Engineer.

85. ADA COMPLIANCE: The Owner and/or Applicant shall be required to meet all ADA standards, which must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued. This may require additional construction measures as directed by the Town.
86. UNDERGROUND PARKING GARAGE DRAINAGE: Water from the underground parking garage shall not be discharged onto the public street. The Owner and/or Applicant or their representative shall design a floor drainage system for the garage that collects all drainage and conveys runoff to the sanitary sewer system. Connecting said drainage system to the storm drain system is not permitted.
87. PARKING LOTS: Parking lots and other impervious areas shall be designed to drain stormwater runoff to vegetated drainage swales, filter strips, and/or other Low Impact Development (LID) treatment devices that can be integrated into required landscaping areas and traffic islands prior to discharge into the storm drain system and/or public right-of-way. The amount of impervious area associated with parking lots shall be minimized by utilizing design features such as providing compact car spaces, reducing stall dimensions, incorporating efficient parking lanes, using permeable pavement where feasible, and adhering to the Town's Parking Development Standards. The use of permeable paving for parking surfaces is encouraged to reduce runoff from the site. Such paving shall meet Santa Clara County Fire Department requirements and be structurally appropriate for the location.
88. UTILITIES: The Owner and/or Applicant shall install all new, relocated, or temporarily removed utility services, including telephone, electric power and all other communications lines underground, as required by Town Code Section 27.50.015(b). All new utility services shall be placed underground. Underground conduit shall be provided for cable television service. The Owner and/or Applicant is required to obtain approval of all proposed utility alignments from any and all utility service providers before a Certificate of Occupancy for any new building can be issued. The Town of Los Gatos does not approve or imply approval for final alignment or design of these facilities.
89. UTILITY SETBACKS: House foundations shall be set back from utility lines a sufficient distance to allow excavation of the utility without undermining the house foundation. The Town Engineer shall determine the appropriate setback based on the depth of the utility, input from the project soils engineer, and the type of foundation.
90. PRIVATE EASEMENTS: Agreements detailing rights, limitations and responsibilities of involved parties shall accompany any proposed private easement. Access driveway shall be within the recorded access easement. A new private access easement shall be recorded, and an electronic copy (PDF) of the recorded agreement shall be submitted to

the Engineering Division of the Parks and Public Works Department, prior to issuance of a grading or building permit. A realigned access driveway shall be completed prior to the issuance of grading or building permit.

91. SIDEWALK REPAIR: The Owner and/or Applicant shall repair and replace to existing Town standards any sidewalk damaged now or during construction of this project. All new and existing adjacent infrastructure must meet current ADA standards. Sidewalk repair shall match existing color, texture and design, and shall be constructed per Town Standard Details. New concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore. The limits of sidewalk repair will be determined by the Engineering Construction Inspector during the construction phase of the project. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.
92. CURB AND GUTTER REPAIR: The Owner and/or Applicant shall repair and replace to existing Town standards any curb and gutter damaged now or during construction of this project. All new and existing adjacent infrastructure must meet Town standards. New curb and gutter shall be constructed per Town Standard Details. New concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore. The limits of curb and gutter repair will be determined by the Engineering Construction Inspector during the construction phase of the project. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.
93. CURB RAMPS: The Owner and/or Applicant shall construct all necessary curb ramps to allow for the required pedestrian connectivity in compliance with ADA Standards which must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued. New concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore.
94. CALTRANS APPROVAL: The Owner and/or Applicant shall be responsible for obtaining design approval(s) and construction encroachment permit(s) from Caltrans for any improvements within the Caltrans right-of-way. A copy of approved encroachment permit is required to be submitted to the Engineering Division of the Parks and Public Works Department prior to grading or building permit issuance. The improvements must be completed and accepted by the Town before the issuance of any grading or building permits unless otherwise allowed by the Town Engineer.
95. FRONTAGE IMPROVEMENTS (TRAFFIC): The Developer shall construct improvements including and may not be limited to signage, striping, curb/gutter/sidewalk, ADA ramps and streetlights at project frontage as directed by the Town Engineer. Plans for the improvements must be approved by the Town prior to the issuance of any grading or building permits. The improvements must be completed and accepted by the Town

before the issuance of any grading or building permits unless otherwise allowed by the Town Engineer.

96. FRONTAGE IMPROVEMENTS (STREETLIGHTS): The Developer shall replace existing street light fixture with Town-standard street light pole and fixture. Plans for the improvements must be approved by the Town prior to the issuance of any grading or building permits unless otherwise allowed by the Town Engineer.
97. TRAFFIC IMPROVEMENTS (OFF-SITE IMPROVEMENT): Traffic improvements may be required as determined by traffic study. Construct off-site improvements as required. Plans shall be prepared by the Developer's design consultants and submitted to the Town Engineer for approval prior to construction. The Developer is required to designate necessary right-of-way for any required widening. Plans for the improvements must be approved by the Town prior to the issuance of any grading or building permits. The improvements must be completed and accepted by the Town before the issuance of any grading or building permits unless otherwise allowed by the Town Engineer.
98. STREETLIGHTS INSPECTION FEES: The Owner and/or Applicant shall pay $3,000.00 for the Town's inspection of streetlights. The fees shall be due at time of building permit application.
99. TRANSPORTATION DEMAND MANAGEMENT PLAN (TDM): The Owner and/or Applicant shall prepare a Transportation Demand Management Plan for the Town of Los Gatos approval prior to the issuance of any building permit. The TDM shall include, but is not limited to, measures such as bicycle facility provisions, shower facilities, local shuttle service, transit passes and subsidies, carpool incentive, designated car share parking, and other measures that may be required by the Town Engineer to obtain a goal of a 15% vehicle trip reduction. The TDM shall also include a TDM Coordinator and identify the requirement for an annual TDM effectiveness report to the Town of Los Gatos.
100. BICYCLE FACILITIES: Bicycle facilities including, but may not be limited to, bike lanes and bike boxes will be provided in all directions and approaches of improved streets and intersections as directed by Town Engineer.
101. TRAFFIC STUDY: Any development of land use that generates greater traffic impacts than those assumed in the traffic study report may require an updated traffic study in accordance with the Town's traffic impact policy.
102. TRAFFIC IMPACT MITIGATION FEE: Prior to the issuance of any building/grading permit(s), the Owner and/or Applicant shall pay the project's proportional share of transportation improvements needed to serve cumulative development within the Town of Los Gatos. The fee amount will be based upon the Town Council resolution in effect at the time the building permit is issued. The fee shall be paid before issuance of any grading or building permit. In the event that a subdivision map, parcel map or certificate is required to be recorded the fee shall be paid prior to recordation. The final traffic impact mitigation fee for this project shall be calculated from the final plans using the current fee schedule and rate schedule in effect at the time, using a comparison between the existing and proposed uses.

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103. CONSTRUCTION VEHICLE PARKING: No construction vehicles, trucks, equipment and worker vehicles shall be allowed to park on the portion of any public (Town) streets without written approval from the Town Engineer.

104. TRAFFIC CONTROL PLAN: A traffic control plan is required and must be submitted and approved by the Town Engineer prior to the issuance of an encroachment, grading or building permit. This plan shall include, but not be limited to, the following measures:
    a. Construction activities shall be strategically timed and coordinated to minimize traffic disruption for schools, residents, businesses, special events, and other projects in the area. The schools located on the haul route shall be contacted to help with the coordination of the trucking operation to minimize traffic disruption.
    b. Flag persons shall be placed at locations necessary to control one-way traffic flow. All flag persons shall have the capability of communicating with each other to coordinate the operation.
    c. Prior to construction, advance notification of all affected residents and emergency services shall be made regarding one-way operation, specifying dates and hours of operation.

105. CALTRANS APPROVAL OF TRAFFIC CONTROL PLANS: The Owner and/or Applicant shall be responsible for submitting the proposed traffic control plans to Caltrans for approval for any work within the Caltrans right-of-way or that may affect traffic on South Santa Cruz Avenue.

106. CONSTRUCTION TRAFFIC CONTROL: All construction traffic and related vehicular routes, traffic control plan, and applicable pedestrian or traffic detour plans shall be submitted for review and approval by the Town Engineer prior to the issuance of an encroachment, grading or building permit.

107. ADVANCE NOTIFICATION: Advance notification of all affected residents and emergency services shall be made regarding parking restriction, lane closure or road closure, with specification of dates and hours of operation.

108. HAULING OF SOIL: Hauling of soil on- or off-site shall not occur during the morning or evening peak periods (between 7:00 a.m. and 9:00 a.m. and between 4:00 p.m. and 6:00 p.m.), and at other times as specified by the Director of Parks and Public Works. Prior to the issuance of an encroachment, grading or building permit, the Developer or their representative shall work with the Town Building Department and Engineering Division Inspectors to devise a traffic control plan to ensure safe and efficient traffic flow under periods when soil is hauled on or off the project site. This may include, but is not limited to provisions for the Developer to place construction notification signs noting the dates and time of construction and hauling activities, or providing additional traffic control. Coordination with other significant projects in the area may also be required. Cover all trucks hauling soil, sand and other loose debris.

109. CONSTRUCTION HOURS: All site improvement construction activities, including the delivery of construction materials, labors, heavy equipment, supplies, etc., shall be limited to the hours of 8:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 4:00 p.m. Saturdays. The Town may authorize, on a case-by-case basis, alternate construction

hours. The Owner shall provide written notice twenty-four (24) hours in advance of modified construction hours. Approval of this request is at discretion of the Town.

110. CONSTRUCTION NOISE: Between the hours of 8:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 4:00 p.m. Saturdays, construction, alteration or repair activities shall be allowed. No individual piece of equipment shall produce a noise level exceeding eighty-five (85) dBA at twenty-five (25) feet from the source. If the device is located within a structure on the property, the measurement shall be made at distances as close to twenty-five (25) feet from the device as possible. The noise level at any point outside of the property plane shall not exceed eighty-five (85) dBA.

111. CONSTRUCTION MANAGEMENT PLAN SHEET: Prior to the issuance of any encroachment, grading or building permits, the Developer's design consultant shall submit a construction management plan sheet (full-size) within the plan set that shall incorporate at a minimum the Earth Movement Plan, Traffic Control Plan, Project Schedule, site security fencing, employee parking, construction staging area, materials storage area(s), construction trailer(s), concrete washout(s) and proposed outhouse locations. Please refer to the Town's Construction Management Plan Guidelines document for additional information.

112. EMERGENCY VEHICLE ACCESS EASEMENT: Prior to the issuance of any grading or building permits, the Owner and/or Applicant shall coordinate with the Santa Clara County Fire Department to ensure that any proposed modifications to the Emergency Vehicle Access Easement that traverses the Project Site are curvilinear, allows for the Department's equipment to travel across said easement, and meets all Department specifications. Plans shall be submitted to the Santa Clara County Fire Department for approval prior to construction.

113. CALTRANS: Prior to the start of any work along or within Caltrans rights-of-way and/or easement, the Developer shall obtain necessary encroachment permits for the proposed work. A copy of approved encroachment permit is required to be submitted to the Engineering Division of the Parks and Public Works Department. Plans for the improvements must be approved by the Town prior to the issuance of any grading or building permits. Improvements approved by Caltrans shall be constructed and installed prior to grading or building permit issuance unless otherwise allowed by the Town Engineer.

114. STORMWATER MANAGEMENT: Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs one (1) acre or more which are part of a larger common plan of development which disturbs less than one (1) acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. The Owner and/or Applicant is required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Town of Los Gatos Engineering Division of the Parks and Public Works Department and/or Building Department upon request.

115. BEST MANAGEMENT PRACTICES (BMPs): The Owner and/or Applicant is responsible for ensuring that all contractors are aware of all storm water quality measures and that such measures are implemented. Best Management Practices (BMPs) shall be

maintained and be placed for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Removal of BMPs (temporary removal during construction activities) shall be replaced at the end of each working day. Failure to comply with the construction BMP will result in the issuance of correction notices, citations, or stop work orders.

116. STORMWATER DEVELOPMENT RUNOFF: All new development and redevelopment projects are subject to the stormwater development runoff requirements. Every Owner and/or Applicant or their design consultant shall submit a stormwater control plan and implement conditions of approval that reduce stormwater pollutant discharges through the construction, operation and maintenance of treatment measures and other appropriate source control and site design measures. Increases in runoff volume and flows shall be managed in accordance with the development runoff requirements.
117. REGULATED PROJECT: The project is classified as a Regulated Project per Provision C.3.b.ii. and is required to implement LID source control, site design, and stormwater treatment on-site in accordance with Provisions C.3.c. and C.3.d..
118. STATE CONSTRUCTION GENERAL PERMIT: In the event that, during the production of construction drawings for the plans approved with this application by the Planning Commission, it is determined that the project will disturb one (1) acre or more of site area, the filing of a Notice of Intent (NOI) and submittal of a Storm Water Pollution Prevention Plan (SWPPP) to the San Francisco Bay Regional Water Quality Control Board as part of a State Construction General Permit will be required. These items shall all be completed and accepted by the Engineering Division before issuance of a grading/building permit.
119. NPDES STORMWATER COMPLIANCE: In the event that, during the production of construction drawings for the plans approved with this application by the Planning Commission, it is determined that the project will create and/or replace more than 2,500 square feet of impervious area, completion of the NPDES Stormwater Compliance Small Projects Worksheet and implementation of at least one of the six low impact development site design measures it specifies shall be completed and submitted to the Engineering Division before issuance of a grading/building permit.
120. SITE DESIGN MEASURES: All projects shall incorporate at least one of the following measures:
    a. Protect sensitive areas and minimize changes to the natural topography.
    b. Minimize impervious surface areas.
    c. Direct roof downspouts to vegetated areas.
    d. Use porous or pervious pavement surfaces on the driveway, at a minimum.
    e. Use landscaping to treat stormwater.
121. BIORETENTION SYSTEM: The bioretention system(s) shall be designed to have a surface area no smaller than what is required to accommodate a 5 inches/hour stormwater runoff surface loading rate, infiltrate runoff through bioretention soil media at a minimum of 5 inches per hour, and maximize infiltration to the native soil during the life of the project. The soil media for bioretention system(s) shall be designed to sustain healthy, vigorous plant growth and maximize stormwater runoff retention and pollutant

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removal. Bioretention soil media that meets the minimum specifications set forth in Attachment L of Order No. R2-2009-0074, dated November 28, 2011, shall be used.

122. IMPAIRED WATER BODIES: Projects that discharge directly to CWA section 303(d) listed water bodies shall implement appropriate source control, site design and treatment measures for the listed pollutants of concern.

123. UNLAWFUL DISCHARGES: It is unlawful to discharge any wastewater, or cause hazardous domestic waste materials to be deposited in such a manner or location as to constitute a threatened discharge, into storm drains, gutters, creeks or the San Francisco Bay. Unlawful discharges to storm drains include, but are not limited to: discharges from toilets, sinks, industrial processes, cooling systems, boilers, fabric cleaning, equipment cleaning or vehicle cleaning.

124. LANDSCAPING: In finalizing the landscape plan for the biotreatment area(s), it is recommended that the landscape architect ensure that the characteristics of the selected plants are similar to those of the plants listed for use in bioretention areas in Appendix D of the Santa Clara Valley Urban Runoff Pollution Prevention Program (SCVURPPP) C.3 Stormwater Handbook.

125. LANDSCAPE MAINTENANCE AGREEMENT: The Developer shall enter into a Landscape Maintenance Agreement with the Town of Los Gatos in which the Developer agrees to maintain the vegetated areas along the project's Wood Road frontage located within the public right-of-way, including the proposed retaining walls as well as street light facilities and fixtures. The agreement must be completed and accepted by the Town Attorney prior to the issuance of any encroachment, grading or building permits.

126. EROSION CONTROL: Interim and final erosion control plans shall be prepared and submitted to the Engineering Division of the Parks and Public Works Department. A Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) shall be submitted to the San Francisco Bay Regional Water Quality Control Board for projects disturbing more than one (1) acre. A maximum of two (2) weeks is allowed between clearing of an area and stabilizing/building on an area if grading is allowed during the rainy season. Interim erosion control measures, to be carried out during construction and before installation of the final landscaping, shall be included. Interim erosion control method shall include, but are not limited to: silt fences, fiber rolls (with locations and details), erosion control blankets, Town standard seeding specification, filter berms, check dams, retention basins, etc. Provide erosion control measures as needed to protect downstream water quality during winter months. The grading, drainage, erosion control plans and SWPPP shall be in compliance with applicable measures contained in the amended provisions C.3 and C.14 of most current Santa Clara County National Pollutant Discharge Elimination System (NPDES) Municipal Regional Permit (MRP). Monitoring for erosion and sediment control is required and shall be performed by the Qualified SWPPP Developer (QSD) or Qualified SWPPP Practitioner (QSP) as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan (REAP) must be developed forty-eight (48) hours prior to any likely precipitation even, defined by a fifty (50) percent or greater probability as determined

by the National Oceanic and Atmospheric Administration (NOAA), and/or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (http://www.srh.noaa.gov/forecast) which must accompany monitoring reports and sampling test data. A rain gauge is required on-site. The Town of Los Gatos Engineering Division of the Parks and Public Works Department and the Building Department will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

127. DUST CONTROL: Blowing dust shall be reduced by timing construction activities so that paving and building construction begin as soon as possible after completion of grading, and by landscaping disturbed soils as soon as possible. Further, water trucks shall be present and in use at the construction site. All portions of the site subject to blowing dust shall be watered as often as deemed necessary by the Town, or a minimum of three (3) times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites in order to insure proper control of blowing dust for the duration of the project. Watering on public streets shall not occur. Streets shall be cleaned by street sweepers or by hand as often as deemed necessary by the Town Engineer, or at least once a day. Watering associated with on-site construction activity shall take place between the hours of 8 a.m. and 5 p.m. and shall include at least one (1) late-afternoon watering to minimize the effects of blowing dust. All public streets soiled or littered due to this construction activity shall be cleaned and swept on a daily basis during the workweek to the satisfaction of the Town. Demolition or earthwork activities shall be halted when wind speeds (instantaneous gusts) exceed twenty (20) miles per hour (MPH). All trucks hauling soil, sand, or other loose debris shall be covered.

128. DUST CONTROL: The following measures shall be implemented at construction sites greater than four (4) acres in area:
    a. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).
    b. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).
    c. Limit traffic speeds on unpaved roads to fifteen (15) miles per hour.
    d. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
    e. Replant vegetation in disturbed areas as quickly as possible.

129. AIR QUALITY: To limit the project's construction-related dust and criteria pollutant emissions, the following the Bay Area Air Quality Management District (BAAQMD)-recommended basic construction measures shall be included in the project's grading plan, building plans, and contract specifications:
    a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day, or otherwise kept dust-free.

b. All haul trucks designated for removal of excavated soil and demolition debris from site shall be staged off-site until materials are ready for immediate loading and removal from site.
c. All haul trucks transporting soil, sand, debris, or other loose material off-site shall be covered.
d. As practicable, all haul trucks and other large construction equipment shall be staged in areas away from the adjacent residential homes.
e. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day, or as deemed appropriate by Town Engineer. The use of dry power sweeping is prohibited. An on-site track-out control device is also recommended to minimize mud and dirt-track-out onto adjacent public roads.
f. All vehicle speeds on unpaved surfaces shall be limited to fifteen (15) miles per hour.
g. All driveways and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
h. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within forty-eight (48) hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations. Please provide the BAAQMD's complaint number on the sign: 24-hour toll-free hotline at 1-800-334-ODOR (6367).
i. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed twenty (20) miles per hour.
j. Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established.

130. DETAILING OF STORMWATER MANAGEMENT FACILITIES: Prior to the issuance of any grading or building permits, all pertinent details of any and all proposed stormwater management facilities, including, but not limited to, ditches, swales, pipes, bubble-ups, dry wells, outfalls, infiltration trenches, detention basins and energy dissipaters, shall be provided on submitted plans, reviewed by the Engineering Division of the Parks and Public Works Department, and approved for implementation.
131. CONSTRUCTION ACTIVITIES: All construction shall conform to the latest requirements of the CASQA Stormwater Best Management Practices Handbooks for Construction Activities and New Development and Redevelopment, the Town's grading and erosion control ordinance, and other generally accepted engineering practices for erosion control as required by the Town Engineer when undertaking construction activities.
132. STORMWATER DISCHARGE: New buildings, such as food service facilities and/or multi-family residential complexes or subdivisions, shall provide a covered or enclosed area for dumpsters and recycling containers. The area shall be designed to prevent water run-on to the area and runoff from the area. Areas around trash enclosures, recycling areas, and/or food compactor enclosures shall not discharge directly to the storm drain

system. Any drains installed in or beneath dumpsters, compactors, and tallow bin areas serving food service facilities shall be connected to the sanitary sewer. The Owner and/or Applicant shall contact the local permitting authority and/or sanitary district with jurisdiction for specific connection and discharge requirements.

133. WATER FEATURES: New fountains shall have a connection to the sanitary sewer system, subject to West Valley Sanitation District's authority and standards, to facilitate draining events. Discharges from these features shall be directed to the sanitary sewer and are not allowed into the storm drain system.

134. SITE DRAINAGE: Rainwater leaders shall be discharged to splash blocks. No through curb drains will be allowed. Any storm drain inlets (public or private) directly connected to public storm system shall be stenciled/signed with appropriate "NO DUMPING - Flows to Bay" NPDES required language. On-site drainage systems for all projects shall include one of the alternatives included in section C.3.i of the Municipal Regional NPDES Permit. These include storm water reuse via cisterns or rain barrels, directing runoff from impervious surfaces to vegetated areas and use of permeable surfaces. If stormwater treatment facilities are to be used they shall be placed a minimum of ten (10) feet from the adjacent property line and/or right-of-way. Alternatively, the facility(ies) may be located with an offset between 5 and 10 feet from the adjacent property and/or right-of-way line(s) if the responsible engineer in charge provides a stamped and signed letter that addresses infiltration and states how facilities, improvements and infrastructure within the Town's right-of-way (driveway approach, curb and gutter, etc.) and/or the adjacent property will not be adversely affected. No improvements shall obstruct or divert runoff to the detriment of an adjacent, downstream or down slope property.

135. STORM WATER MANAGEMENT PLAN: A storm water management shall be included with the grading permit application for all Group 1 and Group 2 projects as defined in the amended provisions C.3 of the Municipal Regional Stormwater NPDES Permit, Order R2-2015-0049, NPDES Permit No. CAS612008. The plan shall delineate source control measures and BMPs together with the sizing calculations. The plan shall be certified by a professional pre-qualified by the Town. In the event that the storm water measures proposed on the Planning approval differ significantly from those certified on the Building/Grading Permit, the Town may require a modification of the Planning approval prior to release of the Building Permit. The Owner and/or Applicant may elect to have the Planning submittal certified to avoid this possibility.

136. STORM WATER MANAGEMENT PLAN NOTES: The following note shall be added to the storm water management plan: "The biotreatment soil mix used in all stormwater treatment landscapes shall comply with the specifications in Attachment L of the MRP. Proof of compliance shall be submitted by the Contractor to the Town of Los Gatos a minimum of thirty (30) days prior to delivery of the material to the job site using the Biotreatment Soil Mix Supplier Certification Statement."

137. STORM WATER MANAGEMENT PLAN CERTIFICATION: Certification from the biotreatment soils provider is required and shall be given to Engineering Division Inspection staff a minimum of thirty (30) days prior to delivery of the material to the job site. Additionally deliver tags from the soil mix shall also be provided to Engineering Division Inspection staff. Sample Certification can be found here:

http://www.scvurppp-w2k.com/nd_wp.shtml?zoom_highlight=BIOTREATMENT+SOIL.

138. AGREEMENT FOR STORMWATER BEST MANAGEMENT PRACTICES INSPECTION AND MAINTENANCE OBLIGATIONS: The property owner shall enter into an agreement with the Town for maintenance of the stormwater filtration devices required to be installed on this project by the Town's Stormwater Discharge Permit and all current amendments or modifications. The agreement shall specify that certain routine maintenance shall be performed by the property owner and shall specify device maintenance reporting requirements. The agreement shall also specify routine inspection requirements, permits and payment of fees. The agreement shall be recorded, and an electronic copy (PDF) of the recorded agreement shall be submitted to the Engineering Division of the Parks and Public Works Department, prior to the release of any occupancy permits.
139. SILT AND MUD IN PUBLIC RIGHT-OF-WAY: It is the responsibility of Contractor and property owner to make sure that all dirt tracked into the public right-of-way is cleaned up on a daily basis. Mud, silt, concrete and other construction debris SHALL NOT be washed into the Town's storm drains.
140. GOOD HOUSEKEEPING: Good housekeeping practices shall be observed at all times during the course of construction. All construction shall be diligently supervised by a person or persons authorized to do so at all times during working hours. The Owner and/or Applicant's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in penalties and/or the Town performing the required maintenance at the Owner and/or Applicant's expense.
141. NEIGHBORHOOD CONSTRUCTION COMMUNICATION PLAN: Prior to the issuance of an encroachment, or grading or building permit, the Developer shall initiate a weekly neighborhood email notification program to provide project status updates. The email notices shall also be posted on a bulletin board placed in a prominent location along the project perimeter.
142. PERMIT ISSUANCE: Permits for each phase; reclamation, landscape, and grading, shall be issued simultaneously.
143. COVERED TRUCKS: All trucks transporting materials to and from the site shall be covered.
144. PRIVATE EASEMENTS: Agreements detailing rights, limitations, and responsibilities of involved parties shall accompany each private easement. The easements and associated agreements shall be recorded simultaneously with the map. An electronic copy (PDF) of the recorded agreement(s) shall be submitted to the Engineering Division of the Parks and Public Works Department prior to the issuance of any permit.

TO THE SATISFACTION OF THE SANTA CLARA COUNTY FIRE DEPARTMENT:

145. GENERAL: This application proposes installation of terrace level exterior standpipes in lieu of providing fire apparatus access, as outlined in CFC, Section 503.1.1. As the villas are built upon an elevated terrace level podium, compliant apparatus access and associated hose pull distances are exceeded. This alternative shall ensure an approved hose valve is accessible within 150-feet of all portions of the facilities and all portions of

the exterior walls of the first story of each structure.

146. GENERAL: This request and associated drawings demonstrate terrace level exterior standpipe hose valves within 150-feet of all exterior portions of each structure, in lieu of apparatus access per CFC Sec. 503.1.1. An associated fire flow letter, provided by San Jose Water (SJW) indicates that they will construct a new looped public 8" water main installation with four new 6" public hydrants to supply the site. SJW has indicated in their attached analysis that they will be able to provide 1,500 GPM at a minimum 20 psi. throughout the site, including from the most demanding location, approximately 405' N/N Wood Rd. at an elevation of 525'.
147. GENERAL: All Building Permit drawings shall clearly demonstrate the water main and new hydrant installation.
148. GENERAL: A copy of the Alternate Means/Methods application form, with building and fire official's approval signatures and engineer's stamp and signature shall be made part of the building permit drawing set, to be routed to Santa Clara County Fire Department for final approval.
149. GENERAL: Review of this Developmental proposal is limited to acceptability of site access, water supply and may include specific additional requirements as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work, the applicant shall make application to, and receive approval from, the Building Department all applicable construction permits.
150. FIRE SPRINKLERS REQUIRED: (As noted on Cover Sheet of Official Development Plans) In other than residential buildings, which require the installation of fire sprinklers for all new buildings according to the California Residential Code, an automatic sprinkler system shall be provided throughout all new buildings and structures. Note: Sprinklers are required for all structures and covered areas such as walkways and gazebos.
151. EMERGENCY RADIO RESPONDER COVERAGE: (As noted on Sheet C108 of Official Development Plans) All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. Refer to CFC Sec. 510 for further requirements. Emergency Radio Responder Coverage requirements applies to all buildings. [SCCFD Standard Details & Specifications, C-2].
152. STANDPIPES REQUIRED: (AMMR-See note below) Standpipe systems shall be provided in new buildings and structures in accordance with this section. Fire hose threads used in connection with standpipe systems shall be approved and shall be compatible with fire department hose threads. The location of fire department hose connections shall be approved. Standpipes shall be manual wet type. In buildings used for high-piled combustible storage, fire hose protection shall be in accordance with Chapter 32. Installation standard. Standpipe systems shall be installed in accordance with this section and NFPA 14 as amended in Chapter 80. CFC Sec. 905. Locations of proposed interior standpipes and exterior terrace standpipes to comply with hose pull distances, are noted on Sheet C109.1 of the Official Development Plans. Terrace hose valves are

not allowed to be combined with automatic fire sprinkler systems for SCCFD. This review verified proposed locations. Further determination and validation of these locations will be reviewed upon submittal of the system plans.

153. ALTERNATIVE MATERIALS OR METHOD OF CONSTRUCTION REQUEST (AMMR): An AMMR request and associated drawings demonstrating terrace level exterior standpipe hose valves within 150-feet of all exterior portions of each structure, in lieu of apparatus access per CFC Sec. 503.1.1 and an associated fire flow letter, provided by San Jose Water (SJW) indicating that they will construct a new looped public 8" water main installation with four new 6" public hydrants to supply the site has been reviewed and approved by Chief Estrada on 09/14/21. SJW has indicated in their analysis that they will be able to provide 1,500 GPM at a minimum 20 psi. throughout the site, including from the most demanding location, approximately 405' N/N Wood Rd. at an elevation of 525'.

154. WATER SUPPLY REQUIREMENTS: (As noted on Sheet C108 of Official Development Plans) Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2019 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.

155. PUBLIC FIRE HYDRANT(S) REQUIRED: (As noted on Sheet C106 of Official Development Plans and in SJW fire flow letter) Provide public fire hydrant(s) at location(s) to be determined jointly by the Fire Department and San Jose Water Company. Maximum hydrant spacing shall be 500 feet, with a minimum single hydrant flow of 1500 GPM at 20 psi, residual. Fire hydrants shall be provided along required fire apparatus access roads and adjacent public streets. CFC Sec. 507, and Appendix B and associated Tables, and Appendix C. Hydrants are located on the complex side of the roadway and are immediately accessible (at road elevation) from the fire department access road. A fire flow letter, provided by San Jose Water (SJW) indicates that they will construct a new looped public 8" water main installation with four new 6" public hydrants to supply the site. SJW has indicated in their attached analysis that they will be able to provide 1,500 GPM at a minimum 20 psi. throughout the site, including from the most demanding location, approximately 405' N/N Wood Rd. at an elevation of 525'.

156. FIRE DEPARTMENT CONNECTION REQUIRED: (As noted on Sheet C109.1 of Official Development Plans) A Fire Department Connection (FDC) is required for each building to support its sprinkler system. They shall not be attached to the buildings. The FDC shall be installed at the street, on the street address side of the building. It shall not be on the opposite side of a roadway from the structure that it supplies. It shall be located within 100 feet of a public fire hydrant and within ten (10) feet of the main PIV (unless

otherwise approved by the Chief due to practical difficulties). FDC's shall be equipped with a minimum of two (2), two-and-one-half (2- 1/2") inch national standard threaded inlet couplings. FDC's supplying private onsite fire hydrants shall have a minimum four (4) way inlet coupling. Orientation of the FDC shall be such that hose lines may be readily and conveniently attached to the inlets without interference. FDC's shall be painted safety yellow [SCCFD, SP-2 Standard]. Locations of all FDCs are noted on Sheet C109.1 of Official Development Plans, as reference only. Construction details of the FDC supply to fire protection systems will be subject to review of design details at time of installation permit submittal. One FDC is required for support of each individual building, as currently noted on the plans. Fire Department Connections are located within 100' from an approved fire hydrant.

157. REQUIRED SECONDARY FIRE DEPARTMENT ACCESS: (As noted on Sheet C108 of Official Development Plans)

Commercial and Industrial Developments -

a. Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have a least two means of fire apparatus access for each structure.
b. Buildings exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet (5760 mm) shall be provided with two separate and approved fire apparatus access roads. Exception: Projects having a gross building area of up to 124,000 square feet (11520 mm) that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems.

Multi-Family Residential Developments (R-1 & R-2 occupancies)-

a. Multi-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads. CFC Sec. Chp. 5. Two separate and approved fire apparatus access roads are required. Aerial access is required for 7 of the 8 buildings. A 26' wide fire lane is shown in the immediate vicinity of any building or portion of a building more than 30 feet in height above the lowest level of fire department access.

158. REQUIRED AERIAL ACCESS: (As noted on Sheet C108 and C108.3 of Official Development Plans)

Where required-

a. Buildings or portions of buildings or facilities exceeding 30 feet (9144 mm) in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway. Roadways shall have a paved all weather surface, vertical clearance of 13 feet 6 inches, minimum circulating turning radius of 60 feet outside, a maximum slope of 15% and be able to withstand an imposed load of 75K pounds.
b. Width: Fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925) in the immediate vicinity of any building or portion of building more than 30 feet (9144 mm) in height.

c. Proximity to building: At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572mm) and a maximum of 30 feet (9144mm) from the building, and shall be positioned parallel to one entire side of the building, as approved by the fire code official. CFC Ch. 5 and SCCFD SD&S A-1. Aerial access is required for 7 of the 8 buildings. A 26' wide circulating fire lane is shown on the plans. Special consideration shall be taken to support aerial operations. Aerial access demonstrated to the Villa parapets, and in turn to the roof decks via a structural ledge with permanently attached ladders is acknowledged and accepted. All aerial setup sections are noted to have a cross slope of no more than 2%. Conforming aerial setup capability is demonstrated for each villa on Sheet C108.3.

159. TURN RADIUS (CIRCULATING): (AMMR-See note below) The minimum outside turning radius is 42 feet for required access roadways. Greater radius up to 60 feet may be required where the Fire Department determines that Ladder Truck access is required. Circulating refers to travel along a roadway without dead ends. The turn at the entrance to the south of the arrival court has been revised and submitted with a Request for Variance. While this revision does improve the existing condition, and may now be accessible for a shorter wheel-based vehicle such as an ambulance, the cross slope at this location is still impassible for larger fire apparatus. Conforming turnaround noted in front of Villa B. Appropriate radii and angles of approach and departure are required throughout the fire access roadway. [CFC 503.2.8]. As aerial access is required throughout the site, all turns shall provide a 60' outside radius and all slope transitions and points of approach and departure shall be no greater than 5%. An application for Alternate Materials, Design or Methods of Construction for this turnaround has been submitted per CFC 104.9 for consideration. The alternate has been approved by SCCFD however, the request form requires Building Official signature, architect/engineers signed stamp/seal and subsequent inclusion on the project documents.

160. FIRE APPARATUS ACCESS ROADS REQUIRED FOR BUILDINGS AND FACILITIES: (As noted on Sheets C102 and C108 of Official Development Plans) Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or with the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. [CFC, Section 503.1.1]. Compliant hose pull access routes leading to all portions of the exterior walls of the first story are shown on Sheet C109. Stair access from the Terrace level to the lowest level within each structure shown on Sheet C108. Proposed accessible paths for patient transfers between each villa and anticipated ambulance staging areas are noted on Sheet C108. Several locations along the proposed fire department access roadway are within an existing tributary area, draining toward Broadway. Sheet C102 Pavement Design Note indicates that the roadway design shall support: 1) 75K pound loading capacity, 2) Point loads for aerial apparatus outriggers, and 3) Drainage design sufficient to prevent roadway erosion.

161. TWO-WAY COMMUNICATION SYSTEM: (As noted on Sheet C108 of Official Development

Plans) Two-way communication systems shall be designed and installed in accordance with all current editions of NFPA 72, the California Electrical Code, the California Fire Code, the California Building Code, and the city or town ordinances, policies, and standards where a two-way system is being installed. [SCCFD Standard Details & Specifications, C-1]. Other standards also contain design/installation criteria for specific life safety related equipment. These other standards are referred to in NFPA 72.

162. ADDRESS IDENTIFICATION: (As noted on Sheet C108 of Official Development Plans) New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1.
163. CLOSURE OF FIRE APPARATUS ACCESS ROADWAYS: (As noted on Sheet C108 of Official Development Plans) The installation of gates, or other barricades across required fire department access roads or driveways shall comply with Standard Details & Specifications, G-1. Detailed plans showing the location and method of the closure are required. Due to site access constraints, Broadway will be considered the primary emergency vehicle access route. Signage shall be provided indicating it is for emergency access only as indicated on Sheet C108 and no obstruction to this access shall be installed or constructed without additional fire department review and approval.
164. FIRE LANE MARKING REQUIRED: (As noted on Sheet C108) Provide marking for all roadways within the project. Markings shall be per fire department specifications. Installations shall also conform to Local Government Standards and Fire Department Standard Details and Specifications A-6. CFC Sec. 503.3.
165. PARKING: (As noted on Sheet C108 of Official Development Plans) When parking is permitted on streets, in both residential/commercial applications, it shall conform to the following: Parking is permitted both sides of the street with street widths of 36 feet or more; Parking is permitted on one side of the street with street widths of 28 – 35 feet; No parking is permitted when street widths are less than 28 feet. NOTE: Rolled curbs can be part of the curb/sidewalk and used to increase the roadway width with approval from the fire code official. Additional requirements may apply for buildings 30 feet in height or greater. No parking shall be allowed along the access road. Fire Lane markings applied throughout.
166. GENERAL: This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the Fire Code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance. [CFC, Ch.1, 105.3.6]

SECTION VII

This Ordinance was introduced at a regular meeting of the Town Council of the Town of Los Gatos on _____, and adopted by the following vote as an ordinance of the Town of Los Gatos at a meeting of the Town Council of the Town of Los Gatos on _____, and becomes effective 30 days after it is adopted.

COUNCIL MEMBERS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

SIGNED:

MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

DATE: _____

ATTEST:

CLERK ADMINISTRATOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

DATE: _____

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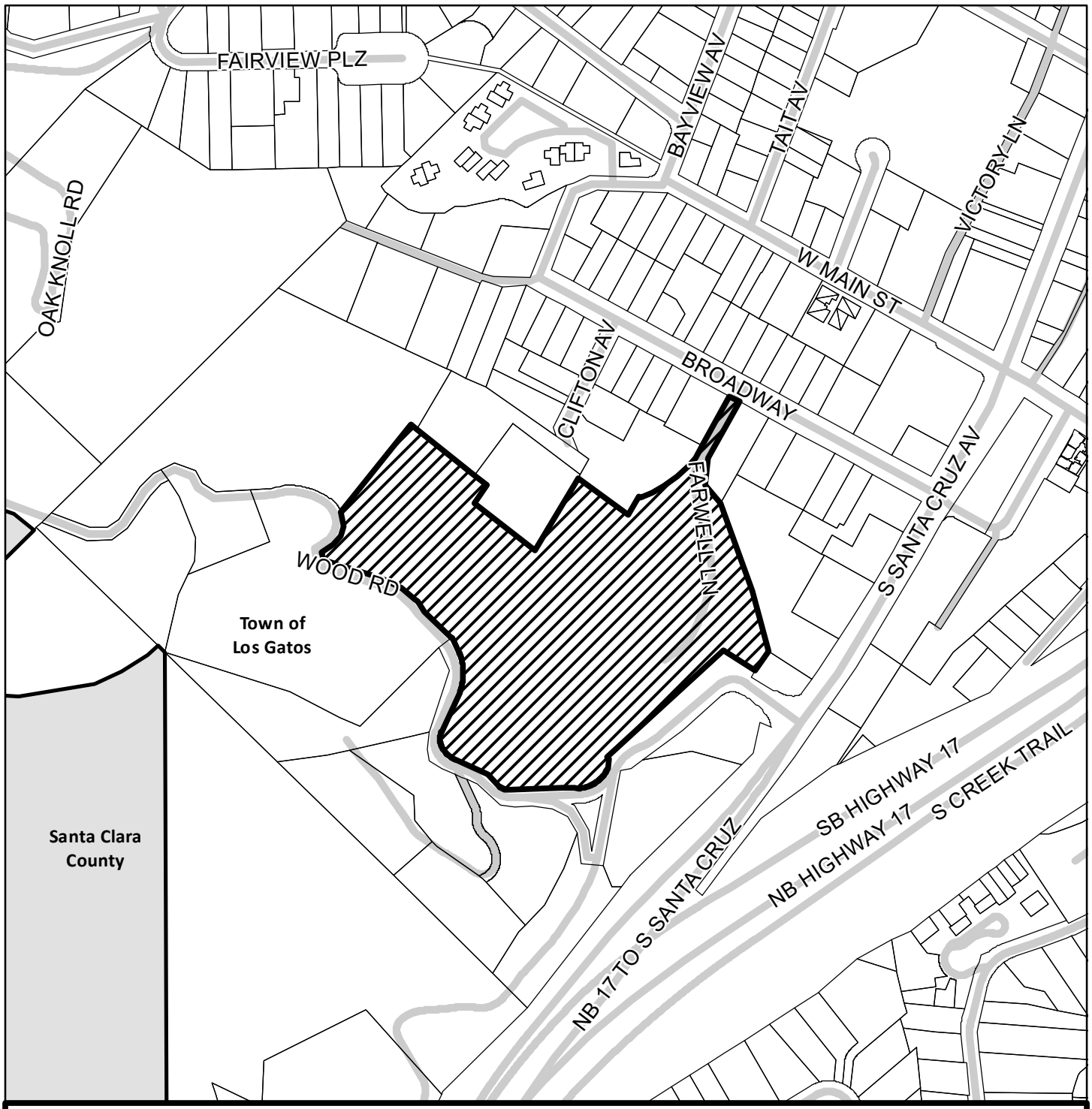

TOWN OF LOS GATOS

Application No. PD-20-001 **A.P.N. #** 510-47-038

Change of zoning map amending the Town Zoning Ordinance.

☒ **Zone Change** **From: R:PD To: R:PD**

☐ **Prezoning**

Forwarded by Planning Commission **Date:** January 12, 2022

Approved by Town Council **Date:** **Ord:**

Clerk Administrator: **Mayor:**

EXHIBIT A

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LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

Applicant:	Owner:	Civil / Site:	Landscape:	Structural:	Mechanical, Electrical, & Plumbing:	General Contractor:
ROCKWOOD PACIFIC	**COVIA**	**KIMLEY-HORN**	**GATES + ASSOCIATES**	**KPFF CONSULTING ENGINEERS**	**GLUMAC**	**DEVCON CONSTRUCTION INC**
36 SOUTHWOOD DRIVE ORINDA, CA 94563 (415) 816-7944	2185 N CALIFORNIA BLVD, SUITE 215 WALNUT CREEK, CA 94596 (925) 956-7400	4637 CHABOT DRIVE, SUITE 300 PLEASANTON, CA 94588 (925) 398-4840	2671 CROW CANYON RD SAN RAMON, CA 94583 (925) 736-8176	45 FREMONT ST, 28TH FLOOR SAN FRANCISCO, CA 94105 (415) 989-1004	150 CALIFORNIA ST, 3RD FLOOR SAN FRANCISCO, CA 94111 (415) 398-7667	690 GIBRALTAR DRIVE MILPITAS, CA 95035 (408) 942-8200

DRAWING SCHEDULE

01 - GENERAL
G000 COVER SHEET

05 - CIVIL
C101 PRELIMINARY DEMOLITION PLAN
C101.1 EXISTING DRAINAGE PLAN
C102 PRELIMINARY CIVIL SITE PLAN
C103 PRELIMINARY GRADING AND DRAINAGE PLAN
C103.1 GRADING SECTIONS
C103.2 PRELIMINARY GRADING DETAILS
C104 PRELIMINARY CUT AND FILL PLAN
C105 PRELIMINARY STORMWATER CONTROL PLAN
C105.1 PRELIMINARY STORMWATER CONTROL DETAILS
C105.2 CALIFORNIA BLUEPRINT FOR A CLEAN BAY
C106 PRELIMINARY UTILITY PLAN
C107 PRELIMINARY EROSION CONTROL PLAN
C108 PRELIMINARY FIRE ACCESS PLAN
C108.1 FIRE TURNAROUND DETAILS
C108.2 FIRE ROOF ACCESS DETAILS
C108.3 FIRE ROOF ACCESS SECTIONS
C109 PRELIMINARY HOSE PULL PLAN
C109.1 PRELIMINARY FDC PLAN

06 - LANDSCAPE
T-1 TREE PRESERVATION REMOVAL PLAN
T-2 TREE INVENTORY TABLE
T-3 TREE INVENTORY TABLE
T-4 TREE INVENTORY TABLE
T-5 TREE INVENTORY TABLE AND NOTES
LS-1 OVERALL ILLUSTRATIVE SITE PLAN
LS-2 LAYOUT NOTES AND PLANTING NOTES
LS-3 PLANT PALETTE
LS-4 GROUND LEVEL LAYOUT PLAN
LS-5 GROUND LEVEL LAYOUT PLAN - MEMORY COURTYARD
LS-6 TERRACE LEVEL LAYOUT PLAN
LS-7 TERRACE LEVEL LAYOUT PLAN - VILLAGE GREEN AND TOWN SQUARE
LS-8 GROUND LEVEL PLANTING PLAN
LS-9 GROUND LEVEL PLANTING PLAN
LS-10 TERRACE LEVEL PLANTING PLAN
LS-11 TERRACE LEVEL PLANTING PLAN - VILLAGE GREEN AND TOWN SQUARE
LS-12 SITE LIGHTING CONCEPT PLAN
LS-13 MATERIAL BOARD

08 - ARCHITECTURE
A000 AERIAL VIEW DIAGRAM
A001 OVERALL SITE PLAN
A100 FLOOR PLAN - LOWER GARAGE LEVEL
A101 GROUND FLOOR PLAN - OVERALL
A101A GROUND FLOOR PLAN - S GARAGE
A101B GROUND FLOOR PLAN - MID GARAGE
A101C GROUND FLOOR PLAN - N GARAGE
A101D GROUND FLOOR PLAN - HEALTH CENTER
A101E GROUND FLOOR PLAN - CORE
A101F GROUND FLOOR PLAN - WELLNESS
A102 1ST FLOOR PLAN - OVERALL
A102A 1ST FLOOR PLAN - VILLA A S
A102B 1ST FLOOR PLAN - VILLA A N
A102C 1ST FLOOR PLAN - VILLA B & H
A102D 1ST FLOOR PLAN - VILLA C
A102E 1ST FLOOR PLAN - VILLA D & G
A102F 1ST FLOOR PLAN - VILLA E & F
A103 2ND & 3RD FLOOR PLAN - OVERALL
A103A TYPICAL FLOOR PLAN - VILLA A S
A103B TYPICAL FLOOR PLAN - VILLA A N
A103C TYPICAL FLOOR PLAN - VILLA B&H
A103D TYPICAL FLOOR PLAN - VILLA C
A103E TYPICAL FLOOR PLAN - VILLA D & G
A103F TYPICAL FLOOR PLAN - VILLA E & F
A104 4TH FLOOR PLAN - OVERALL
A104A 4TH FLOOR PLAN - VILLA D & G
A105 5TH FLOOR PLAN - OVERALL
A105A 5TH FLOOR PLAN - VILLA A S
A105B 5TH FLOOR PLAN - VILLA C
A105C 5TH FLOOR PLAN - VILLA E & F
A106 ROOF PLAN - OVERALL
A201-E EXISTING EXTERIOR ELEVATIONS
A201 EXTERIOR ELEVATIONS SE
A202-E EXISTING EXTERIOR ELEVATIONS
A202 EXTERIOR ELEVATIONS NE & SW
A203-E EXISTING EXTERIOR ELEVATIONS
A203 EXTERIOR ELEVATIONS NW
A204 MATERIAL BOARD
A205 BUILDING OUTLINES - EXISTING AND PROPOSED
A206 BUILDING OUTLINES - LANDSCAPE OVERLAY
A207 SITE CROSS-SECTIONS
A301 OVERALL SITE SECTION
A302 ADJACENT PROPERTIES SECTIONS
A303 ADJACENT PROPERTIES SECTIONS
A400 SHADOW STUDY - DECEMBER
A401 SHADOW STUDY - JUNE
A402 SITE PHOTOS
A403 SITE PHOTOS
A404 SITE PHOTOS
A405 RENDERING IMAGES
A406 PERSPECTIVE - BEFORE AND AFTER
A407 RENDERED IMAGE PROGRESSION
A408 PERSPECTIVE - BEFORE AND AFTER
A501 TYPICAL IL UNIT PLANS

CIVIL IMPROVEMENTS ABBREVIATIONS

AB - AGGREGATE BASE
AC - ASPHALT
BLDG - BUILDING
BW - BACK OF WALK
CB - CATCH BASIN
C/L - CENTERLINE
CO - CLEAN OUT
CONC. - CONCRETE
DI - DRAIN INLET
DW - DOMESTIC WATER
E - EAST
ELEC - ELECTRIC
ESMT - EASEMENT
EP - EDGE OF PAVEMENT
EX - EXISTING
FF - FINISHED FLOOR
FG - FINISHED GRADE
FL - FLOW LINE
FS - FINISHED SURFACE
FW - FIRE WATER
G - GAS
GB - GRADE BREAK
HP - HIGH POINT
INV - INVERT
IRR - IRRIGATION WATER
JS - JUNCTION STRUCTURE
LP - LOW POINT
MH - MANHOLE
N - NORTH
PCC - PORTLAND CEMENT CONCRETE
P/L - PROPERTY LINE
PROP. - PROPOSED
PUE - PUBLIC UTILITY EASEMENT
PVC - POLYVINYL CHLORIDE
R - RIDGE OR RADIUS
RW - RECLAIMED WATER
R/W - RIGHT-OF-WAY
S - SEWER OR SOUTH
SD - STORM DRAIN
STA - STATION
SS - SANITARY SEWER
SW - SIDEWALK
T - TELEPHONE
TELE - TELECOMMUNICATION
TC - TOP OF CURB
TW - TOP OF WALL ELEVATION
W - WATER OR WEST
XXX.XX - PROPOSED ELEVATION
(XXX.XX) - EXISTING ELEVATION

FIRE PROTECTION ABBREVIATIONS

FPR - FIRE PROTECTION RISER (STANDPIPE)
FSP - FIRE STANDPIPE

AERIAL MAP

VICINITY MAP

PROJECT DATA	
LOS GATOS MEADOWS (CONTINUING CARE RETIREMENT COMMUNITY)	
APN:	510 47 038
ADDRESS:	110 WOOD ROAD LOS GATOS CA, 95030
SITE AREA (GSF):	472,185 GSF
SITE AREA (NET):	10.66 ACRES
GROSS SITE AREA (ACRES):	10.84 ACRES
PROPOSED SITE AREA COVERAGE:	0.225**
ZONING:	RESIDENTIAL-PLANNED DEVELOPMENT
LAND USE:	MEDIUM DENSITY RESIDENTIAL
FLOOD ZONE:	X
WILDLAND URBAN INTERFACE:	YES
WUI ZONE NAME:	STATE MANDATED LRA (VHFHA)
WITHIN HILLSIDE AREA MAP BOUNDARY:	NO
TYPE OF CONSTRUCTION:	IA
OCCUPANCY:	R2.1

GROSS DATA			
LEVEL	GSF*	PARKING SF	BALCONY SF
LOWER PARKING GARAGE	0	22,136	
GRADE LEVEL	52,904	69,691	
TERRACE LEVEL	89,271		4,586
SECOND LEVEL	85,821		6,591
THIRD LEVEL	85,821		6,591
FOURTH LEVEL	73,043		7,462
FIFTH LEVEL	43,956		6,097
TOTAL GSF	430,816	91,827	31,327

*GSF excludes Parking, Balconies (not used for egress) and Generator/Cooling Tower Enclosure Areas

EXISTING GROSS DATA			
LEVEL	GSF*	PARKING SF	BALCONY SF
TOTAL EXISTING GSF	150,475	45,000	13,350

UNIT DATA							
		IL UNITS					
	SUPPORTING CARE UNITS	1-BED	1-BED W DEN	2-BED	2-BED W DEN	2-BED PENT	APT TOTAL
GRADE LEVEL	17	-	-	-	-	-	0
TERRACE LEVEL	"	5	2	10	11	-	28
SECOND LEVEL	"	1	13	17	13	-	44
THIRD LEVEL	"	1	13	17	13	-	44
FOURTH LEVEL	"	1	12	13	9	2	37
FIFTH LEVEL	"	1	8	9	-	3	21
SUBTOTAL	17	9	48	66	46	5	
TOTAL	17						174

PARKING		
TOTAL PARKING REQUIRED		77
TOTAL STANDARD SPACES PROVIDED		78
ADDITIONAL TANDEM SPACES PROVIDED PER OWNER OPERATIONAL REQUIREMENT		122
TOTAL SPACES, STANDARD + TANDEM		200
ACCESSIBLE SPACES PROVIDED	2% OF MULTIFAMILY, 5% OF OTHER USES	9
ACCESSIBLE VAN SPACES PROVIDED		2
EV SPACES FOR FUTURE EVSE	10% OF SPACES PROVIDED	20

SCOPE OF WORK
THE PROPOSED SENIOR LIVING DEVELOPMENT INCLUDES 174 INDEPENDENT RESIDENTIAL APARTMENTS AND 17 SUPPORTING CARE UNITS AS WELL AS AMENITY SPACE, BACK OF HOUSE SPACE AND SUBTERRANEAN PARKING. TOTAL SITE COVERAGE IS APPROXIMATELY 22.5% AND WITH A MAXIMUM HEIGHT OF 85.5 FEET FROM THE GROUND FLOOR ELEVATION (488'). THE PROJECT WILL BE LICENSED AS A RESIDENTIAL CARE FACILITY AND WILL COMPLY WITH THE ACCESSIBILITY GUIDELINES IN THE CALIFORNIA BUILDING CODE. PER THE CALIFORNIA ENERGY CODE AND IN KEEPING WITH THE INTENT OF THE TOWN CODE, A MINIMUM OF 15% OF THE TOTAL ROOF AREA WILL BE A DEDICATED SOLAR ZONE. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS AND STRUCTURES INCLUDING COVERED WALKWAYS. A FIRE ALARM SYSTEM PER CFC SEC. 907 (NFPA 72) SHALL BE PROVIDED.

** PROPOSED SITE AREA COVERAGE

BUILDING COVERAGE AREA

1.	VILLA (APT) BUILDINGS	87,303 SF
2.	SUBTERRANEAN GARAGE	56,890 SF
3.	HEALTH CENTER	2,453 SF
3.	ENTRANCE CANOPY	1,092 SF
4.	COVERED BALCONIES	6,921 SF
5.	COVERED WALKWAYS	6,235 SF
6.	TERRACE COURTYARDS	+ 52,890 SF
7.	TERRACE OVERLOOK	+ 4,053 SF
	TOTAL	106,540 SF

EXISTING SITE AREA COVERAGE
(CALCULATED FROM EXISTING DRAWING SET)

BUILDING COVERAGE AREA

1.	RESIDENT (APT) BUILDINGS	70,300 SF
2.	SUBTERRANEAN GARAGE	21,422 SF
3.	HEALTH CENTER	12,000 SF
3.	ENTRANCE CANOPY	INCL IN GARAGE SF
4.	COVERED BALCONIES	INCL IN RESIDENTIAL BLDG
5.	COVERED WALKWAYS	12,705 SF
6.	TERRACE COURTYARDS	NA
7.	TERRACE OVERLOOK	NA
	TOTAL	116,427 SF

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

PLANNING SUBMITTAL

PROJECT No. 70581.00
JULY 27, 2021
CORRECTED

EXHIBIT B

1 **AERIAL VIEW DIAGRAM**
1" = 100'-0"

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
COVIA
2185 N CALIFORNIA BLVD, SUITE 215
WALNUT CREEK, CA 94596
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
GATES + ASSOCIATES
2671 CROW CANYON RD
SAN RAMON, CA 94583
(925) 736-8176

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

AERIAL VIEW DIAGRAM

SCALE: 1" = 100'-0"

A000

PLANNING SUBMITTAL

JULY 27, 2021

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LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N60°02'58"W	28.68'
L2	N29°24'32"E	53.20'
L3	N37°54'32"E	23.50'
L4	N48°53'50"E	36.05'
L5	N53°57'08"E	38.95'
L6	N56°54'32"E	29.60'
L7	N66°09'32"E	29.16'
L8	N53°35'28"W	5.65'
L9	N29°24'32"E	50.00'
L10	N34°23'40"E	51.13'
L11	N08°44'40"W	37.04'
L12	N16°56'02"E	24.45'
L13	N41°10'02"E	25.08'
L14	N56°43'42"E	31.95'
L15	N11°02'58"W	19.92'
L16	N66°09'48"W	51.15'
L17	N49°20'28"W	49.11'
L18	N33°48'18"W	30.19'
L19	N26°27'28"W	78.39'
L20	N00°52'22"E	44.18'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L21	N56°26'58"W	14.35'
L22	N42°29'58"W	53.04'
L23	N88°21'58"W	61.28'
L24	N83°06'58"W	55.56'
L25	N62°58'58"W	45.95'
L26	N44°34'40"W	10.36'
L27	N32°41'20"E	57.20'
L28	N42°11'08"W	57.90'
L29	N10°38'02"E	61.25'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	180.00	3°35'59"	11.31
C2	95.00	36°55'48"	61.23

SEE THIS SHEET FOR CONTINUATION

SEE THIS SHEET FOR CONTINUATION

JULIE A. RITTER TRUSTEE
135 WOOD ROAD
APN: 510-47-034

110 WOOD ROAD
APN: 510-47-038

BERND J. NEUDECKER
109 WOOD ROAD
APN: 510-47-041

HOOD MARLENA TRUSTEE
100 WOOD ROAD
APN: 510-47-029

EQUITY INVESTORS
200 S. SANTA CRUZ AVE
APN: 510-47-042

RAYMOND F. & GRACE LESTER
142 S. SANTA CRUZ AVE
APN: 510-45-090

LG HOTEL LLC.
140 S. SANTA CRUZ AVE
APN: 510-45-065

CARRIAGE HOUSE LLC
19 CLIFTON AVE APN:
510-45-082

CARRIAGE HOUSE LLC
23 CLIFTON AVE
APN: 510-45-082

SEVENTH DAY
ADVENTIST CHURCH
57 BROADWAY ST.
APN: 510-45-082

JOHN L AND JEAN
RICHARDSON TRUSTEE
47 BROADWAY ST.
APN: 510-45-082

T.B.M NO.:
NORTHING: 1905946.12'
EASTING: 6128709.97'
ELEVATION: 477.32'
DESC.: CHECK-AT-3

T.B.M NO.:
NORTHING: 1906191.28'
EASTING: 6128802.86'
ELEVATION: 492.29'
DESC.: SET S/X

T.B.M NO.:
NORTHING: 1906520.20'
EASTING: 6128939.35'
ELEVATION: 465.13'
DESC.: FS

SITE NOTE:

AVERAGE SLOPE: 24%

TITLE EXCEPTIONS AND EXCLUSIONS

(13) AN EASEMENT FOR PUBLIC USE FOR ALL LAWFUL PURPOSES FOREVER AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 07, 1969 IN BOOK 8732, PAGE 226 OF OFFICIAL RECORDS. IN FAVOR OF THE TOWN OF LOS GATOS, A MUNICIPAL CORPORATION, AFFECTS: THE SOUTHERLY PORTIONS OF PARCEL 2.

(15) LICENSE FOR THE ENCROACHMENT OF FENCE LINES OVER THE SOUTHEASTERLY LINE OF LYNDON LANE AS GRANTED BY LOS GATOS MEADOWS, A CALIFORNIA NON-PROFIT CORPORATION, TO DAWN PISORS AND GEORGE PISORS, RECORDED JULY 08, 1986 IN BOOK J756, PAGE 1514, INSTRUMENT NO. 8850136, OFFICIAL RECORDS.

(21) AN EASEMENT FOR THE DISTRIBUTION OF ELECTRIC ENERGY AND COMMUNICATION PURPOSES AND INCIDENTAL PURPOSES, RECORDED APRIL 25, 2013 AS INSTRUMENT NO. 22191749 OF OFFICIAL RECORDS. IN FAVOR OF PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION, AFFECTS: AS DESCRIBED THEREIN.

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- EXISTING SANITARY SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING WATER LINE
- EXISTING ASPHALT CONCRETE PAVEMENT
- ASPHALT CONCRETE/SIDEWALK PAVEMENT TO BE REMOVED AND REPLACED
- EXISTING BUILDING
- EXISTING TREES / REMOVE OR REPLACE (REFER TO LANDSCAPE TREE PLANS)
- EXISTING SANITARY SEWER/STORM DRAIN MANHOLE
- EXISTING FIRE HYDRANT

NO.	DATE	ISSUE

SEAL

KEY PLAN

Kimley»Horn
4637 CHABOT DRIVE, SUITE 300, PLEASANTON, CA 94588
PHONE:925-398-4840 FAX: 925-398-4849
WWW.KIMLEY-HORN.COM

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
COVIA
2185 N CALIFORNIA BLVD, SUITE 215
WALNUT CREEK, CA 94596
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
GATES + ASSOCIATES
2671 CROW CANYON RD
SAN RAMON, CA 94583
(925) 736-8176

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

PRELIMINARY DEMOLITION PLAN

SCALE: 1" = 40' ON 24" X 36"

C101

PLANNING SUBMITTAL

2021-07-27

Plotted By:Falgout, Mark Sheet Set:Kha K:\BAY_LDEV\197101001 - Los Gatos Meadows - MAF\08 CADD\Plan Sheets\DD SET\C101 DEMOLITION PLAN.dwg
July 24, 2021 11:36:45am

SEE THIS SHEET FOR CONTINUATION

EXISTING TRIBUTARY AREA DRAINING OFFSITE. (APPROX. 0.04 ACRES)

SEE THIS SHEET FOR CONTINUATION

JULIE A. RITTER TRUSTEE
135 WOOD ROAD
APN: 510-47-034

EXISTING TRIBUTARY AREA DRAINING TO EX. WOOD ROAD STORM SYSTEM. (APPROX. 9.4 ACRES)

EXISTING TRIBUTARY AREA DRAINING TO BROADWAY (APPROX. 1.5 ACRES)

CARRIAGE HOUSE LLC
19 CLIFTON AVE APN:
510-45-082

CARRIAGE HOUSE LLC
23 CLIFTON AVE
APN: 510-45-082

SEVENTH DAY
ADVENTIST CHURCH
57 BROADWAY ST.
APN: 510-45-082

JOHN L AND JEAN
RICHARDSON TRUSTEE
47 BROADWAY ST.
APN: 510-45-082

BROADWAY

BERND J. NEUDECKER
109 WOOD ROAD
APN: 510-47-041

HOOD MARLENA TRUSTEE
100 WOOD ROAD
APN: 510-47-029

EQUITY INVESTORS
200 S. SANTA CRUZ AVE
APN: 510-47-042

RAYMOND F. & GRACE LESTER
142 S. SANTA CRUZ AVE
APN: 510-45-090

LG HOTEL LLC.
140 S. SANTA CRUZ AVE
APN: 510-45-065

WOOD ROAD

SITE NOTE:

AVERAGE SLOPE: 24%

PRE-DEVELOPMENT AREA BREAKDOWN

	DRAINS TO BROADWAY RD	DRAINS TO WOOD RD
IMPERVIOUS AREA		
ROOF (SF)	5,631	96,083
PAVING/SIDEWALK (SF)	15,784	63,638
PARKING (SF)	0	2,045
TOTAL IMPERVIOUS (SF)	21,415	161,766
PERVIOUS AREA		
TOTAL PERVIOUS (SF)	42,017	247,115
TOTAL TRIBUTARY AREA (SF)	63,432	408,881

POST-DEVELOPMENT AREA BREAKDOWN

	DRAINS TO BROADWAY RD	DRAINS TO WOOD RD
IMPERVIOUS AREA		
ROOF (SF)	0	84,273
PAVING/SIDEWALK (SF)	6,853	100,052
PARKING (SF)	0	800
TOTAL IMPERVIOUS (SF)	6,853	185,125
PERVIOUS AREA		
TOTAL PERVIOUS (SF)	2,802	277,533
TOTAL TRIBUTARY AREA (SF	9,655	462,658

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPERTY LINE
- XXX EXISTING CONTOUR
- 8" SS EXISTING SANITARY SEWER LINE
- 18"SD EXISTING STORM DRAIN LINE
- W W EXISTING WATER LINE
- EXISTING ASPHALT CONCRETE PAVEMENT
- ASPHALT CONCRETE/SIDEWALK PAVEMENT TO BE REMOVED AND REPLACED
- EXISTING BUILDING
- EXISTING TREES / REMOVE OR REPLACE (REFER TO LANDSCAPE TREE PLANS)
- EXISTING SANITARY SEWER/STORM DRAIN MANHOLE
- EXISTING FIRE HYDRANT

NO.	DATE	ISSUE

SEAL

KEY PLAN

Kimley»Horn
4637 CHABOT DRIVE, SUITE 300, PLEASANTON, CA 94588
PHONE:925-398-4840 FAX: 925-398-4849
WWW.KIMLEY-HORN.COM

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
COVIA
2185 N CALIFORNIA BLVD, SUITE 215
WALNUT CREEK, CA 94596
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
GATES + ASSOCIATES
2671 CROW CANYON RD
SAN RAMON, CA 94583
(925) 736-8176

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

EXISTING DRAINAGE PLAN

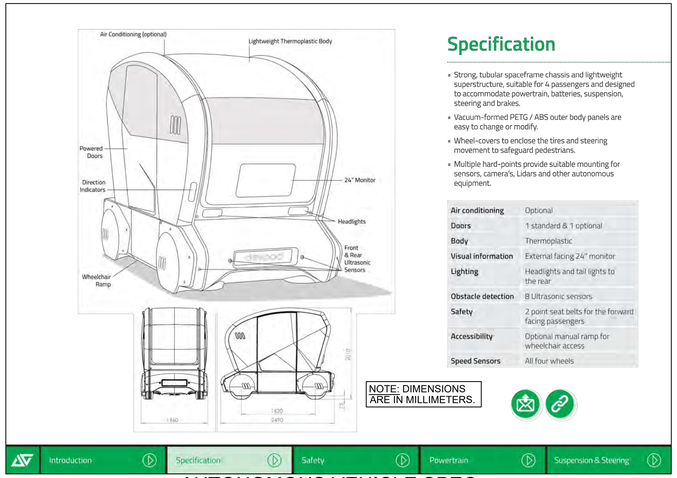
SCALE: 1" = 40' ON 24" X 36"

C101.1

PLANNING SUBMITTAL

2021-07-27

Plotted By:Falgout, Mark Sheet Set:Kha K:\BAY_LDEV\197101001 - Los Gatos Meadows - MAF\08 CADD\Plan Sheets\DD SET\C101.1 EXISTING DRAINAGE PLAN.dwg
July 24, 2021 11:36:55am



AUTONOMOUS VEHICLE SPEC.

N.T.S.

EX. BUILDING
JULIE A. RITTER TRUSTEE
135 WOOD ROAD
APN: 510-47-034

EX. FIRE HYDRANT

10' DRAINAGE AVOIDANCE AREA, EX. IMPROVEMENTS TO BE PROTECTED IN PLACE

COOLING TOWER/ EMERGENCY GENERATOR WITHIN FENCED YARD

PROP. FIRE HYDRANT (TYP.)

VILLA A

VILLA B

VILLA C

VILLA D

VILLA E

VILLA F

VILLA G

VILLA H

110 WOOD ROAD
APN: 510-47-038

REFER TO LANDSCAPE PLANS FOR TERRACE DETAIL

REFER TO LANDSCAPE PLANS FOR DECORATIVE PAVING DETAIL

OUTDOOR SEATING AREA REFER TO LANDSCAPE PLANS FOR DETAIL

PROP. SHORT TERM PARKING SPACES WITH DECORATIVE PAVING.

SEE AUTONOMOUS VEHICLE SPEC., THIS SHEET FOR MORE DETAIL.

DECORATIVE CONCRETE WALKWAY (REFER TO LANDSCAPE PLANS FOR DETAIL)

EX. BUILDING
CARRIAGE HOUSE LLC
19 CLIFTON AVE APN:
510-45-082

EX. BUILDING
CARRIAGE HOUSE LLC
23 CLIFTON AVE
APN: 510-45-082

EX. BUILDING
SEVENTH DAY ADVENTIST CHURCH
57 BROADWAY ST.
APN: 510-45-082

PROP. DRIVEWAY

FAREWELL LANE TO BE SIGNED AS EMERGENCY VEHICLE ACCESS ONLY

JOHN L AND JEAN RICHARDSON TRUSTEE
47 BROADWAY ST.
APN: 510-45-082

BERND J. NEUDECKER
109 WOOD ROAD
APN: 510-47-041

EX. BUILDING
HOOD MARLENA TRUSTEE
100 WOOD ROAD
APN: 510-47-029

EX. BUILDING
EQUITY INVESTORS
200 S. SANTA CRUZ AVE
APN: 510-47-042

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LG HOTEL LLC.
140 S. SANTA CRUZ AVE
APN: 510-45-065

RAYMOND F. & GRACE LESTER
142 S. SANTA CRUZ AVE
APN: 510-45-090

WOOD ROAD

BROADWAY

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

LEGEND

- PROPERTY LINE
- EXISTING ASPHALT CONCRETE PAVEMENT
- PROPOSED ASPHALT CONCRETE PAVEMENT**
- PROPOSED SIDEWALK CONCRETE PAVEMENT
- PROPOSED LANDSCAPING
- PROPOSED BIORETENTION
- PROPOSED BUILDING
- PROPOSED RETAINING WALL
- EXISTING TREES
- PROPOSED FIRE HYDRANT
- PROPOSED STANDPIPE LOCATION

**PAVEMENT DESIGN NOTE

PAVEMENT SHALL BE DESIGNED TO SUPPORT 75K LB LOADING CAPACITY, POINT LOADS FOR AERIAL APPARATUS OUTRIGGERS, AND DRAINAGE DESIGN SUFFICIENT TO PREVENT ROADWAY EROSION PER SANTA CLARA COUNTY FIRE DEPARTMENT REQUIREMENTS.

NO.	DATE	ISSUE

SEAL

KEY PLAN

Kimley»Horn
4637 CHABOT DRIVE, SUITE 300, PLEASANTON, CA 94588
PHONE:925-398-4840 FAX: 925-398-4849
WWW.KIMLEY-HORN.COM

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SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

PRELIMINARY CIVIL SITE PLAN

SCALE: 1" = 40' ON 24" X 36"

C102

PLANNING SUBMITTAL

2021-07-27

Plotted By:Falgout, Mark Sheet Set:Kha K:\BAY_LDEV\197101001 - Los Gatos Meadows - MAF\08 CADD\Plan Sheets\DD SET\C102 SITE PLAN.dwg
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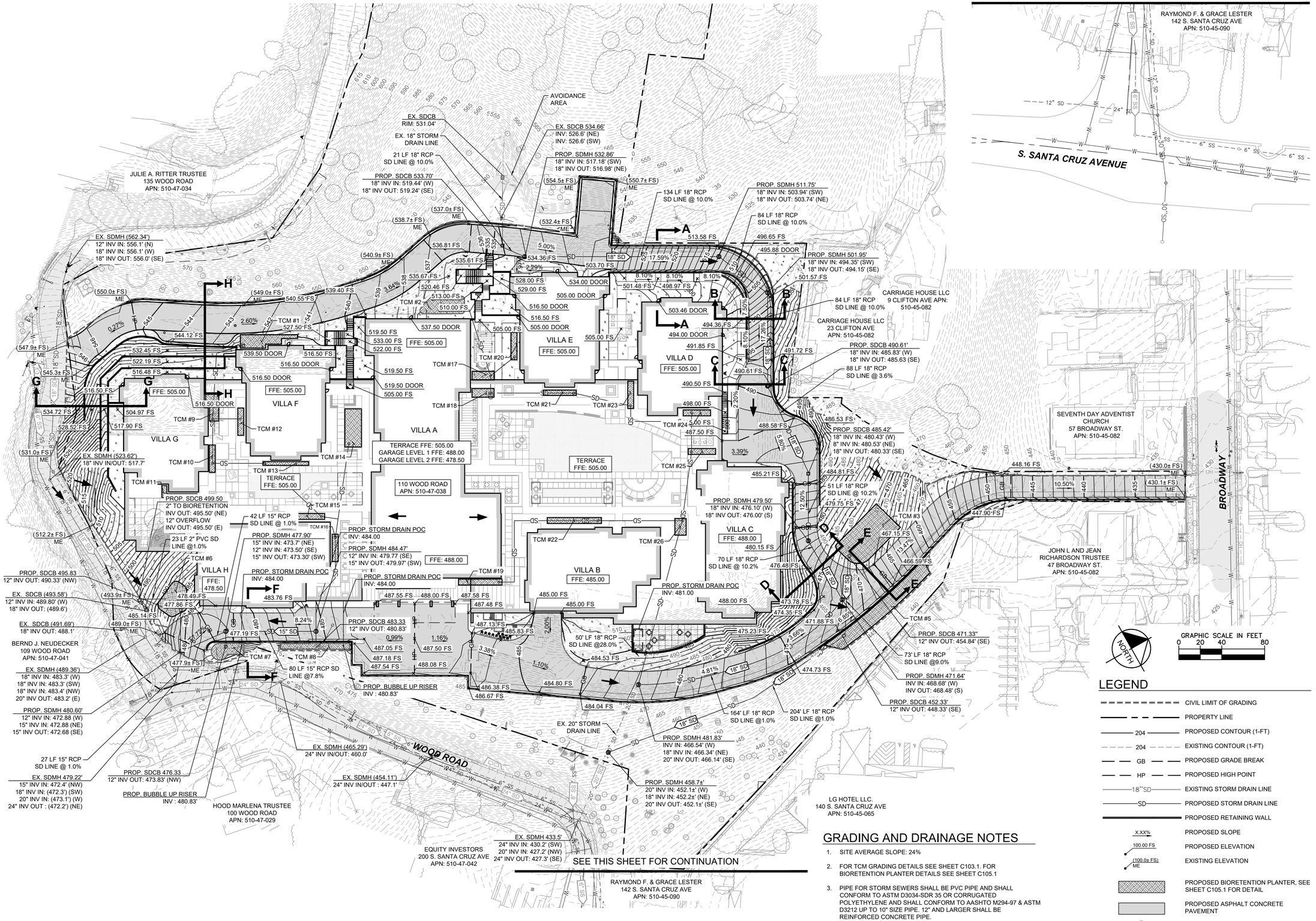

GRADING AND DRAINAGE NOTES

1. SITE AVERAGE SLOPE: 24%
2. FOR TCM GRADING DETAILS SEE SHEET C103.1. FOR BIORETENTION PLANTER DETAILS SEE SHEET C105.1
3. PIPE FOR STORM SEWERS SHALL BE PVC PIPE AND SHALL CONFORM TO ASTM D3034-SDR 35 OR CORRUGATED POLYETHYLENE AND SHALL CONFORM TO AASHTO M294-97 & ASTM D3212 UP TO 10" SIZE PIPE. 12" AND LARGER SHALL BE REINFORCED CONCRETE PIPE.
4. ALL TOP OF CURB IS 6", UNLESS OTHERWISE NOTED.

LEGEND

- CIVIL LIMIT OF GRADING
- PROPERTY LINE
- 204 — PROPOSED CONTOUR (1-FT)
- 204 — EXISTING CONTOUR (1-FT)
- GB — PROPOSED GRADE BREAK
- HP — PROPOSED HIGH POINT
- 18" SD — EXISTING STORM DRAIN LINE
- SD — PROPOSED STORM DRAIN LINE
- PROPOSED RETAINING WALL
- X.XX% — PROPOSED SLOPE
- 100.00 FS — PROPOSED ELEVATION
- (100.0± FS) ME — EXISTING ELEVATION
- PROPOSED BIORETENTION PLANTER, SEE SHEET C105.1 FOR DETAIL
- PROPOSED ASPHALT CONCRETE PAVEMENT
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN CATCH BASIN
- PROPOSED OVERLAND FLOW DIRECTION

NO.	DATE	ISSUE

SEAL

KEY PLAN

Kimley»Horn
4637 CHABOT DRIVE, SUITE 300, PLEASANTON, CA 94588
PHONE:925-398-4840 FAX: 925-398-4849
WWW.KIMLEY-HORN.COM

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
COVIA
2185 N CALIFORNIA BLVD, SUITE 215
WALNUT CREEK, CA 94596
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
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SAN RAMON, CA 94583
(925) 736-8176

Structural:
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45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
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SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

PRELIMINARY GRADING AND DRAINAGE PLAN

SCALE: 1" = 40' ON 24" X 36"

C103

PLANNING SUBMITTAL

2021-07-27

Plotted By:Falgout, Mark Sheet Set:Kha K:\BAY_LDEV\197101001 - Los Gatos Meadows - MAF\08 CADD\Plan Sheets\DD SET\C103 PRELIM GRADING.dwg
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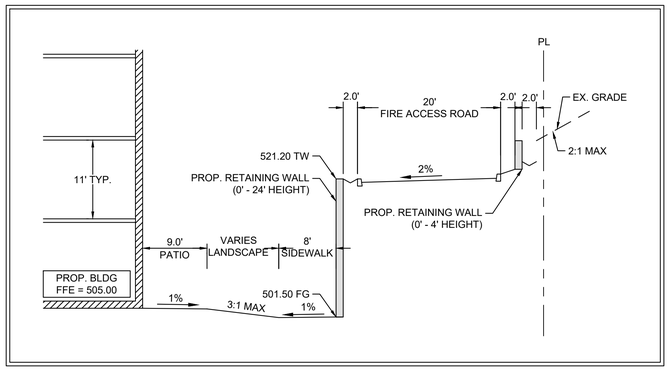

SECTION A-A

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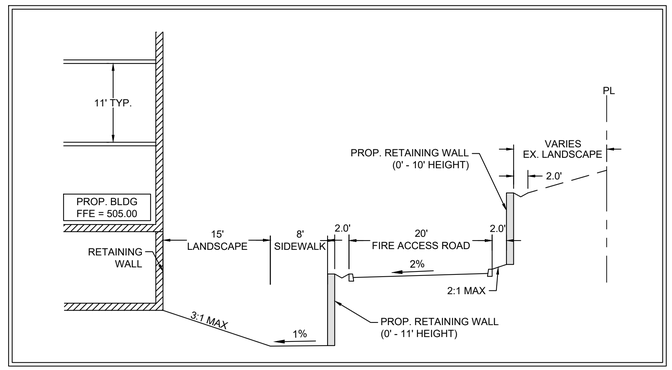

SECTION B-B

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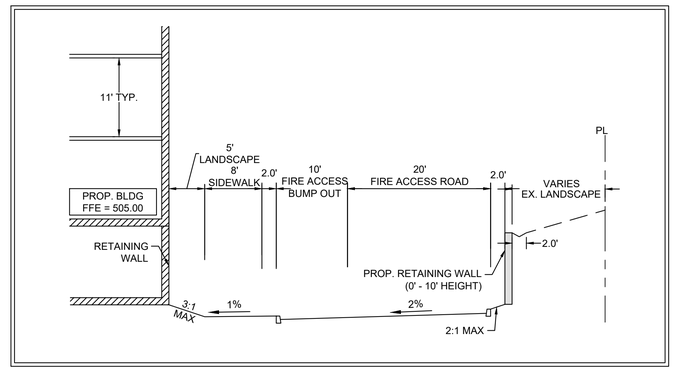

SECTION C-C

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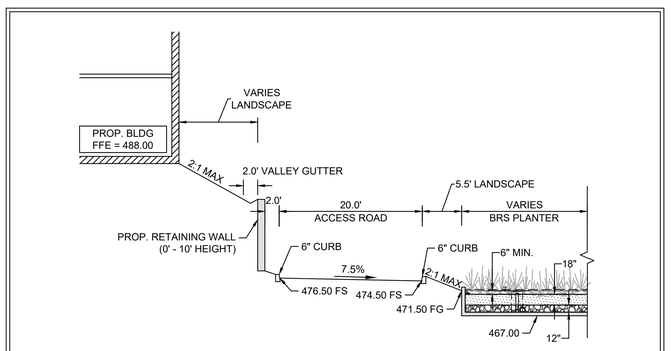

SECTION D-D

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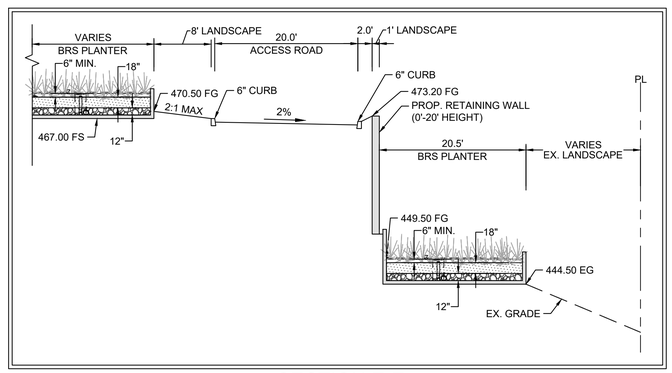

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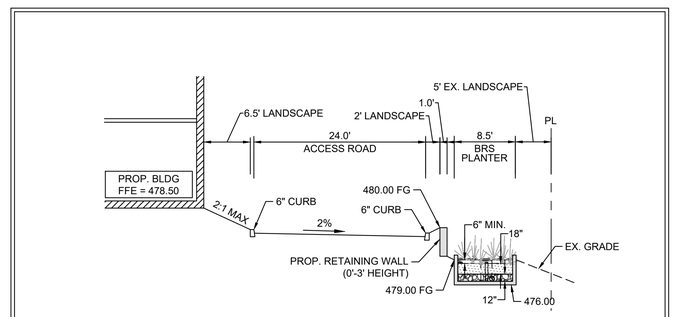

SECTION F-F

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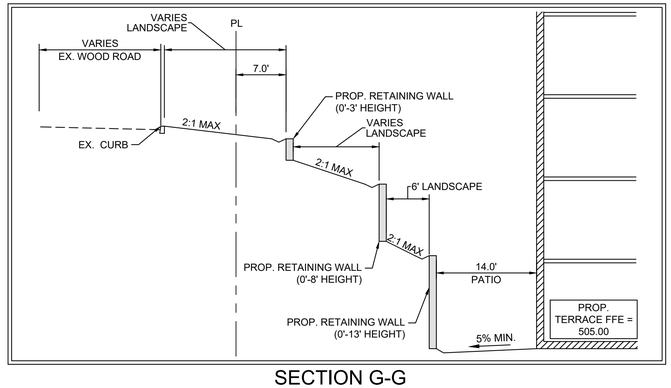
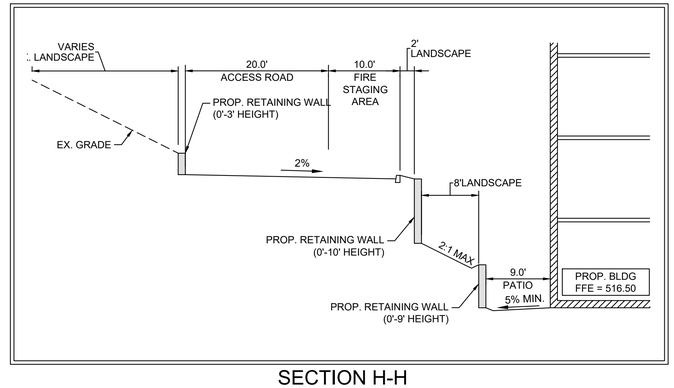


SECTION G-G

N.T.S.



SECTION H-H

N.T.S.

NO.	DATE	ISSUE

SEAL

KEY PLAN

Kimley»Horn

4637 CHABOT DRIVE, SUITE 300, PLEASANTON, CA 94588
PHONE:925-398-4840 FAX: 925-398-4849
WWW.KIMLEY-HORN.COM

Applicant:
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36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
COVIA
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WALNUT CREEK, CA 94596
(925) 956-7400

Civil / Site:
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Landscape:
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(415) 989-1004

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SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

GRADING SECTIONS

SCALE: 1" = 40' ON 24" X 36"

C103.1

PLANNING SUBMITTAL

2021-07-27

Plotted By:Falgout, Mark Sheet Set:Kha K:\BAY_LDEV\197101001 - Los Gatos Meadows - MAF\08 CADD\Plan Sheets\DD SET\C103 PRELIM GRADING.dwg
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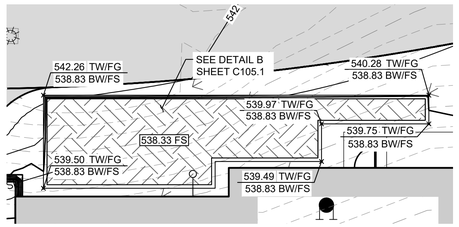
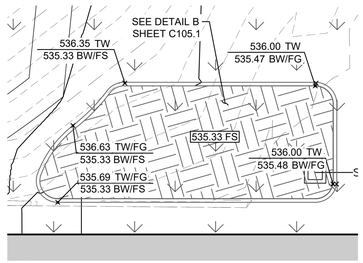


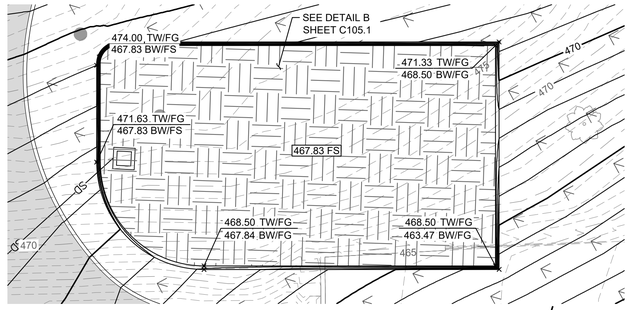
TCM #1 DETAIL

SCALE: 1"=10'



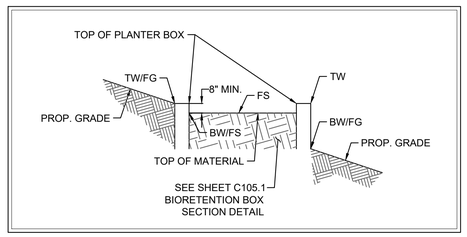
TCM #2 DETAIL

SCALE: 1"=10'



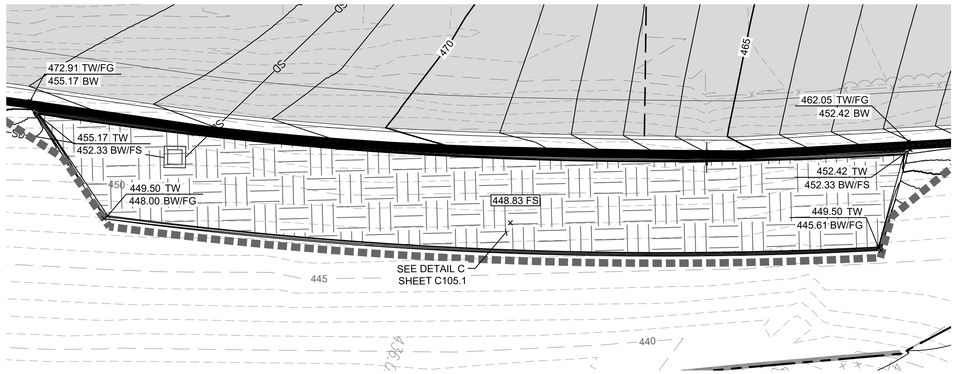
TCM #3 DETAIL

SCALE: 1"=10'



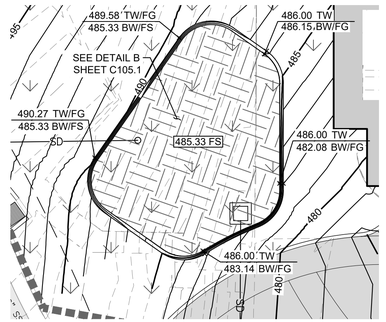
BIORETENTION GRADING SECTION

N.T.S.



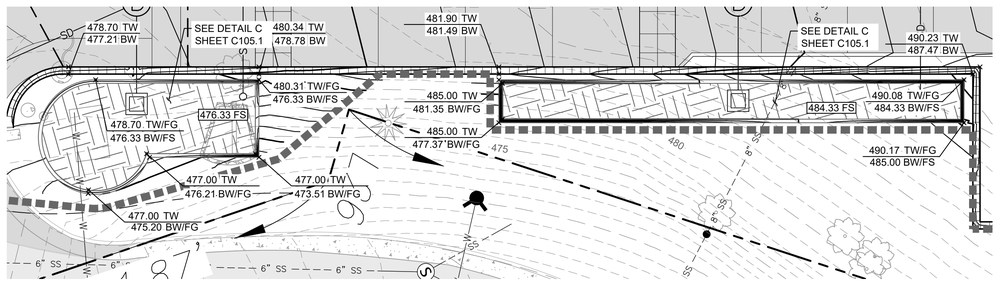
TCM #5 DETAIL

SCALE: 1"=10'



TCM #6 DETAIL

SCALE: 1"=10'



TCM #7 AND #8 DETAIL

SCALE: 1"=10'

NO.	DATE	ISSUE

SEAL

KEY PLAN

Kimley»Horn

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LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

PRELIMINARY GRADING DETAILS

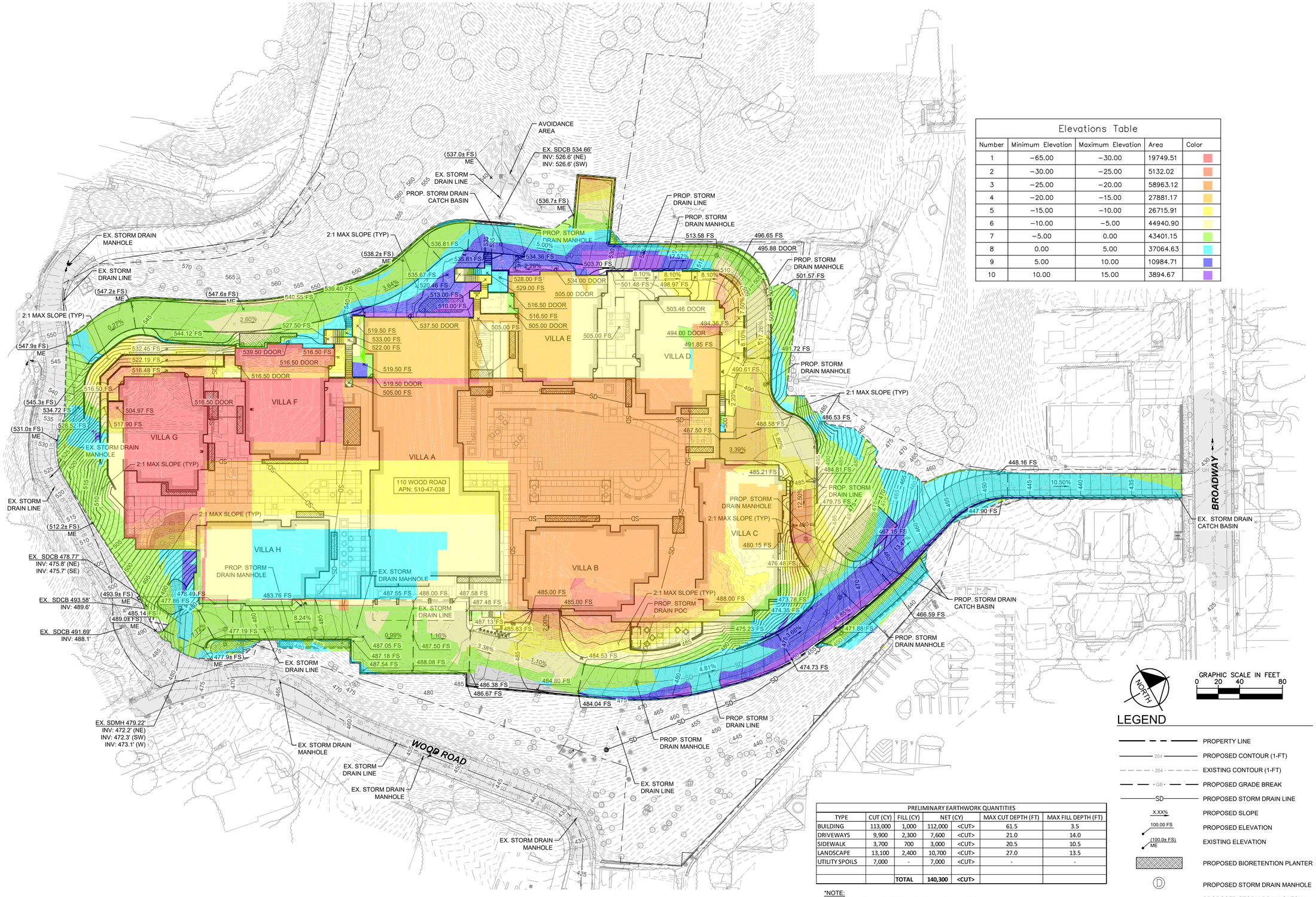
SCALE: 1" = 40' ON 24" X 36"

C103.2

PLANNING SUBMITTAL

2021-07-27

Plotted By:Falgout, Mark Sheet Set:Kha K:\BAY_LDEV\197101001 - Los Gatos Meadows - MAF\08 CADD\Plan Sheets\DD Sheets\DD SET\C103.2 PRELIM GRADING BLOWUPS.dwg
July 24, 2021 11:39:22am



Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Area	Color
1	−65.00	−30.00	19749.51	
2	−30.00	−25.00	5132.02	
3	−25.00	−20.00	58963.12	
4	−20.00	−15.00	27881.17	
5	−15.00	−10.00	26715.91	
6	−10.00	−5.00	44940.90	
7	−5.00	0.00	43401.15	
8	0.00	5.00	37064.63	
9	5.00	10.00	10984.71	
10	10.00	15.00	3894.67	

PRELIMINARY EARTHWORK QUANTITIES						
TYPE	CUT (CY)	FILL (CY)	NET (CY)		MAX CUT DEPTH (FT)	MAX FILL DEPTH (FT)
BUILDING	113,000	1,000	112,000	<CUT>	61.5	3.5
DRIVEWAYS	9,900	2,300	7,600	<CUT>	21.0	14.0
SIDEWALK	3,700	700	3,000	<CUT>	20.5	10.5
LANDSCAPE	13,100	2,400	10,700	<CUT>	27.0	13.5
UTILITY SPOILS	7,000	-	7,000	<CUT>	-	-
		TOTAL	**140,300**	**<CUT>**		

*NOTE:
- EARTHWORK QUANTITIES ARE RAW, UNADJUSTED VOLUMES. THESE CALCULATIONS ASSUME 18" FOUNDATIONS FOR PROPOSED BUILDINGS AND 12" SECTIONS FOR PROPOSED ROAD PAVING. THE UTILITY SPOILS ARE PRELIMINARY.

LEGEND

- PROPERTY LINE
- 204 — PROPOSED CONTOUR (1-FT)
- 204 — EXISTING CONTOUR (1-FT)
- GB — PROPOSED GRADE BREAK
- SD — PROPOSED STORM DRAIN LINE
- X.XX% — PROPOSED SLOPE
- 100.00 FS — PROPOSED ELEVATION
- (100.0± FS) ME — EXISTING ELEVATION
- PROPOSED BIORETENTION PLANTER
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN CATCH BASIN

NO.	DATE	ISSUE

SEAL

KEY PLAN

Kimley»Horn
4637 CHABOT DRIVE, SUITE 300, PLEASANTON, CA 94588
PHONE:925-398-4840 FAX: 925-398-4849
WWW.KIMLEY-HORN.COM

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
COVIA
2185 N CALIFORNIA BLVD, SUITE 215
WALNUT CREEK, CA 94596
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SAN RAMON, CA 94583
(925) 736-8176

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SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
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150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

PRELIMINARY CUT AND FILL PLAN

SCALE: 1" = 40' ON 24" X 36"

C104

PLANNING SUBMITTAL

2021-07-27

Plotted By:Falgout, Mark Sheet Set:Kha K:\BAY_LDEV\197101001 - Los Gatos Meadows - MAF\08 CADD\Plan Sheets\DD SET\C104 PRELIM CUT-FILL.dwg
July 24, 2021 11:40:07am

SITE DESIGN MEASURES:

1. PROTECT EXISTING TREES, VEGETATION, AND SOIL.
2. PRESERVE OPEN SPACE AND NATURAL DRAINAGE PATTERNS.
3. LANDSCAPING
   a. PARKING STALLS.
   b. WALKWAYS AND PATIOS.
   c. EMERGENCY VEHICLE ACCESS.
   d. PRIVATE STREETS AND SIDEWALKS.
4. DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPED AREAS.
5. PLANT TREES ADJACENT TO AND IN PARKING AREAS AND ADJACENT TO OTHER IMPERVIOUS AREAS.
6. PARKING:
   a. ON TOP OF OR UNDER BUILDINGS.
   b. NOT PROVIDED IN EXCESS OF CODE.
7. INSTALL A GREEN ROOF ON ALL OR A PORTION OF THE ROOF.

SOURCE CONTROL MEASURES:

1. BENEFICIAL LANDSCAPING.
2. USE OF WATER EFFICIENT IRRIGATION SYSTEMS.
3. MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
4. STORM DRAIN LABELING.

SEE THIS SHEET FOR CONTINUATION

SEE THIS SHEET FOR CONTINUATION

JULIE A. RITTER TRUSTEE
135 WOOD ROAD
APN: 510-47-034

OFFSITE DMA 1

AVOIDANCE AREA

CARRIAGE HOUSE LLC
23 CLIFTON AVE
APN: 510-45-082

CARRIAGE HOUSE LLC
19 CLIFTON AVE APN:
510-45-082

SEVENTH DAY ADVENTIST CHURCH
57 BROADWAY ST.
APN: 510-45-082

OFFSITE DMA 2

JOHN L AND JEAN RICHARDSON TRUSTEE
47 BROADWAY ST.
APN: 510-45-082

BERND J. NEUDECKER
109 WOOD ROAD
APN: 510-47-041

VILLA A
110 WOOD ROAD
APN: 510-47-038

OFFSITE DMA 3

LG HOTEL LLC.
140 S. SANTA CRUZ AVE
APN: 510-45-065

EQUITY INVESTORS
200 S. SANTA CRUZ AVE
APN: 510-47-042

RAYMOND F. & GRACE LESTER
142 S. SANTA CRUZ AVE
APN: 510-45-090

WOOD ROAD

BROADWAY

DMA 1 · DMA 2 · DMA 3 · DMA 4 · DMA 5 · DMA 6 · DMA 7 · DMA 8 · DMA 9 · DMA 10 · DMA 11 · DMA 12 · DMA 13 · DMA 14 · DMA 15 · DMA 16 · DMA 17 · DMA 18 · DMA 19 · DMA 20 · DMA 21 · DMA 22 · DMA 23 · DMA 24 · DMA 25 · DMA 26

VILLA C · VILLA D · VILLA E · VILLA F · VILLA H · VILLA B

PROP. CURB CUTS, 10' ON CENTER · PROP. OVERFLOW STRUCTURE (TYP.) · PROP. BUBBLE UP RISER · PROP. STORM DRAIN POC · PROP. HIGH-FLOW BYPASS INLET. SEE DETAIL E, SHEET C105.1

TCM #1 · TCM #2 · TCM #3 · TCM #5 · TCM #6 · TCM #7 · TCM #8 · TCM #9 · TCM #10 · TCM #11 · TCM #12 · TCM #13 · TCM #14 · TCM #15 · TCM #16 · TCM #17 · TCM #18 · TCM #19 · TCM #20 · TCM #21 · TCM #22 · TCM #23 · TCM #24 · TCM #25 · TCM #26

A. TOTAL SITE AREA (ACRE):	10.84			
B. TOTAL SITE AREA DISTURBED (SF):	6.5			
		PROPOSED AREA (SF)		TOTAL POST
	EXISTING AREA (SF)	REPLACED	NEW	PROJECT AREA
IMPERVIOUS AREA				
ROOF	101,714	84,273	-	84,273
PARKING	2,045	800	-	800
SIDEWALKS AND STREETS	79,422	79,422	27,483	106,905
OTHER (E.G. TENNIS COURT)				-
C. TOTAL IMPERVIOUS AREA	183,181	164,495	27,483	191,978
D. TOTAL NEW AND REPLACED IMPERVIOUS AREA		191,978	(+8,797 NET)	
PERVIOUS AREA				
LANDSCAPING	289,132	280,335	0	280,335
PERVIOUS PAVING				
OTHER (E.G. GREEN ROOF)				
E. TOTAL PERVIOUS AREA	289,132	280,335	0	280,335
F. PERCENT REPLACEMENT OF IMPERVIOUS AREA IN REDEVELOPMENT PROJECTS (REPLACED				90%

REQUIRED BIORETENTION (SF)	
SITE IMPERVIOUS	119,817
SITE PERVIOUS	61,959
SITE BRS REQUIRED	5,041
PODIUM PERVIOUS	27,536
PODIUM BRS REQUIRED	2,997
TOTAL IMPERVIOUS	191,978
TOTAL PERVIOUS	89,495
TOTAL BRS REQUIRED	8,037

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPERTY LINE
- 204 PROPOSED CONTOUR (1-FT)
- 204 EXISTING CONTOUR (1-FT)
- PROPOSED DRAINAGE AREA
- SD PROPOSED STORM DRAIN LINE
- FLOW ARROW
- PROPOSED BIORETENTION PLANTER
- DMA X — DMA AREA
- S — EXISTING STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN CATCH BASIN
- D — PROPOSED STORM DRAIN MANHOLE

NO.	DATE	ISSUE

SEAL

KEY PLAN

Kimley»Horn
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DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
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(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

PRELIMINARY STORMWATER CONTROL PLAN

SCALE: 1" = 40' ON 24" X 36"

C105

PLANNING SUBMITTAL

2021-07-27

Plotted By:Falgout, Mark Sheet Set:Kha K:\BAY_LDEV\197101001 - Los Gatos Meadows - MAF\08 CADD\Plan Sheets\DD SET\C105 PRELIM STORMWATER.dwg
July 24, 2021 12:04:56pm

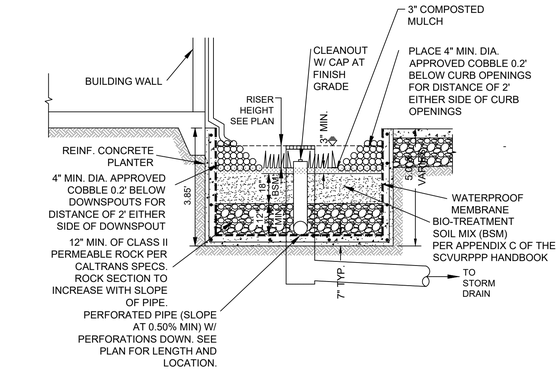
* REQUIRED TREATMENT AREA CALCULATED USING SIMPLIFIED SIZING METHOD (4% RULE) AS DESCRIBED BELOW:

REQUIRED AREA = 4% * (IMPERVIOUS AREA + (10%*PERVIOUS AREA))

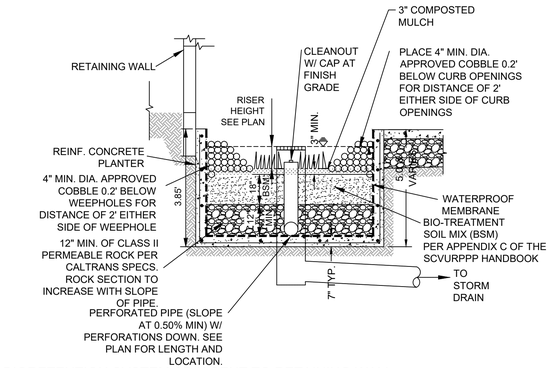
TREATMENT CONTROL MEASURE SUMMARY - SURFACE BIORETENTION

					IMPERVIOUS SURFACE TYPE								
DMA	AREA (ACRE)	AREA (SF)	PERVIOUS SURFACE (SF)	PERVIOUS SURFACE TYPE	IMPERVIOUS SURFACE (SF)	ROOF	SIDEWALK	ROAD/DRIVE	RUNOFF COEFFICIENT	TREATMENT METHOD	TCM NUMBER	TREATMENT REQUIRED (APPROX. SF)	TREATMENT PROVIDED (SF)
1	0.28	12,085	1,976	Landscape	10,109	4548	304	5257	0.85	Bioretention (Planter Box)	TCM 1	412	444
2	0.45	19,545	5,862	Landscape	13,683	5405	2565	5713	0.85	Bioretention (Planter Box)	TCM 1	571	582
3	1.27	55,120	19,282	Landscape	35,838	14991	5,064	15783	0.85	Bioretention (Planter Box)	TCM 3	1511	1650
4	0.22	9,655	2,802	Landscape	6,853	0	0	**6,853	0.85	Bioretention (Planter Box)		285 **	0
5	1.06	46,325	12,676	Landscape	33,649	5757	8,961	18931	0.85	Bioretention (Planter Box)	TCM 5	1397	1400
6	0.48	**20,782	16,668	Landscape	4,114	2694	1,420	**6835	0.85	Bioretention (Planter Box)	TCM 6	505 **	595 **
7	0.22	9,407	1,385	Landscape	8,022	4002	509	3511	0.85	Bioretention (Planter Box)	TCM 7	326	265
8	0.20	8,857	1,308	Landscape	7,549	0	2,350	5199	0.85	Bioretention (Planter Box)	TCM 8	307	315
9	0.16	7,100	1,085	Landscape	6,015	4727	1,288	0	0.85	Bioretention (Planter Box)	TCM 9	245	247
10	0.10	4,500	1,550	Landscape	2,950	0	2,950	0	0.85	Bioretention (Planter Box)	TCM 10	124	125
11	0.08	3,270	126	Landscape	3,144	3144	0	0	0.85	Bioretention (Planter Box)	TCM 11	126	126
12	0.07	3,225	125	Landscape	3,100	3100	0	0	0.85	Bioretention (Planter Box)	TCM 12	125	125
13	0.14	5,990	3,150	Landscape	2,840	0	2,840	0	0.85	Bioretention (Planter Box)	TCM 13	126	126
14	0.35	15,250	2,355	Landscape	12,895	10761	2,134	0	0.85	Bioretention (Planter Box)	TCM 14	525	525
15	0.07	3,225	125	Landscape	3,100	3100	0	0	0.85	Bioretention (Planter Box)	TCM 15	125	125
16	0.08	3,450	366	Landscape	3,084	1234	1,850	0	0.85	Bioretention (Planter Box)	TCM 16	125	125
17	0.11	4,707	2,585	Landscape	2,122	0	2,122	0	0.85	Bioretention (Planter Box)	TCM 17	95	95
18	0.11	4,650	1,000	Landscape	3,650	1401	2,249	0	0.85	Bioretention (Planter Box)	TCM 18	150	150
19	0.12	5,180	200	Landscape	4,980	4980	0	0	0.85	Bioretention (Planter Box)	TCM 19	200	200
20	0.07	3,225	125	Landscape	3,100	3100	0	0	0.85	Bioretention (Planter Box)	TCM 20	125	125
21	0.19	8,475	5,665	Landscape	2,810	0	2,810	0	0.85	Bioretention (Planter Box)	TCM 21	135	135
22	0.20	8,900	3,000	Landscape	5,900	4658	1,242	0	0.85	Bioretention (Planter Box)	TCM 22	248	250
23	0.14	6,060	3,263	Landscape	2,797	0	2,797	0	0.85	Bioretention (Planter Box)	TCM 23	125	125
24	0.09	3,975	946	Landscape	3,029	2005	1,024	0	0.85	Bioretention (Planter Box)	TCM 24	125	125
25	0.09	3,815	765	Landscape	3,050	2098	952	0	0.85	Bioretention (Planter Box)	TCM 25	125	125
26	0.11	4,700	1,105	Landscape	3,595	2568	1027	0	0.85	Bioretention (Planter Box)	TCM 26	148	150
Offsite 1	3.36	146,310	146,310	Landscape	0	N/A			0.35	N/A	N/A	N/A	N/A
Offsite 2	0.09	3,782	3,782	Landscape	0	N/A			0.35	N/A	N/A	N/A	N/A
Offsite 3	0.94	40,748	40,748	Landscape	0	N/A			0.35	N/A	N/A	N/A	N/A
Totals	**10.84**	**472,313**	**280,335**		**191,978**							**8,311**	**8,255**

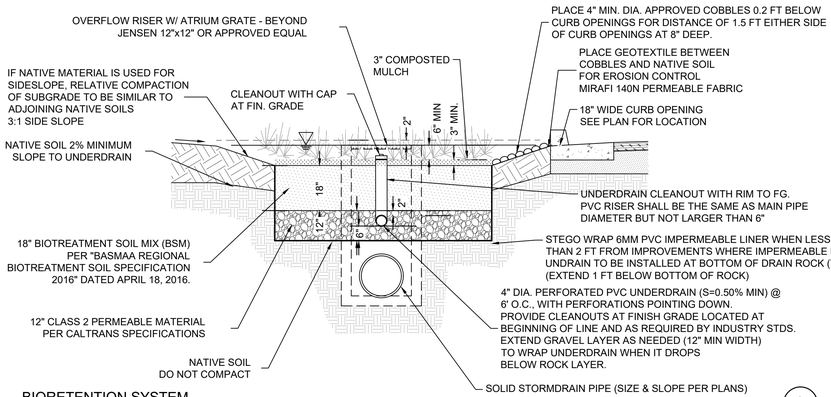
** IN-LIEU TREATMENT:
THE 6,853 SF OF IMPERVIOUS AREA THAT IS GOING UNTREATED TO BROADWAY IS BEING ACCOUNTED FOR IN DMA 6. 6,853 SF OF IMPERVIOUS PAVEMENT ON WOOD ROAD HAS BEEN INCLUDED IN DMA 6 AND TCM 6 HAS BEEN SIZED TO TREAT THIS ADDITIONAL WATER QUALITY FLOW. THE 6,853 SF AREA IS NOT COUNTED TOWARDS THE DMA 6 TOTAL AREA.



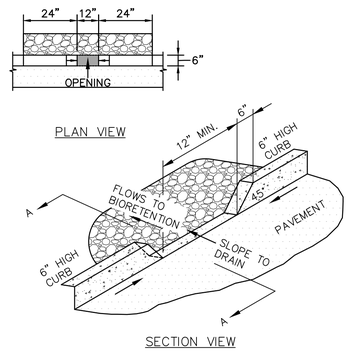
BIORETENTION SYSTEM ADJACENT TO BUILDING (B)
NTS



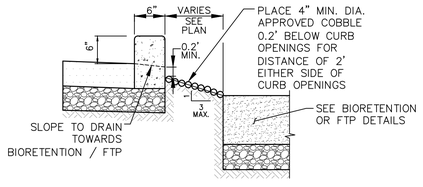
BIORETENTION SYSTEM ADJACENT TO RETAINING WALL (C)
NTS

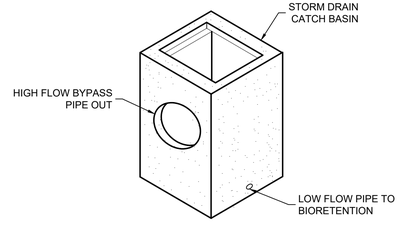


BIORETENTION SYSTEM (A)
N.T.S.



CURB CUT (D)
N.T.S.





HIGH FLOW BYPASS INLET (E)
N.T.S.

NO.	DATE	ISSUE

SEAL

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PROJECT No: 70581.00

DRAWING TITLE:

PRELIMINARY STORMWATER CONTOL DETAILS

SCALE: 1" = 40' ON 24" X 36"

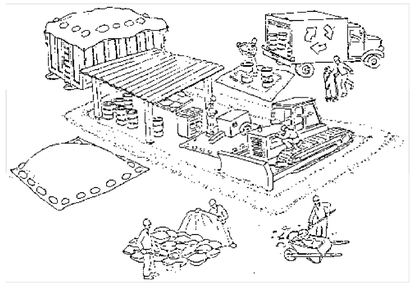
C105.1

PLANNING SUBMITTAL

2021-07-27

Plotted By:Falgout, Mark Sheet Set:Kha K:\BAY_LDEV\197101001 - Los Gatos Meadows - MAF\08 CADD\Plan Sheets\DD SET\C105 PRELIM STORMWATER.dwg
July 24, 2021 11:40:50am

Pollution Prevention — It's Part of the Plan



Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- ✔ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✔ Use (but don't overuse) reclaimed water for dust control as needed.
- ✔ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✔ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✔ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

Hazardous materials management

- ✔ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.
- ✔ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✔ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✔ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✔ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✔ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✔ Report any hazardous materials spills immediately! Dial 911 or your local emergency response number.

Vehicle and equipment maintenance & cleaning

- ✔ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✔ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✔ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✔ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.

Earthwork & contaminated soils

- ✔ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✔ Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.
- ✔ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✔ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✔ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place hay bales down-slope until soil is secure.
- ✔ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call your local fire department for help in determining what testing should be done.
- ✔ Manage disposal of contaminated soil according to Fire Department instructions.

Dewatering operations

- ✔ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✔ Be sure to call your city's storm drain inspector before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✔ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

- ✔ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, hay bales, sand bags, or fine gravel dams to keep slurry out of the storm drain system.
- ✔ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✔ If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work

- ✔ Do not pave during wet weather or when rain is forecast.
- ✔ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✔ Place drip pans or absorbent material under paving equipment when not in use.
- ✔ Protect gutters, ditches, and drainage courses with hay bales, sand bags, or earthen berms.
- ✔ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✔ Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- ✔ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✔ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.

- ✔ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- ✔ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.

Painting

- ✔ Never rinse paint brushes or materials in a gutter or street!
- ✔ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✔ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✔ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

BASMAA Bay Area Stormwater Management Agencies Association (BASMAA)
1-888-BAYWISE

Storm drain polluters may be liable for fines of up to $10,000 per day!

Plotted By:Falgout, Mark Sheet Set:Kha K:\BAY_LDEV\197101001 - Los Gatos Meadows - MAF\08 CADD\Plan Sheets\DD SET\C105 PRELIM STORMWATER.dwg
July 24, 2021 11:40:51am

NO. DATE ISSUE

SEAL

KEY PLAN

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Landscape:
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Structural:
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45 FREMONT ST, 28TH FLOOR
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(415) 989-1004

Mechanical, Electrical & Plumbing:
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(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

CALIFORNIA BLUEPRINT FOR A CLEAN BAY AREA

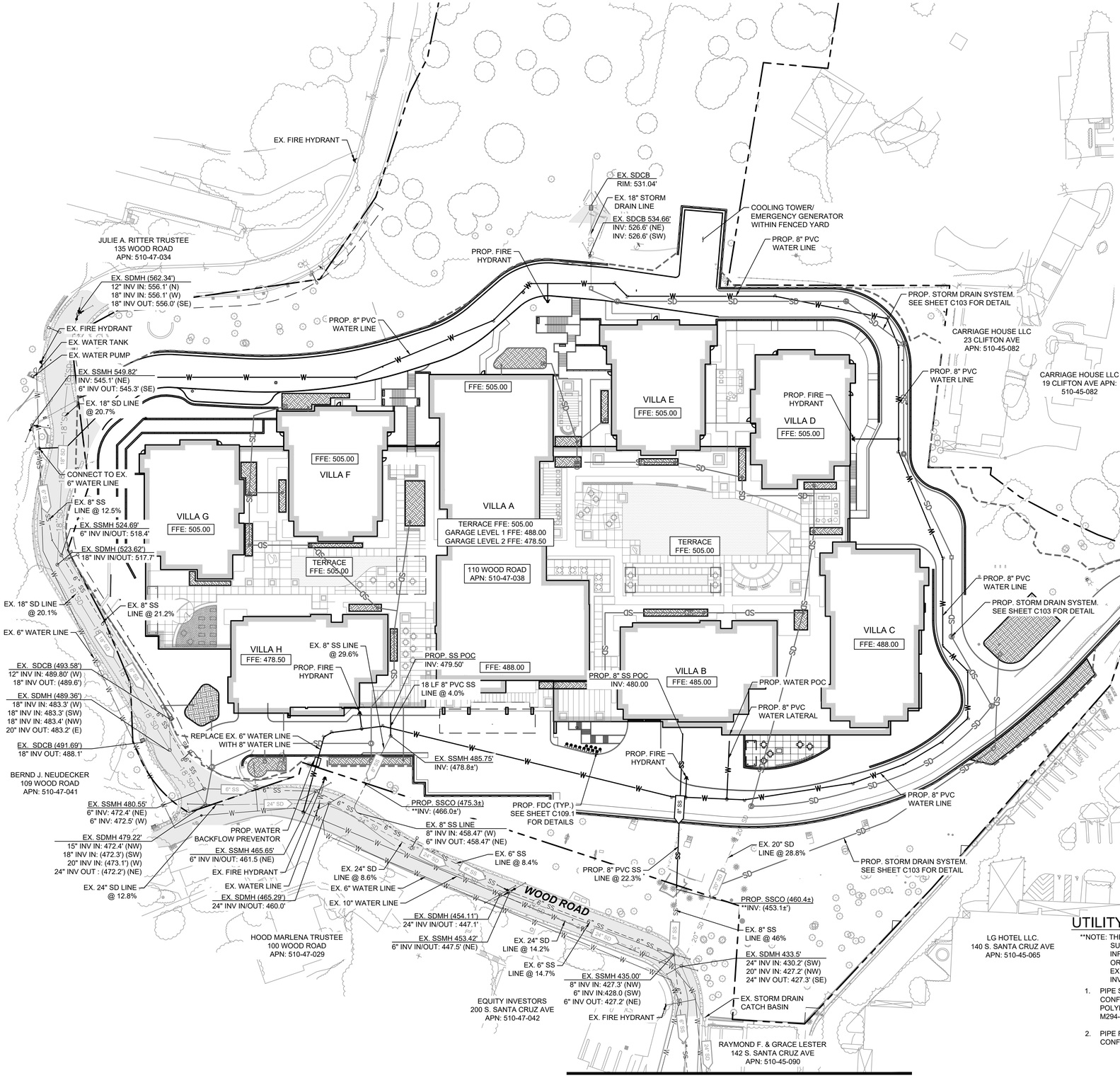
SCALE: 1" = 40' ON 24" X 36"

C105.2

PLANNING SUBMITTAL

2021-07-27

SEE THIS SHEET FOR CONTINUATION



SEE THIS SHEET FOR CONTINUATION

UTILITY NOTES

**NOTE: THE UTILITIES SHOWN ON THIS PLAN ARE FROM SURVEY AND AVAILABLE PLANS ONLY - THE INFORMATION IS VERY UNLIKELY TO BE COMPLETE OR PRECISE. CONTRACTOR TO VERIFY IN FIELD EXISTING UTILITY LOCATIONS AND SANITARY SEWER INVERT ELEVATIONS.

1. PIPE SANITARY SEWERS SHALL BE PVC PIPE AND SHALL CONFORM TO ASTM D3034-SDR 35 OR CORRUGATED POLYETHYLENE AND SHALL CONFORM TO AASHTO M294-97 & ASTM D3212
2. PIPE FOR WATER SHALL BE 8" PVC PIPE AND SHALL CONFORM TO AWWA C900.

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPERTY LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING WATER LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED 8" WATER LINE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN CATCH BASIN
- PROPOSED FIRE HYDRANT
- PROPOSED FDC LOCATION
- PROPOSED BIORETENTION PLANTER BOX

NO.	DATE	ISSUE

SEAL

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690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

PRELIMINARY UTILITY PLAN

SCALE: 1" = 40' ON 24" X 36"

C106

PLANNING SUBMITTAL

2021-07-27

Plotted By:Falgout, Mark Sheet Set:Kha K:\BAY_LDEV\197101001 - Los Gatos Meadows - MAF\08 CADD\Plan Sheets\DD SET\C106 PRELIM UTILITY PLAN.dwg
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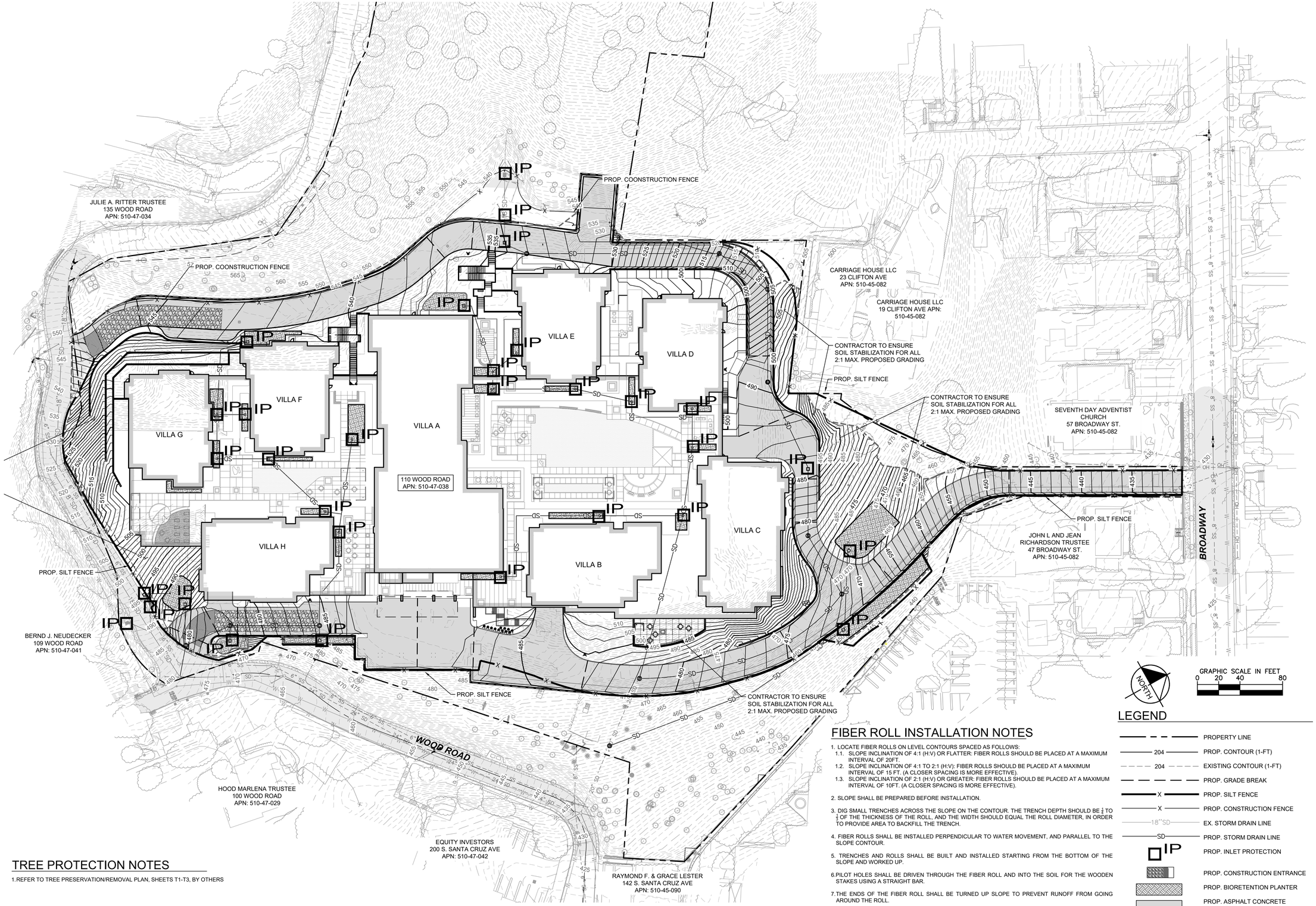

TREE PROTECTION NOTES

1.REFER TO TREE PRESERVATION/REMOVAL PLAN, SHEETS T1-T3, BY OTHERS

FIBER ROLL INSTALLATION NOTES

1. LOCATE FIBER ROLLS ON LEVEL CONTOURS SPACED AS FOLLOWS:
   1.1. SLOPE INCLINATION OF 4:1 (H:V) OR FLATTER: FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 20FT.
   1.2. SLOPE INCLINATION OF 4:1 TO 2:1 (H:V): FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 15 FT. (A CLOSER SPACING IS MORE EFFECTIVE).
   1.3. SLOPE INCLINATION OF 2:1 (H:V) OR GREATER: FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 10FT. (A CLOSER SPACING IS MORE EFFECTIVE).
2. SLOPE SHALL BE PREPARED BEFORE INSTALLATION.
3. DIG SMALL TRENCHES ACROSS THE SLOPE ON THE CONTOUR. THE TRENCH DEPTH SHOULD BE $\frac{1}{3}$ TO $\frac{1}{4}$ OF THE THICKNESS OF THE ROLL, AND THE WIDTH SHOULD EQUAL THE ROLL DIAMETER, IN ORDER TO PROVIDE AREA TO BACKFILL THE TRENCH.
4. FIBER ROLLS SHALL BE INSTALLED PERPENDICULAR TO WATER MOVEMENT, AND PARALLEL TO THE SLOPE CONTOUR.
5. TRENCHES AND ROLLS SHALL BE BUILT AND INSTALLED STARTING FROM THE BOTTOM OF THE SLOPE AND WORKED UP.
6. PILOT HOLES SHALL BE DRIVEN THROUGH THE FIBER ROLL AND INTO THE SOIL FOR THE WOODEN STAKES USING A STRAIGHT BAR.
7. THE ENDS OF THE FIBER ROLL SHALL BE TURNED UP SLOPE TO PREVENT RUNOFF FROM GOING AROUND THE ROLL.
8. IF MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE OVERLAPPED, NOT ABUTTED.
9. STAKE FIBER ROLLS IN TO THE TRENCH.
   9.1. DRIVE STAKES AT THE END OF EACH FIBER ROLL AND SPACED 4FT MAXIMUM ON CENTER.
   9.2. USE WOOD STAKES WITH A NOMINAL CLASSIFICATION OF 0.75 BY 0.75 IN. AND MINIMUM LENGTH

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

LEGEND

- PROPERTY LINE
- 204 PROP. CONTOUR (1-FT)
- 204 EXISTING CONTOUR (1-FT)
- PROP. GRADE BREAK
- X PROP. SILT FENCE
- X PROP. CONSTRUCTION FENCE
- 18"SD EX. STORM DRAIN LINE
- SD PROP. STORM DRAIN LINE
- IP PROP. INLET PROTECTION
- PROP. CONSTRUCTION ENTRANCE
- PROP. BIORETENTION PLANTER
- PROP. ASPHALT CONCRETE PAVEMENT
- PROP. STORM DRAIN MANHOLE
- PROP. STORM DRAIN CATCH BASIN

NO.	DATE	ISSUE

SEAL

KEY PLAN

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(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

PRELIMINARY EROSION CONTROL PLAN

SCALE: 1" = 40' ON 24" X 36"

C107

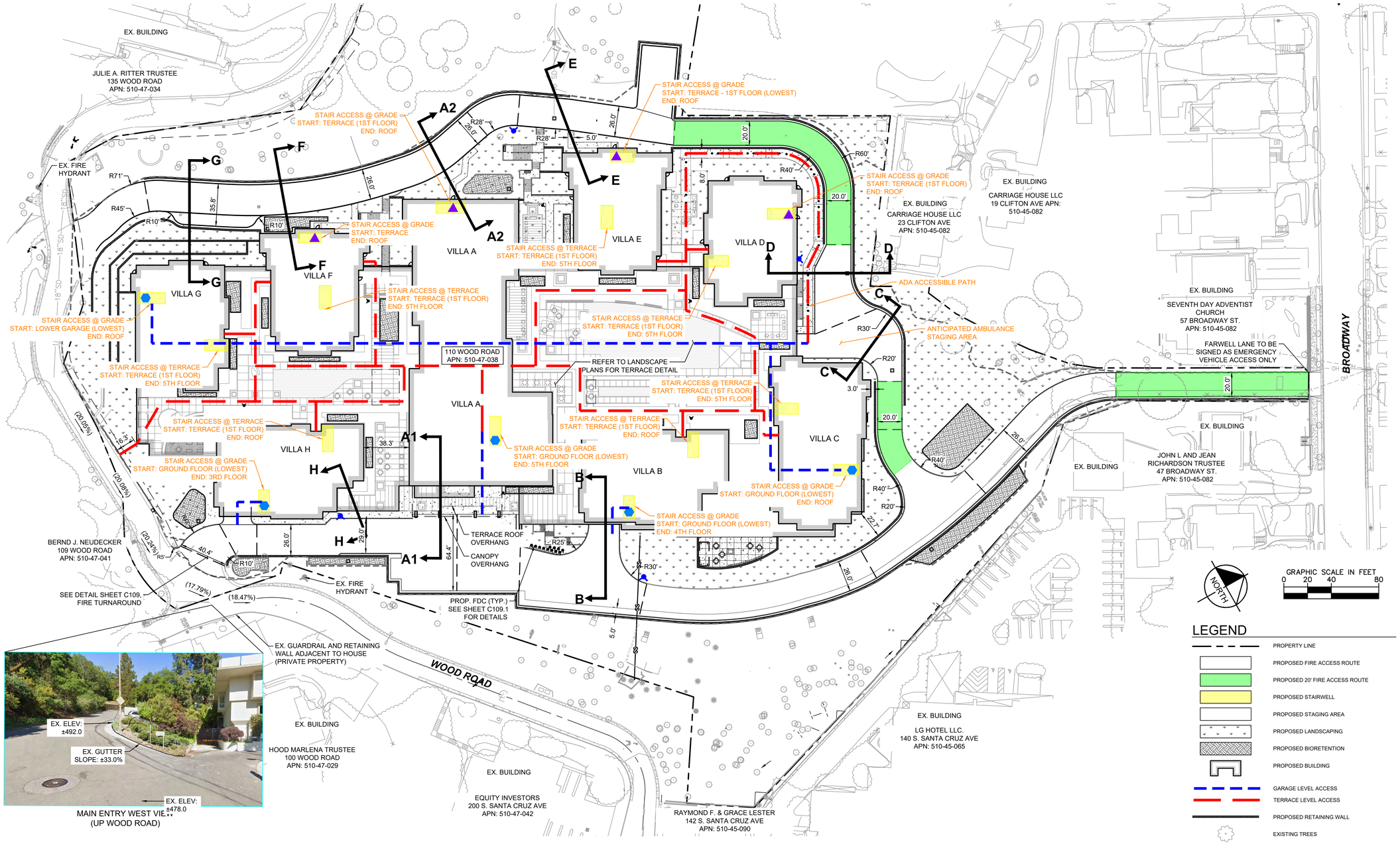
PLANNING SUBMITTAL

2021-07-27

Plotted By:Falgout, Mark Sheet Set:Kha K:\BAY_LDEV\197101001 - Los Gatos Meadows - MAF\08 CADD\Plan Sheets\DD SET\C107 EROSION PLAN.dwg
July 24, 2021 11:42:01am

FIRE NOTES

1. EMERGENCY RADIO RESPONDER COVERAGE: EMERGENCY RESPONDER RADIO COVERAGE IN NEW BUILDINGS. ALL NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING BASED UPON THE EXISTING COVERAGE LEVELS OF THE PUBLIC SAFETY COMMUNICATION SYSTEMS OF THE JURISDICTION AT THE EXTERIOR OF THE BUILDING. THIS SECTION SHALL NOT REQUIRE IMPROVEMENT OF THE EXISTING PUBLIC SAFETY COMMUNICATION SYSTEMS. REFER TO CFC SEC. 510 FOR FURTHER REQUIREMENTS. EMERGENCY RADIO RESPONDER COVERAGE REQUIREMENTS APPLIES TO ALL BUILDINGS.
2. WATER SUPPLY REQUIREMENTS: POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OT THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS, AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM(S) UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAULING BEEN MET BY THE APPLICANT(S). 2010 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7
3. CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION 51-7. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CFC CHP. 33.
4. ADDRESS IDENTIFICATION. NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (101.6 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (1 2.7 MM). WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. CFC SEC. 505.1.
5. FIRE LANE MARKINGS FOR ALL ROADWAYS WITHIN THE PROJECT SHALL BE PER FIRE DEPARTMENT SPECIFICATIONS. INSTALLATIONS SHALL ALSO CONFORM TO LOCAL GOVERNMENT STANDARDS AND FIRE DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS A-6. CFC SEC. 503.3
6. TWO-WAY COMMUNICATION SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH ALL CURRENT EDITIONS OF NFPA 72, THE CALIFORNIA ELECTRICAL CODE, THE CALIFORNIA FIRE CODE, THE CALIFORNIA BUILDING CODE, AND THE CITY OR TOWN ORDINANCES, POLICIES, AND STANDARDS WHERE A TWO-WAY SYSTEM IS BEING INSTALLED. OTHER STANDARDS ALSO CONTAIN DESIGN/INSTALLATION CRITERIA FOR SPECIFIC LIFE SAFETY RELATED EQUIPMENT. THESE OTHER STANDARDS ARE REFERRED TO IN NFPA 72.
7. FARWELL LANE TO BE SIGNED AS AN EMERGENCY VEHICLE ACCESS ONLY.



LEGEND

- PROPERTY LINE
- PROPOSED FIRE ACCESS ROUTE
- PROPOSED 20' FIRE ACCESS ROUTE
- PROPOSED STAIRWELL
- PROPOSED STAGING AREA
- PROPOSED LANDSCAPING
- PROPOSED BIORETENTION
- PROPOSED BUILDING
- GARAGE LEVEL ACCESS
- TERRACE LEVEL ACCESS
- PROPOSED RETAINING WALL
- EXISTING TREES
- PROPOSED FIRE HYDRANT
- STAIRWELL WITH ACCESS TO LOWER GARAGE LEVEL
- STAIRWELL WITH ACCESS TO ACCESS ROADS AND GROUND LEVEL*

* GROUND LEVEL IS EQUIVALENT TO GARAGE LEVEL 1

NO.	DATE	ISSUE

SEAL

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General Contractor:
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(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

PRELIMINARY FIRE ACCESS PLAN

SCALE: 1" = 40' ON 24" X 36"

C108

PLANNING SUBMITTAL

2021-07-27

Plotted By:Sargent, Kylie Sheet Set:Kha K:\BAY_LDEV\197101001 - Los Gatos Meadows - MAF\08 CADD\Plan Sheets\DD SET\C108 FIRE ACCESS EXHIBIT.dwg
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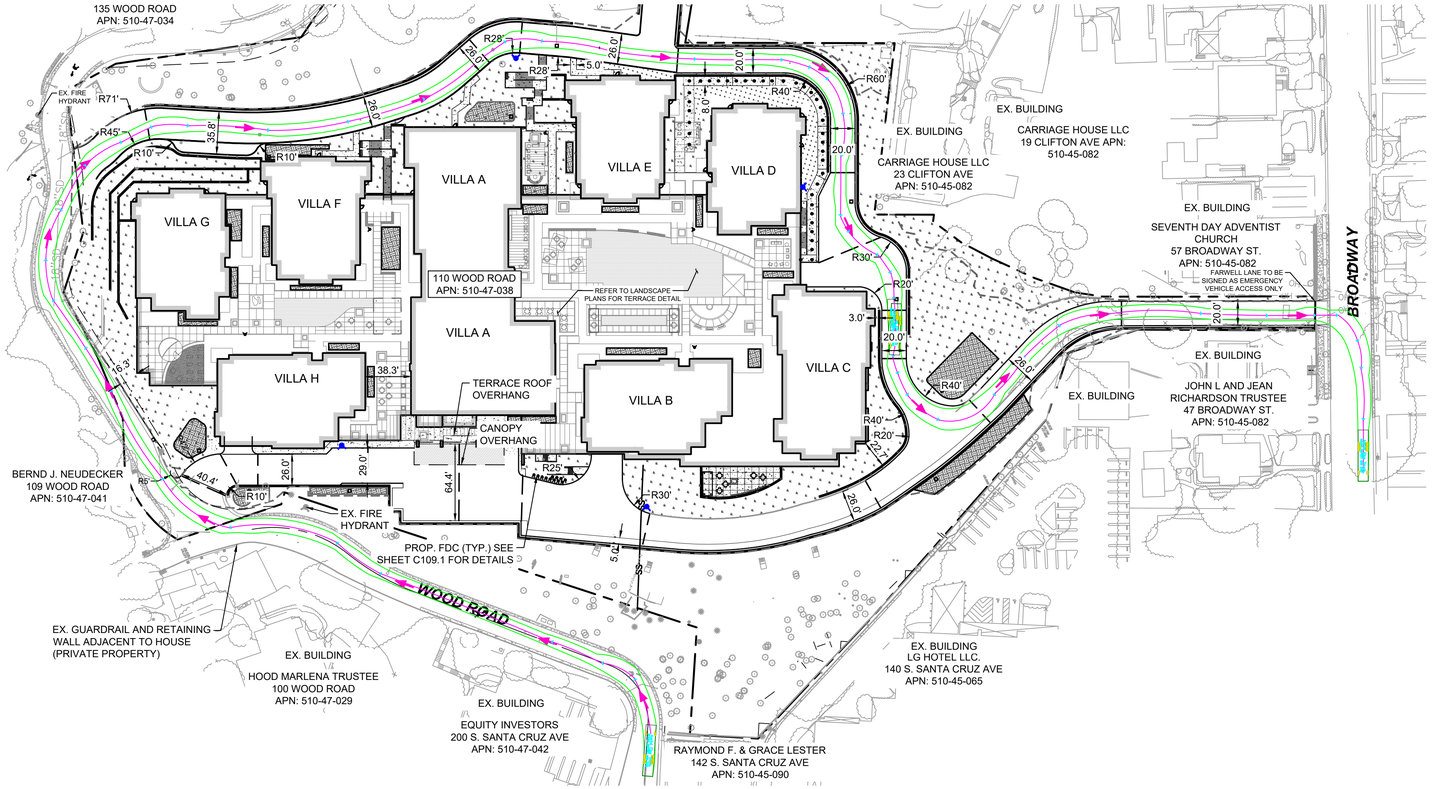
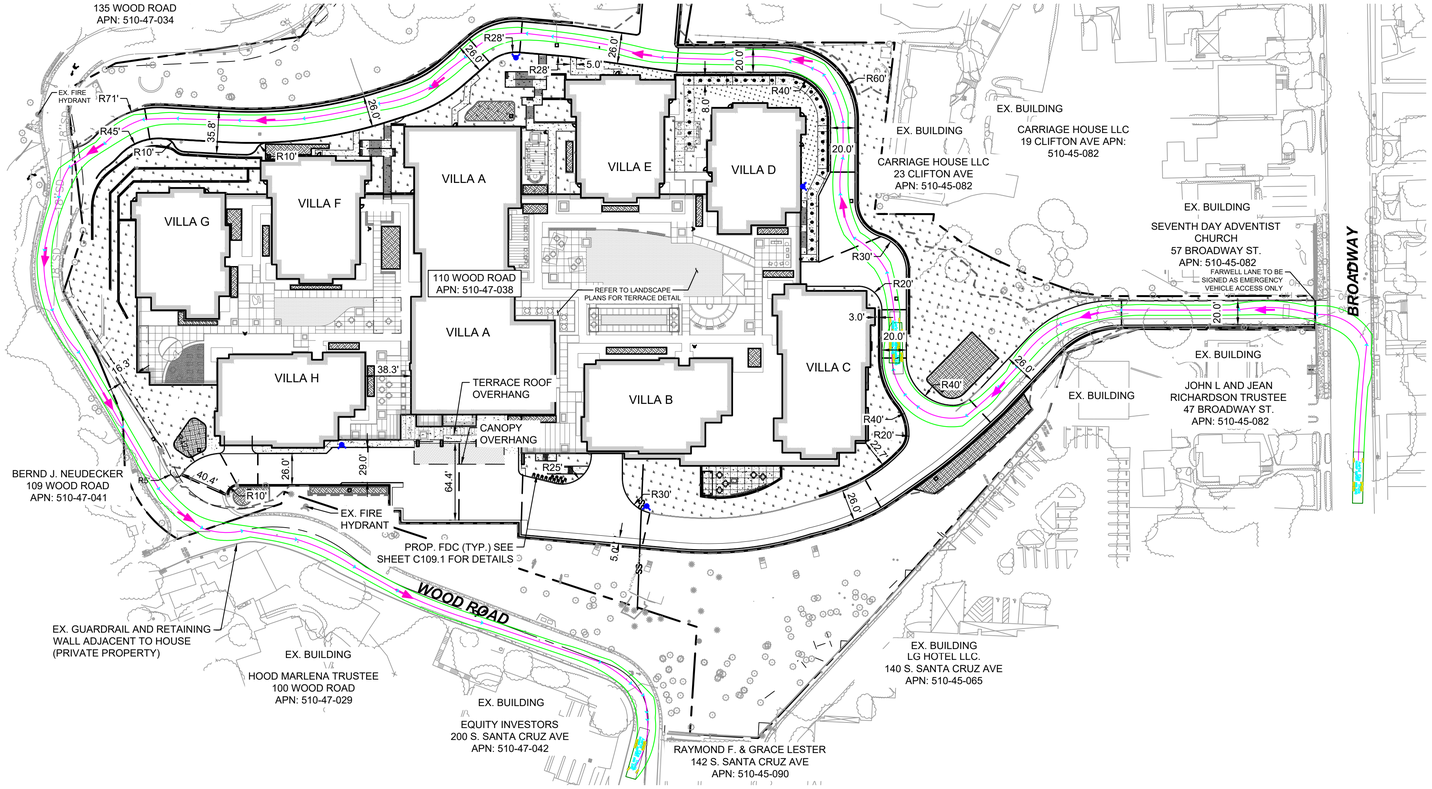
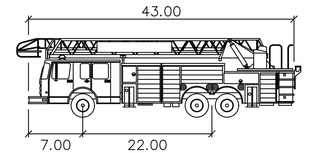


WOOD INBOUND REAR ACCESS

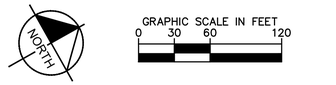


BROADWAY INBOUND REAR ACCESS



Aerial Fire Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 33.3

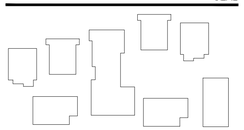


LEGEND

- PROPERTY LINE
- PROPOSED LANDSCAPING
- PROPOSED BIORETENTION
- PROPOSED BUILDING
- PROPOSED RETAINING WALL
- EXISTING TREES
- PROPOSED FIRE HYDRANT

NO.	DATE	ISSUE

SEAL



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PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

FIRE TURNAROUND DETAILS - REAR ACCESS

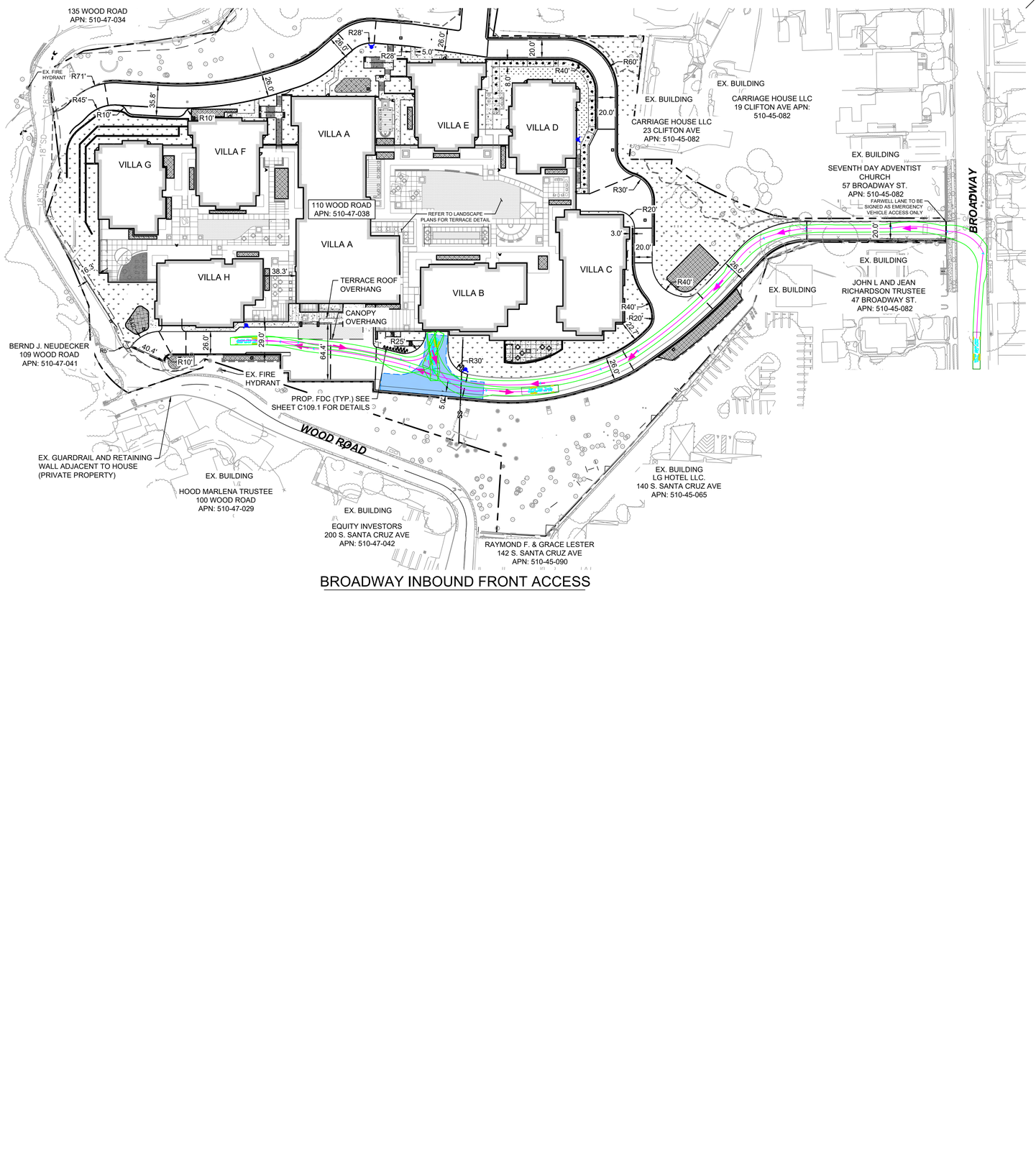
SCALE: 1" = 40' ON 24" X 36"

C108.1

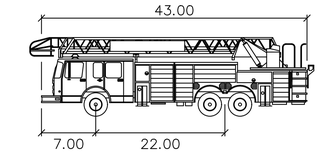
PLANNING SUBMITTAL

2021-07-27

Plotted By:Falgout, Mark Sheet Set:Kha K:\BAY_LDEV\197101001 - Los Gatos Meadows - MAF\08 CADD\Plan Sheets\DD SET\C108 FIRE ACCESS EXHIBIT.dwg
July 24, 2021 11:42:46am



BROADWAY INBOUND FRONT ACCESS



Aerial Fire Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 33.3

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

LEGEND

- PROPERTY LINE
- PROPOSED LANDSCAPING
- PROPOSED BIORETENTION
- PROPOSED FIRE TRUCK TURNAROUND. SEE DETAIL ON SHEET C109
- PROPOSED BUILDING
- PROPOSED RETAINING WALL
- EXISTING TREES
- PROPOSED FIRE HYDRANT

NO.	DATE	ISSUE

SEAL

KEY PLAN

Kimley»Horn
4637 CHABOT DRIVE, SUITE 300, PLEASANTON, CA 94588
PHONE:925-398-4840 FAX: 925-398-4849
WWW.KIMLEY-HORN.COM

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
COVIA
2185 N CALIFORNIA BLVD, SUITE 215
WALNUT CREEK, CA 94596
(925) 956-7400

Civil / Site:
KIMLEY-HORN
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PLEASANTON, CA 94588
(925) 398-4840

Landscape:
GATES + ASSOCIATES
2671 CROW CANYON RD
SAN RAMON, CA 94583
(925) 736-8176

Structural:
KPFF CONSULTING ENGINEERS
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SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

FIRE TURNAROUND DETAILS - FRONT ACCESS

SCALE: 1" = 40' ON 24" X 36"

C108.2

PLANNING SUBMITTAL

2021-07-27

Plotted By:Falgout, Mark Sheet Set:Kha K:\BAY_LDEV\197101001 - Los Gatos Meadows - MAF\08 CADD\Plan Sheets\DD SET\C108 FIRE ACCESS EXHIBIT.dwg
July 24, 2021 11:42:51am

LEGEND

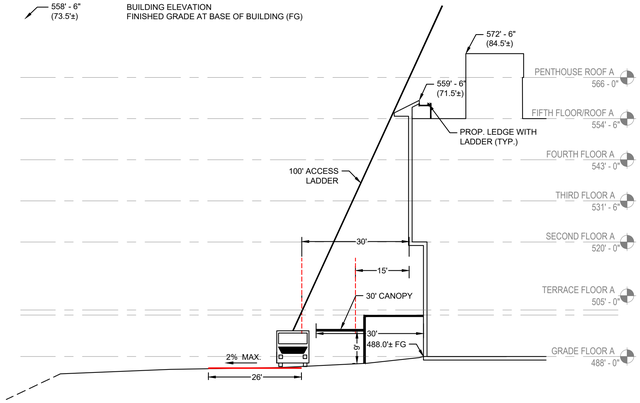
FIRE LANE WIDTH

EXISTING GRADE

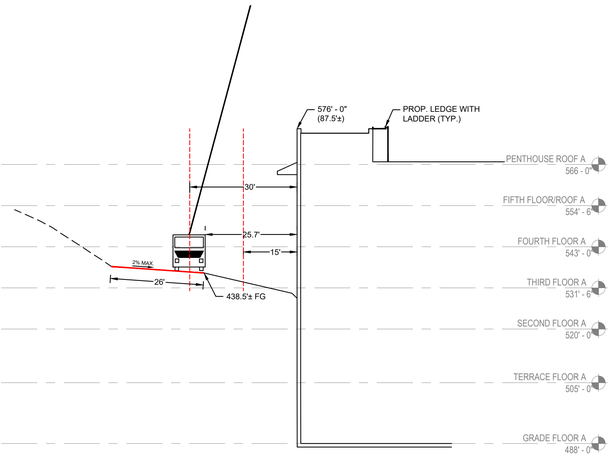
558' - 6" (73.5'±) — BUILDING ELEVATION
FINISHED GRADE AT BASE OF BUILDING (FG)

FIRE NOTES

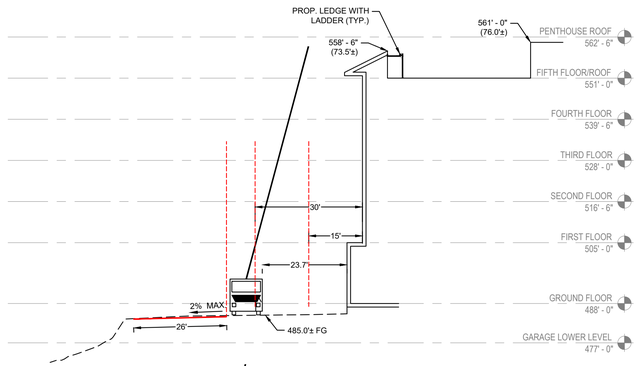
1. FIRE TRUCK SHOWN IN SECTIONS ASSUMES A 75-FT AERIAL LADDER (UNLESS NOTED OTHERWISE), CONSISTENT WITH THE SANTA CLARA COUNTY FIRE DEPARTMENT BUSINESS PLAN, DATED JANUARY 2015 - DECEMBER 2019. PER TRUCK SPECIFICATIONS, THIS ASSUMES A MAXIMUM VERTICAL ANGLE OF 75° AND A VERTICAL HEIGHT OF 75-FT FROM AS MEASURED FROM THE GROUND.



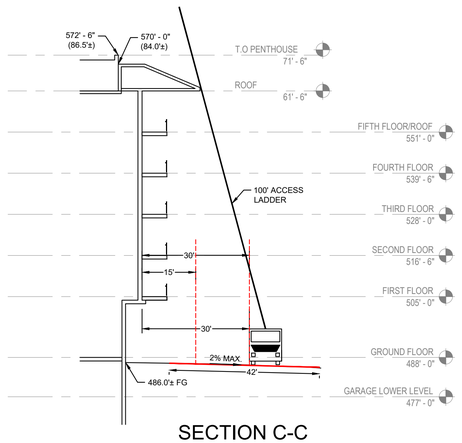
SECTION A1-A1
VILLA A



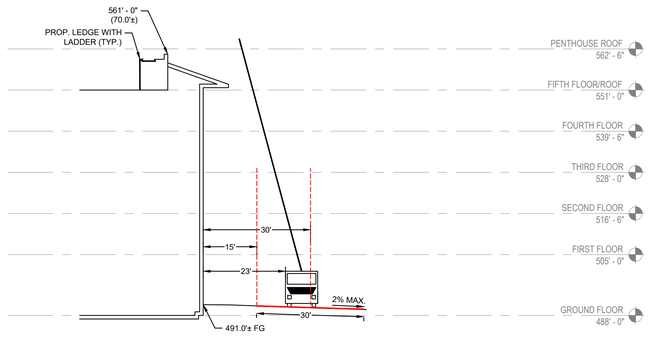
SECTION A2-A2
VILLA A



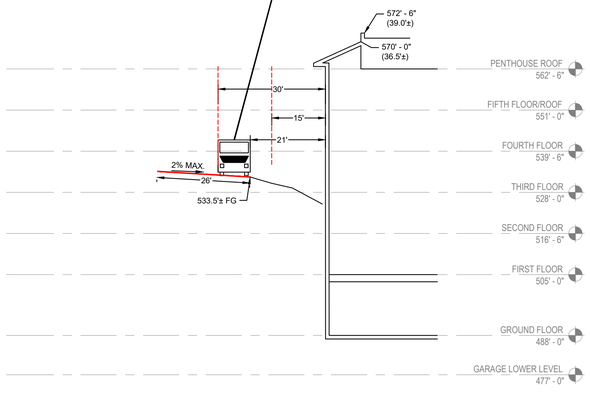
SECTION B-B
VILLA B



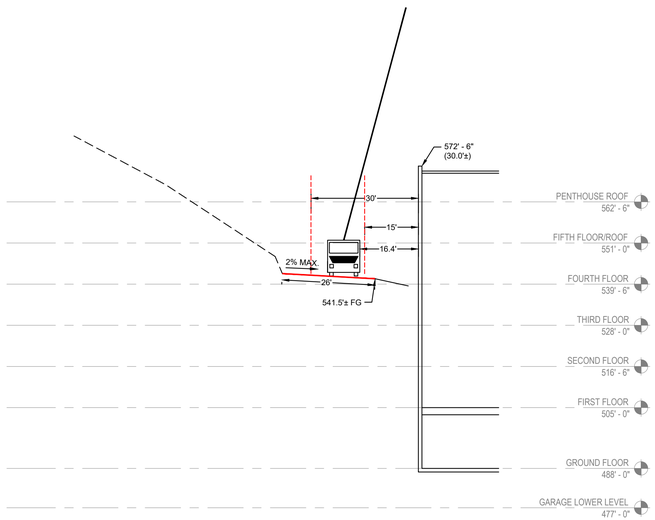
SECTION C-C
VILLA C



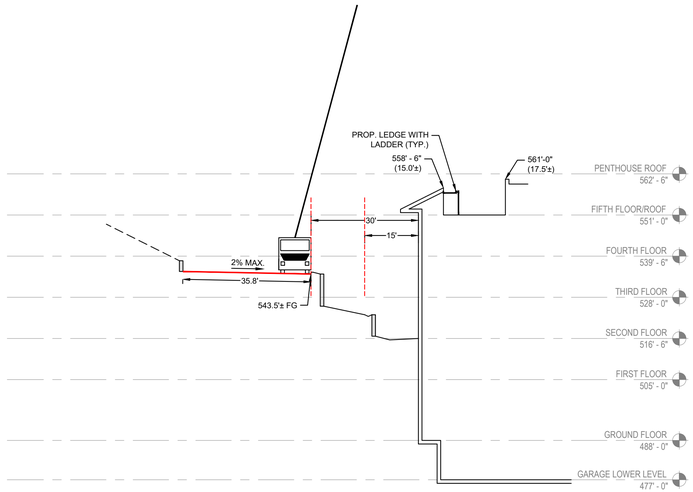
SECTION D-D
VILLA D



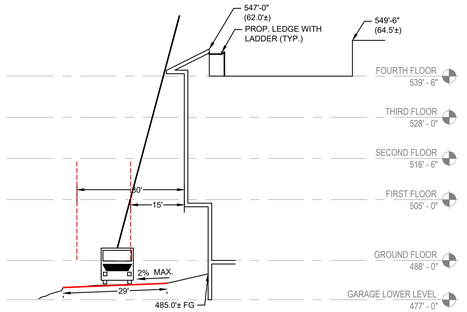
SECTION E-E
VILLA E



SECTION F-F
VILLA F



SECTION G-G
VILLA G



SECTION H-H
VILLA H

GRAPHIC SCALE IN FEET
0 10 20 40
HORIZONTAL

0 10 20 40
VERTICAL

NO.	DATE	ISSUE

SEAL

KEY PLAN

Kimley»Horn
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MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

FIRE ROOF ACCESS SECTIONS

SCALE: 1" = 40' ON 24" X 36"

C108.3

PLANNING SUBMITTAL

2021-07-27

Plotted By:Falgout, Mark Sheet Set:Kha K:\BAY_LDEV\197101001 - Los Gatos Meadows - MAF\08 CADD\Plan Sheets\DD SET\C108 FIRE ACCESS EXHIBIT.dwg
July 24, 2021 11:42:56am

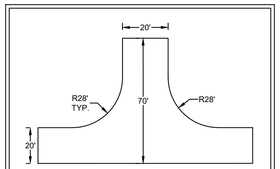
FIRE NOTES

1. EMERGENCY RADIO RESPONDER COVERAGE: EMERGENCY RESPONDER RADIO COVERAGE IN NEW BUILDINGS. ALL NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING BASED UPON THE EXISTING COVERAGE LEVELS OF THE PUBLIC SAFETY COMMUNICATION SYSTEMS OF THE JURISDICTION AT THE EXTERIOR OF THE BUILDING. THIS SECTION SHALL NOT REQUIRE IMPROVEMENT OF THE EXISTING PUBLIC SAFETY COMMUNICATION SYSTEMS. REFER TO CFC SEC. 510 FOR FURTHER REQUIREMENTS. EMERGENCY RADIO RESPONDER COVERAGE REQUIREMENTS APPLIES TO ALL BUILDINGS.
2. WATER SUPPLY REQUIREMENTS: POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OT THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS, AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM(S) UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAULING BEEN MET BY THE APPLICANT(S). 2010 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7
3. CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION 51-7. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CFC CHP. 33.
4. ADDRESS IDENTIFICATION. NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (101.6 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (1 2.7 MM). WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. CFC SEC. 505.1.
5. FIRE LANE MARKINGS FOR ALL ROADWAYS WITHIN THE PROJECT SHALL BE PER FIRE DEPARTMENT SPECIFICATIONS. INSTALLATIONS SHALL ALSO CONFORM TO LOCAL GOVERNMENT STANDARDS AND FIRE DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS A-6. CFC SEC. 503.3
6. TWO-WAY COMMUNICATION SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH ALL CURRENT EDITIONS OF NFPA 72, THE CALIFORNIA ELECTRICAL CODE, THE CALIFORNIA FIRE CODE, THE CALIFORNIA BUILDING CODE, AND THE CITY OR TOWN ORDINANCES, POLICIES, AND STANDARDS WHERE A TWO-WAY SYSTEM IS BEING INSTALLED. OTHER STANDARDS ALSO CONTAIN DESIGN/INSTALLATION CRITERIA FOR SPECIFIC LIFE SAFETY RELATED EQUIPMENT. THESE OTHER STANDARDS ARE REFERRED TO IN NFPA 72.

TABLE 2: SUMMARY OF PROPOSED BUILDING FIRE AREAS

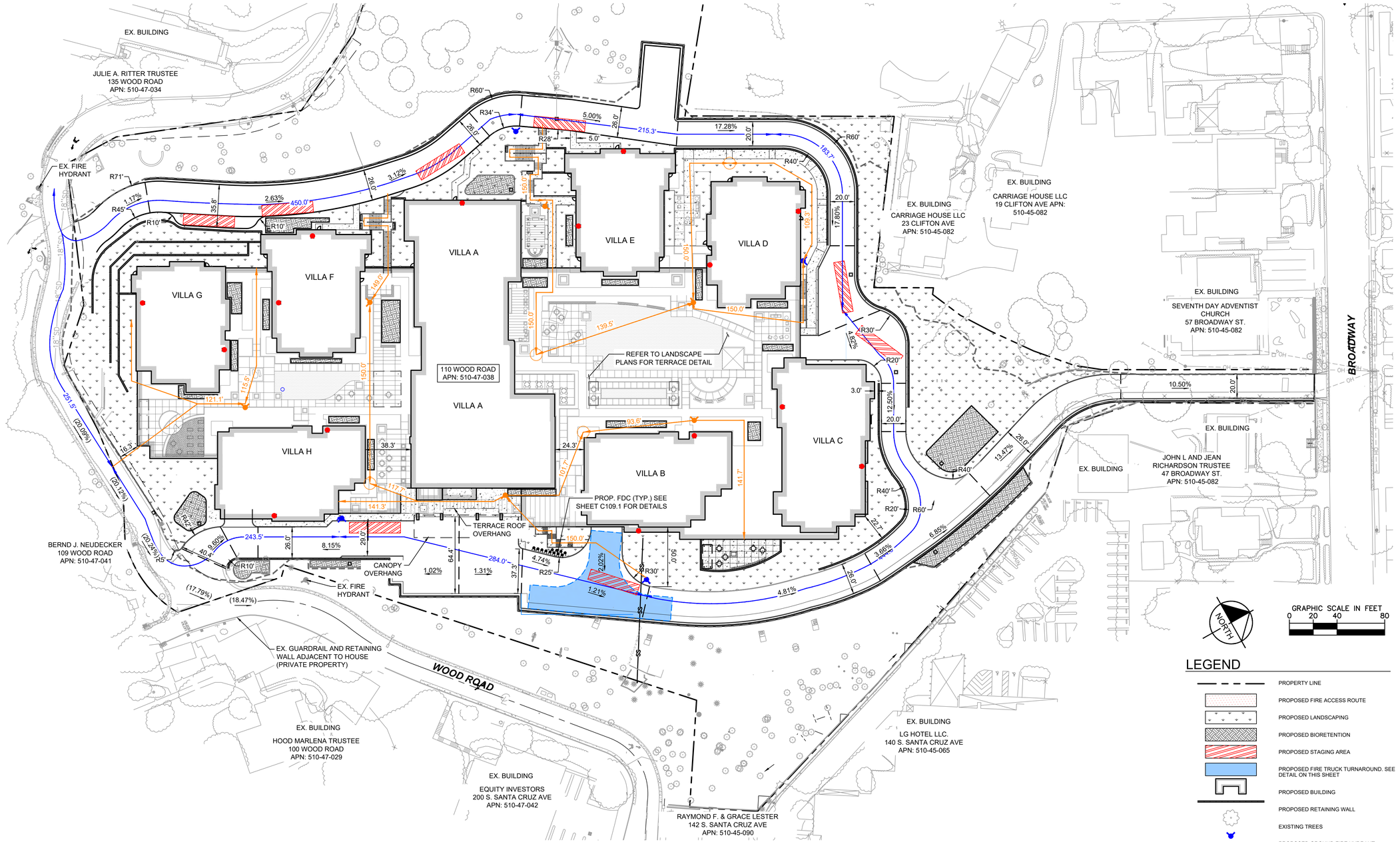
Building	# of Apartments	Gross Square Feet (GSF)	Building Height (ft)[2]
Building A	46	157,054[1]	85.5
Building B	20	41,483	70.5
Building C	29	56,891	81.5
Building D	15	31,426	70.5
Building E	18	40,712	82
Building F	17	40,712	82
Building G	14	31,426	70.5
Building H	15	31,112	59

[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



FIRE TRUCK TURNAROUND-
ALTERNATIVE TO 120-FOOT HAMMERHEAD

PER CFC SECTION D103
N.T.S.



LEGEND

- PROPERTY LINE
- PROPOSED FIRE ACCESS ROUTE
- PROPOSED LANDSCAPING
- PROPOSED BIORETENTION
- PROPOSED STAGING AREA
- PROPOSED FIRE TRUCK TURNAROUND. SEE DETAIL ON THIS SHEET
- PROPOSED BUILDING
- PROPOSED RETAINING WALL
- EXISTING TREES
- PROPOSED GROUND FIRE HYDRANT
- PROPOSED BUILDING STANDPIPE LOCATION
- PROPOSED TERRACE STANDPIPE LOCATION

NO.	DATE	ISSUE

SEAL

KEY PLAN

Kimley»Horn
4637 CHABOT DRIVE, SUITE 300, PLEASANTON, CA 94588
PHONE:925-398-4840 FAX: 925-398-4849
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(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

PRELIMINARY HOSE PULL PLAN

SCALE: 1" = 40' ON 24" X 36"

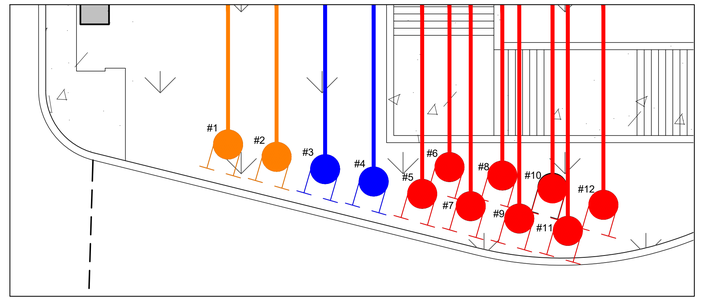
C109

PLANNING SUBMITTAL

2021-07-27

Plotted By:Falgout, Mark Sheet SetKha K:\BAY_LDEV\197101001 - Los Gatos Meadows - MAF\08 CADD\Plan Sheets\DD SET\C109 HOSE PULL PLAN.dwg
July 24, 2021 11:43:30am

FDC LABEL	DESCRIPTION OF SERVICE
#1	TERRACE STANDPIPES 1-3
#2	TERRACE STANDPIPES 4-6
#3	BUILDING STANDPIPES FOR VILLA A, F, G & H
#4	BUILDING STANDPIPES FOR VILLA B, C, D & E
#5	FIRE SPRINKLER SYSTEM FOR VILLA H
#6	FIRE SPRINKLER SYSTEM FOR VILLA G
#7	FIRE SPRINKLER SYSTEM FOR VILLA F
#8	FIRE SPRINKLER SYSTEM FOR VILLA A
#9	FIRE SPRINKLER SYSTEM FOR VILLA C
#10	FIRE SPRINKLER SYSTEM FOR VILLA B
#11	FIRE SPRINKLER SYSTEM FOR VILLA D
#12	FIRE SPRINKLER SYSTEM FOR VILLA E



FDC LABEL DETAIL (A)
N.T.S.

EX. BUILDING
JULIE A. RITTER TRUSTEE
135 WOOD ROAD
APN: 510-47-034
EX. FIRE HYDRANT
VILLA G
VILLA F
VILLA A
VILLA E
VILLA D
VILLA H
VILLA B
VILLA C
110 WOOD ROAD
APN: 510-47-038
EX. BUILDING
CARRIAGE HOUSE LLC
23 CLIFTON AVE
APN: 510-45-082
EX. BUILDING
CARRIAGE HOUSE LLC
19 CLIFTON AVE APN:
510-45-082
EX. BUILDING
SEVENTH DAY ADVENTIST
CHURCH
57 BROADWAY ST.
APN: 510-45-082
EX. BUILDING
JOHN L AND JEAN
RICHARDSON TRUSTEE
47 BROADWAY ST.
APN: 510-45-082
BROADWAY
BERND J. NEUDECKER
109 WOOD ROAD
APN: 510-47-041
TERRACE ROOF OVERHANG
CANOPY OVERHANG
EX. FIRE HYDRANT
EX. FDC, TO BE PROTECTED
SEE DETAIL A, HEREON FOR FDC LABELS
EX. GUARDRAIL AND RETAINING WALL ADJACENT TO HOUSE (PRIVATE PROPERTY)
WOOD ROAD
EX. BUILDING
HOOD MARLENA TRUSTEE
100 WOOD ROAD
APN: 510-47-029
EX. BUILDING
EQUITY INVESTORS
200 S. SANTA CRUZ AVE
APN: 510-47-042
EX. BUILDING
LG HOTEL LLC.
140 S. SANTA CRUZ AVE
APN: 510-45-065
RAYMOND F. & GRACE LESTER
142 S. SANTA CRUZ AVE
APN: 510-45-090
R60' R34' R28' R40' R30' R20' R25' R10' R45' R71' R5
26.0' 20.0' 5.0' 3.0' 35.8' 38.3' 24.3' 40.4' 64.4' 29.0' 37.3' 98.2' 50.0' 22.7'
(20.05%) (20.08%) (20.24%) (17.79%) (18.47%) 16.3'
18" SD

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPERTY LINE
- PROPOSED LANDSCAPING
- PROPOSED BIORETENTION
- PROPOSED BUILDING
- PROPOSED RETAINING WALL
- EXISTING TREES
- PROPOSED GROUND FIRE HYDRANT
- PROPOSED BUILDING STANDPIPE LOCATION
- PROPOSED FDC LOCATION
- PROPOSED TERRACE FIRE STANDPIPE
- PLUMBING TO BUILDING STANDPIPE
- PLUMBING TO BUILDING FIRE SPRINKLER
- PLUMBING TO TERRACE STANDPIPE

FIRE SPRINKLER NOTE

1. REFER TO ARCHITECTURAL PLANS FOR BUILDING AND VILLA SQUARE FOOTAGE.

NO.	DATE	ISSUE

SEAL

KEY PLAN

Kimley»Horn
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(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

PRELIMINIARY FDC PLAN

SCALE: 1" = 40' ON 24" X 36"

C109.1

PLANNING SUBMITTAL

2021-07-27

Plotted By:Falgout, Mark Sheet Set:Kha K:\BAY_LDEV\197101001 - Los Gatos Meadows - MAF\08 CADD\Plan Sheets\DD SET\C109.1 PRELIMINIARY FDC PLAN.dwg
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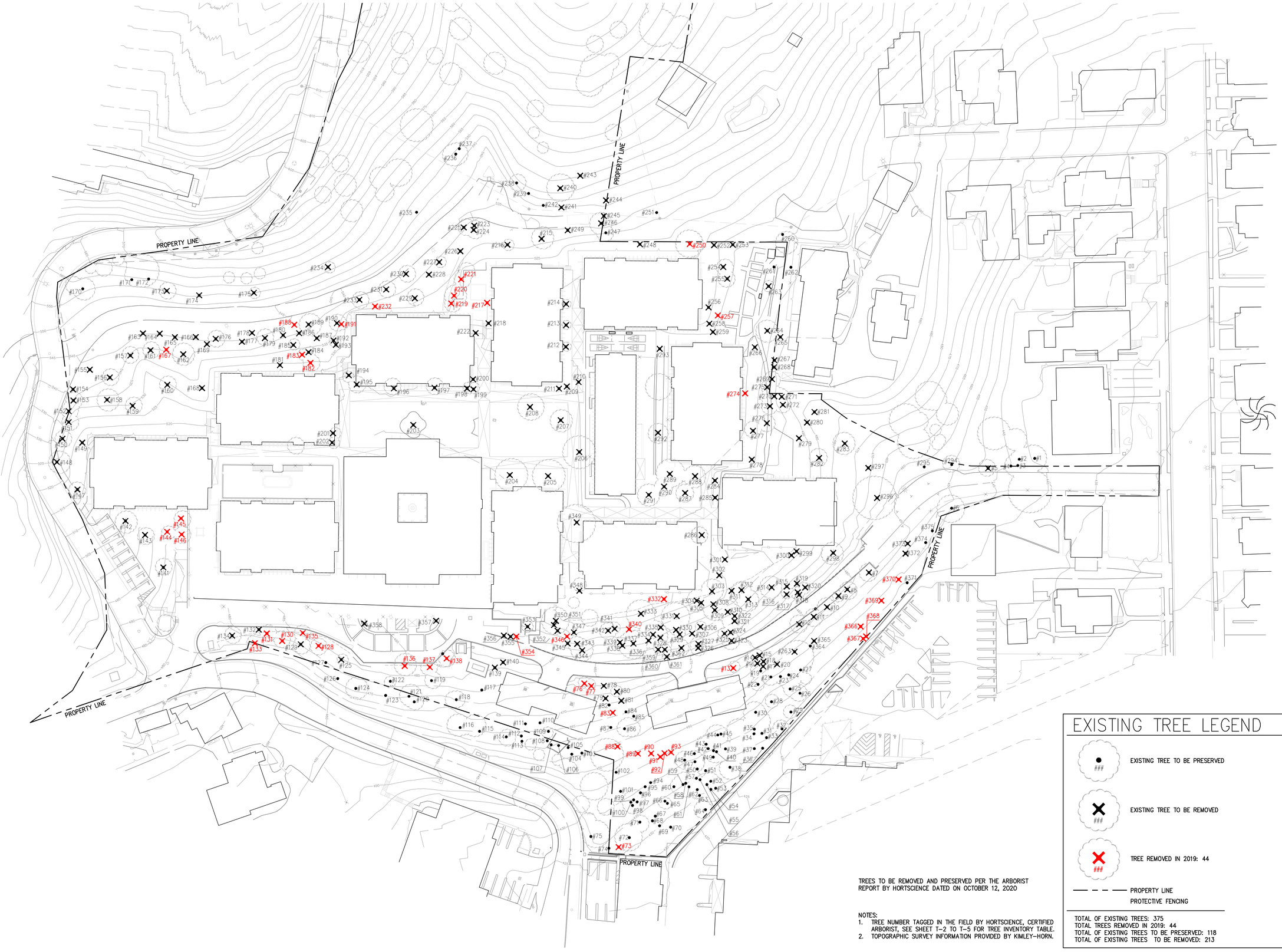

TREES TO BE REMOVED AND PRESERVED PER THE ARBORIST REPORT BY HORTSCIENCE DATED ON OCTOBER 12, 2020

NOTES:
1. TREE NUMBER TAGGED IN THE FIELD BY HORTSCIENCE, CERTIFIED ARBORIST, SEE SHEET T-2 TO T-5 FOR TREE INVENTORY TABLE.
2. TOPOGRAPHIC SURVEY INFORMATION PROVIDED BY KIMLEY-HORN.

EXISTING TREE LEGEND

- ### — EXISTING TREE TO BE PRESERVED
- ### — EXISTING TREE TO BE REMOVED
- ### — TREE REMOVED IN 2019: 44
- PROPERTY LINE
- PROTECTIVE FENCING

TOTAL OF EXISTING TREES: 375
TOTAL TREES REMOVED IN 2019: 44
TOTAL OF EXISTING TREES TO BE PRESERVED: 118
TOTAL OF EXISTING TREES TO BE REMOVED: 213

PLANNING SUBMITTAL 2021.07.27

GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN
2671 CROW CANYON RD. SAN RAMON, CA 94583
T 925.736.8176 www.dgates.com

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE:	DESCRIPTION:	DATE:

NOT FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT
CASEY CASE · No. 6062
Signature
6/30/2020
Renewal Date
X/XX/XXXX
Date
L.A.
STATE OF CALIFORNIA

PROJECT NUMBER:	5639
DRAWN:	MF/TZ
CHECK:	KC
DATE:	07/27/2021
SCALE:	1"=40'-0"

0 20' 40' 80'
0" ½" 1" 2"

TREE PRESERVATION/ REMOVAL PLAN

T-1

of -

PATH: P:\LOS GATOS\LOS GATOS MEADOWS(P5639)\ACAD\SHEETS_DC-T-LOS GATOS MEADOWS.DWG
DATE: 3/22/2021 1:51 PM

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	TRUNK DIAMETER (INCHES)	APPROX. CROWN DIAMETER (FEET)	CONDITION OUT OF 100%	SUITABILITY FOR PRESERVATION	PROTECTED STATUS	REMOVAL	REASON FOR REMOVAL
1	Coast Redwood *Sequioa sempervirens*	40	~30	50%	Mod	Protected		
2	California Bay *Umbellularia californica*	8,8,7	~30	50%	Low	Protected		
3	California Bay *Umbellularia californica*	6,5	~30	30%	Low	Protected		
4	Valley Oak *Quercus lobata*	17	~30	50%	Mod	Protected		
5	Valley Oak *Quercus lobata*	14	~20	30%	Low	Protected	X	New EVA. construction
6	Coast Live Oak *Quercus agrifolia*	23	~30	70%	High	Protected		
7	Blue Gum *Eucalyptus globulus*	40	~30	30%	Low	Protected	X	Invasive, fire prone
8	Blue Gum *Eucalyptus globulus*	38	~30	30%	Low	Protected	X	Invasive, fire prone
9	Blue Gum *Eucalyptus globulus*	20,7	~20	30%	Low	Exception	X	Invasive, fire prone
10	Blue Gum *Eucalyptus globulus*	54	~50	30%	Low	Protected	X	Invasive, fire prone
11	Blue Gum *Eucalyptus globulus*	28	~30	30%	Low	Protected	X	Invasive, fire prone
12	Blue Gum *Eucalyptus globulus*	39	~30	30%	Low	Protected	X	Invasive, fire prone
13	Canary Island Pine Pinus canariensis	21	~30	70%	High	Protected	2019 X	Fire prone, within 50 feet of structures
14	Coast Live Oak *Quercus agrifolia*	15	~20	50%	Low	Protected	X	New EVA. construction
15	California Bay *Umbellularia californica*	10	~20	50%	Mod	Protected	X	New EVA. construction
16	California Bay *Umbellularia californica*	10	~20	50%	Mod	Protected	X	New EVA. construction
17	California Bay *Umbellularia californica*	9,9	~20	30%	Low	Protected	X	New EVA. construction
18	California Bay *Umbellularia californica*	5	~20	10%	Low	Protected	X	New EVA. construction
19	California Bay *Umbellularia californica*	13,8	~30	50%	Mod	Protected		
20	California Bay *Umbellularia californica*	11	~20	30%	Low	Protected	X	Within grading limits
21	California Bay *Umbellularia californica*	13	~30	30%	Low	Protected		
22	California Buckeye Aesculus californica	9	~30	50%	Mod	Protected		
23	California Bay *Umbellularia californica*	7	~50	30%	Low	Protected		
24	California Bay *Umbellularia californica*	17,16	~50	70%	High	Protected		
25	California Bay *Umbellularia californica*	11	~20	30%	Low	Protected		
26	California Bay *Umbellularia californica*	12	~20	50%	Low	Protected		
27	California Bay *Umbellularia californica*	7	~20	10%	Low	Protected		
28	California Bay *Umbellularia californica*	8	~20	10%	Low	Protected		
29	California Bay *Umbellularia californica*	12,7,6	~50	10%	Low	Protected		
30	Valley Oak *Quercus lobata*	34	~60	70%	High	Large Protected		
31	California Bay *Umbellularia californica*	16	~30	50%	Low	Protected		
32	California Bay *Umbellularia californica*	8	~20	50%	Low	Protected		
33	California Bay *Umbellularia californica*	14,6	~20	50%	Low	Protected		
34	California Bay *Umbellularia californica*	8	~20	30%	Low	Protected		
35	California Bay *Umbellularia californica*	11,10,7	~30	50%	Low	Protected		
36	Coast Live Oak *Quercus agrifolia*	19	~30	50%	Mod	Protected		
37	California Bay *Umbellularia californica*	10	~20	30%	Low	Protected		
38	Blue Oak *Quercus douglasii*	19	~20	30%	Low	Protected		
39	Coast Live Oak *Quercus agrifolia*	27	~30	50%	Low	Large Protected		
40	Valley Oak *Quercus lobata*	17	~20	30%	Low	Protected		

TREES TO BE REMOVED AND PRESERVED PER THE ARBORIST REPORT BY HORTSCIENCE DATED ON OCTOBER 12, 2020

TREE INVENTORY TABLE (CONT.)

TREE/ TAG NO.	TREE NAME	TRUNK DIAMETER (INCHES)	APPROX. CROWN DIAMETER (FEET)	CONDITION OUT OF 100%	SUITABILITY FOR PRESERVATION	PROTECTED STATUS	REMOVAL	REASON FOR REMOVAL
41	California Bay *Umbellularia californica*	8,5,4	~20	50%	Mod	Protected		
42	California Bay *Umbellularia californica*	5	~20	50%	Low	Protected		
43	Valley Oak *Quercus lobata*	14	~30	50%	Mod	Protected		
44	Coast Live Oak *Quercus agrifolia*	22	~50	50%	Low	Protected		
45	California Bay *Umbellularia californica*	6,5	~20	50%	Low	Protected		
46	California Bay *Umbellularia californica*	6	~20	50%	Low	Protected		
47	Valley Oak *Quercus lobata*	17,13	~50	50%	Mod	Protected		
48	California Bay *Umbellularia californica*	22,12	~50	10%	Low	Protected		
49	California Bay *Umbellularia californica*	7	~20	50%	Low	Protected		
50	California Bay *Umbellularia californica*	7	~20	50%	Low	Protected		
51	California Bay *Umbellularia californica*	7	~30	30%	Low	Protected		
52	California Bay *Umbellularia californica*	9	~30	30%	Low	Protected		
53	California Bay *Umbellularia californica*	10	~20	50%	Low	Protected		
54	California Bay *Umbellularia californica*	13,9	~30	50%	Low	Protected		
55	California Bay *Umbellularia californica*	6,5,5,4	~30	50%	Low	Protected		
56	California Bay *Umbellularia californica*	7	~30	30%	Low	Protected		
57	California Bay *Umbellularia californica*	9,8	~30	30%	Low	Protected		
58	California Bay *Umbellularia californica*	12	~30	30%	Low	Protected		
59	Coast Live Oak *Quercus agrifolia*	27,16	~60	50%	Mod	Large Protected		
60	California Bay *Umbellularia californica*	14	~20	10%	Low	Protected		
61	California Bay *Umbellularia californica*	15	~30	30%	Low	Protected		
62	California Bay *Umbellularia californica*	13	~30	30%	Low	Protected		
63	California Bay *Umbellularia californica*	6	~20	50%	Low	Protected		
64	California Bay *Umbellularia californica*	10,9	~30	50%	Low	Protected		
65	California Bay *Umbellularia californica*	9	~30	30%	Low	Protected		
66	California Bay *Umbellularia californica*	11	~20	30%	Low	Protected		
67	Olive *Olea spp.*	5,4,3,2	~20	30%	Low	Exception		
68	California Bay *Umbellularia californica*	6	~20	50%	Low	Protected		
69	California Bay *Umbellularia californica*	7	~20	30%	Low	Protected		
70	Coast Live Oak *Quercus agrifolia*	6	~20	50%	Mod	Protected		
71	California Bay *Umbellularia californica*	17,8	~30	50%	Mod	Protected		
72	Valley Oak *Quercus lobata*	33	~60	70%	High	Large Protected		
73	Olive *Olea spp.*	5	~10	50%	Mod	Exception	2019 X	Invasive
74	Coast Live Oak Quercus agrifolia	6	~20	50%	Mod	Protected		
75	Coast Live Oak Quercus agrifolia	30	~50	50%	Mod	Large Protected		
76	Monterery Pine *Pinus radiata*	15	~20	50%	Low	Protected	2019 X	Fire prone, within 50 feet of structures
77	Monterery Pine *Pinus radiata*	17	~20	50%	Low	Protected	2019 X	Fire prone, within 50 feet of structures
78	Coast Redwood *Sequioa sempervirens*	7	~10	90%	High	Protected	X	New EVA. construction
79	Coast Redwood *Sequioa sempervirens*	13	~20	90%	High	Protected	X	Within grading limits
80	Blue Oak *Quercus douglasii*	12	~20	50%	Mod	Protected	X	New EVA. construction

TREE INVENTORY TABLE (CONT.)

TREE/ TAG NO.	TREE NAME	TRUNK DIAMETER (INCHES)	APPROX. CROWN DIAMETER (FEET)	CONDITION OUT OF 100%	SUITABILITY FOR PRESERVATION	PROTECTED STATUS	REMOVAL	REASON FOR REMOVAL
81	Coast Redwood *Sequioa sempervirens*	5	~10	90%	High	Protected	X	Within grading limits
82	Coast Redwood *Sequioa sempervirens*	7	~20	30%	Low	Protected		
83	Monterery Pine *Pinus radiata*	14	~20	50%	Low	Protected	2019 X	Fire prone, within 50 feet of structures
84	Big Leaf Maple *Acer macrophylla*	9	~30	30%	Low	Protected		
85	Coast Redwood *Sequioa sempervirens*	7	~10	90%	High	Protected		
86	Valley Oak *Quercus lobata*	19	~50	70%	Mod	Protected		
87	Coast Redwood *Sequioa sempervirens*	10	~20	90%	High	Protected		
88	Monterery Pine *Pinus radiata*	8	~20	50%	Low	Protected	2019 X	Fire prone, within 50 feet of structures
89	Monterery Pine *Pinus radiata*	8	~20	50%	Mod	Protected	2019 X	Fire prone, within 50 feet of structures
90	Blackwood Acacia *Acacia melanoxylon*	10,6	~20	30%	Low	Exception	2019 X	Invasive, Fire prone
91	Blackwood Acacia *Acacia melanoxylon*	5	~20	30%	Low	Exception	2019 X	Invasive, Fire prone
92	Blackwood Acacia *Acacia melanoxylon*	8,7,4	~20	30%	Low	Exception	2019 X	Invasive, Fire prone
93	Blackwood Acacia *Acacia melanoxylon*	5,5,5,4	~20	30%	Low	Exception	2019 X	Invasive, Fire prone
94	California Bay *Umbellularia californica*	10	~20	30%	Low	Protected		
95	California Bay *Umbellularia californica*	16	~30	30%	Low	Protected		
96	California Bay *Umbellularia californica*	5	~10	10%	Low	Protected		
97	California Bay *Umbellularia californica*	19,6,5. 4,4	~30	50%	Low	Protected		
98	Valley Oak *Quercus lobata*	17,16	~50	50%	Mod	Protected		
99	California Bay *Umbellularia californica*	7,6,6,5	~30	50%	Low	Protected		
100	California Bay *Umbellularia californica*	6	~20	50%	Low	Protected		
101	California Bay *Umbellularia californica*	5	~20	70%	High	Protected		
102	California Bay *Umbellularia californica*	5,5,5,4,4 ,3,3,2,2	~50	70%	Mod	Protected		
103	Coast Redwood *Sequioa sempervirens*	9	~20	50%	Mod	Protected		
104	Coast Redwood *Sequioa sempervirens*	8	~20	90%	High	Protected		
105	Coast Redwood *Sequioa sempervirens*	9	~20	90%	High	Protected		
106	Coast Redwood *Sequioa sempervirens*	10	~20	90%	High	Protected		
107	Coast Redwood *Sequioa sempervirens*	8	~20	90%	High	Protected		
108	Coast Redwood *Sequioa sempervirens*	4	~10	90%	High	Protected		
109	Grecian Laurel *Laurus nobilis*	10,9,9	~20	30%	Low	Protected		
110	Grecian Laurel *Laurus nobilis*	6,6,5,5, 4,3,3,2	~20	30%	Low	Protected		
111	Grecian Laurel *Laurus nobilis*	5,4,4,4,4 ,4,3,3,3	~20	30%	Low	Protected		
112	Olive *Olea spp.*	6	~10	50%	Mod	Exception		
113	Olive *Olea spp.*	12,7	~20	50%	Mod	Exception		
114	Olive *Olea spp.*	10,6,5,4 ,3,2,2,2	~20	50%	Mod	Exception		
115	Valley Oak *Quercus lobata*	21	~30	50%	Low	Protected		
116	Blue Gum *Eucalyptus globulus*	47,32, 17	~60	50%	Low	Large Protected		
117	Bronze Loquat *Eriobotrya deflexa*	6	~20	30%	Low	Protected		
118	Coast Live Oak *Quercus agrifolia*	19,15	~50	70%	High	Protected		
119	Coast Live Oak *Quercus agrifolia*	19	~50	70%	High	Protected		
120	Valley Oak *Quercus lobata*	14	~30	50%	Mod	Protected		

PLANNING SUBMITTAL 2021.07.27

GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN
2671 CROW CANYON RD. SAN RAMON, CA 94583
T 925.736.8176 www.dgates.com

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE: DESCRIPTION: DATE:

NOT FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT · CASEY CASE · No. 6282 · Signature 6/30/2020 Renewal Date X/XX/XXXX · LA · STATE OF CALIFORNIA

PROJECT NUMBER: 5639
DRAWN: MF/TZ
CHECK: KC
DATE: 07/27/2021
SCALE:

0 1/2" 1" 2"

TREE INVENTORY TABLE

T-2

of -

PATH: P:\LOS GATOS\LOS GATOS MEADOWS(5639)\CAD\SHEETS_DC-T-LOS GATOS MEADOWS.DWG
PLOT DATE: 7/27/2021 1:31 PM

TREE INVENTORY TABLE (CONT.)

TREE/ TAG NO.	TREE NAME	TRUNK DIAMETER (INCHES)	APPROX. CROWN DIAMETER (FEET)	CONDITION OUT OF 100%	SUITABILITY FOR PRESERVATION	PROTECTED STATUS	REMOVAL	REASON FOR REMOVAL
121	Valley Oak *Quercus lobata*	19	~30	50%	Low	Protected		
122	Coast Live Oak *Quercus agrifolia*	11	~20	50%	Mod	Protected		
123	Olive *Olea spp.*	7,7,5,4, 4,3	~20	50%	Mod	Exception		
124	Coast Live Oak *Quercus agrifolia*	25	~30	10%	Low	Large Protected		
125	Coast Redwood *Sequioa sempervirens*	19	~20	10%	Low	Protected	X	New retaining wall construction
126	Coast Live Oak *Quercus agrifolia*	7,7	~20	10%	Low	Protected		
127	Coast Live Oak *Quercus agrifolia*	8	~20	10%	Low	Protected		
128	Canary Island Pine Pinus canariensis	28	~30	70%	Mod	Protected	2019 X	Fire prone, within 50 feet of structures
129	Coast Live Oak *Quercus agrifolia*	15	~30	50%	Low	Protected	X	New bio-retention construction
130	Canary Island Pine Pinus canariensis	23	~30	70%	High	Protected	2019 X	Fire prone, within 50 feet of structures
131	Canary Island Pine Pinus canariensis	26	~30	30%	Low	Protected	2019 X	Fire prone, within 50 feet of structures
132	Coast Redwood *Sequioa sempervirens*	7	~20	90%	Mod	Protected	X	New building construction
133	Canary Island Pine Pinus canariensis	22	~30	70%	High	Protected	2019 X	Fire prone, within 50 feet of structures
134	Coast Live Oak *Quercus agrifolia*	18	~50	70%	Mod	Protected	X	New building construction
135	Canary Island Pine Pinus canariensis	22	~30	70%	Mod	Protected	2019 X	Fire prone, within 50 feet of structures
136	Canary Island Pine Pinus canariensis	23	~30	70%	High	Protected	2019 X	Fire prone, within 50 feet of structures
137	Canary Island Pine Pinus canariensis	21	~30	70%	High	Protected	2019 X	Fire prone, within 50 feet of structures
138	Canary Island Pine Pinus canariensis	21	~30	70%	High	Protected	2019 X	Fire prone, within 50 feet of structures
139	Bronze Loquat *Eriobotrya deflexa*	5,3,3,3	~20	50%	Mod	Protected	X	New EVA. construction
140	Bronze Loquat *Eriobotrya deflexa*	6,4,2	~20	30%	Low	Protected	X	New EVA. construction
141	Crabapple *Malus spp.*	8	~30	70%	High	Exception	X	New building construction
142	Coast Live Oak *Quercus agrifolia*	18	~30	70%	High	Protected	X	New building construction
143	Coast Live Oak *Quercus agrifolia*	16	~30	70%	High	Protected	X	New building construction
144	Canary Island Pine *Pinus canariensis*	18	~30	50%	Mod	Protected	2019 X	Fire prone, within 50 feet of structures
145	Canary Island Pine *Pinus canariensis*	22	~30	70%	High	Protected	2019 X	Fire prone, within 50 feet of structures
146	Canary Island Pine *Pinus canariensis*	26	~30	70%	Mod	Protected	2019 X	Fire prone, within 50 feet of structures
147	Douglas Fir *Pseudosuga menziesii*	18	~30	70%	Mod	Protected	X	Within grading limits
148	Douglas Fir *Pseudosuga menziesii*	29	~30	70%	Mod	Protected	X	New EVA. construction
149	Hollywood Juniper *Juniperus chinensis*	9,5	~30	70%	High	Protected	X	New building construction
150	Douglas Fir *Pseudosuga menziesii*	15	~30	50%	Mod	Protected	X	Within grading limits
151	Douglas Fir *Pseudosuga menziesii*	15	~30	30%	Low	Protected	X	Within grading limits
152	Douglas Fir *Pseudosuga menziesii*	18	~30	50%	Low	Protected	X	Within grading limits
153	Douglas Fir *Pseudosuga menziesii*	14	~30	50%	Mod	Protected	X	New retaining wall construction
154	Valley Oak *Quercus lobata*	11	~30	70%	High	Protected	X	New retaining wall construction
155	Silk Oak *Grevillea robusta*	11	~30	50%	Low	Protected	X	New retaining wall construction
156	Coast Live Oak *Quercus agrifolia*	17	~30	70%	High	Protected	X	New retaining wall construction
157	Coast Live Oak *Quercus agrifolia*	15	~50	30%	Low	Protected	X	New retaining wall construction
158	Douglas Fir Pseudosuga menziesii	22	~30	30%	Low	Protected	X	New retaining wall construction
159	Coast Live Oak *Quercus agrifolia*	21	~30	50%	Mod	Protected	X	New building construction
160	Valley Oak *Quercus lobata*	21	~50	50%	Mod	Protected	X	New building construction

TREE INVENTORY TABLE (CONT.)

TREE/ TAG NO.	TREE NAME	TRUNK DIAMETER (INCHES)	APPROX. CROWN DIAMETER (FEET)	CONDITION OUT OF 100%	SUITABILITY FOR PRESERVATION	PROTECTED STATUS	REMOVAL	REASON FOR REMOVAL
161	Valley Oak *Quercus lobata*	16	~30	30%	Low	Protected	X	New retaining wall construction
162	Coast Live Oak *Quercus agrifolia*	20	~30	50%	Mod	Protected	X	New retaining wall construction
163	Italian Cypress *Cupressus sempervirens*	5	~10	90%	High	Protected	X	New EVA. construction
164	Italian Cypress *Cupressus sempervirens*	6	~10	90%	High	Protected	X	New EVA. construction
165	Italian Cypress *Cupressus sempervirens*	6	~10	90%	High	Protected	X	New EVA. construction
166	Italian Cypress *Cupressus sempervirens*	5	~10	90%	High	Protected	X	New EVA. construction
167	Monterery Pine *Pinus radiata*	4	~20	90%	High	Protected	2019 X	Fire prone, within 50 feet of structures
168	Red Horsechestnut *Aesculus x carnea*	5,2	~20	90%	High	Protected	X	New building construction
169	Coast Live Oak *Quercus agrifolia*	7	~20	50%	Low	Protected	X	New EVA. construction
170	California Bay *Umbellularia californica*	17,10,6	~50	30%	Low	Protected		
171	California Bay *Umbellularia californica*	7,7,7,6, 5,5,5,5	~30	30%	Low	Protected		
172	California Bay *Umbellularia californica*	8,5,5,4	~30	30%	Low	Protected		
173	California Bay *Umbellularia californica*	16	~30	50%	Mod	Protected	X	Tested positive for SOD
174	Coast Live Oak *Quercus agrifolia*	8	~20	70%	Mod	Protected	X	Retaining Wall Construction
175	Coast Live Oak *Quercus agrifolia*	15	~30	30%	Low	Protected	X	Retaining Wall Construction
176	Sugar Gum Tree *Liquidambar styraciflua*	17,16	~30	50%	Mod	Protected	X	New EVA. construction
177	Sugar Gum Tree *Liquidambar styraciflua*	12,11,11, 1,1	~50	30%	Low	Protected	X	New building construction
178	Deodar Cedar *Cedrus deodara*	6	~20	90%	High	Protected	X	New EVA. construction
179	Coast Live Oak *Quercus agrifolia*	14	~30	50%	Mod	Protected	X	New building construction
180	Italian Cypress *Cupressus sempervirens*	5	~10	90%	High	Protected	X	New EVA. construction
181	Sitka Spruce *Picea sitchensis*	6	~10	70%	High	Protected	X	New building construction
182	Italian Stone Pine *Pinus Pinea*	22	~30	50%	Mod	Protected	2019 X	Fire prone, within 50 feet of structures
183	Italian Stone Pine *Pinus Pinea*	19	~30	50%	Mod	Protected	2019 X	Fire prone, within 50 feet of structures
184	Red Ironbark *Eucalyptus sideroxylon*	13	~20	10%	Low	Exception	X	Poor condition, SOD carrier, fire prone
185	Incense Cedar *Calocedrus decurrens*	11	~20	90%	High	Protected	X	New building construction
186	Italian Cypress *Cupressus sempervirens*	5	~10	50%	Mod	Protected	X	New EVA. construction
187	Italian Cypress *Cupressus sempervirens*	5	~10	90%	High	Protected	X	New building construction
188	Blackwood Acacia *Acacia melanoxylon*	4	~10	70%	Low	Exception	2019 X	Invasive, Fire prone
189	Coast Live Oak *Quercus agrifolia*	19	~50	50%	Mod	Protected	X	New EVA. construction
190	Red Ironbark *Eucalyptus sideroxylon*	13	~30	10%	Low	Exception	X	Poor condition, SOD carrier, fire prone
191	Blackwood Acacia *Acacia melanoxylon*	17	~30	50%	Low	Exception	2019 X	Invasive, Fire prone
192	Red Ironbark *Eucalyptus sideroxylon*	14	~30	10%	Low	Exception	X	Poor condition, SOD carrier, fire prone
193	Hollywood Juniper *Juniperus chinensis*	17	~20	70%	High	Protected	X	New building construction
194	Hollywood Juniper *Juniperus chinensis*	5,5,4,3, 3,3	~20	50%	Low	Protected	X	New building construction
195	Hollywood Juniper *Juniperus chinensis*	11,7	~20	50%	Low	Protected	X	New building construction
196	Blue Blossom *Ceanothus thysiflorus*	5,4,4	~20	30%	Low	Protected	X	New building construction
197	Hollywood Juniper *Juniperus chinensis*	18	~20	50%	Low	Protected	X	New building construction
198	Hollywood Juniper *Juniperus chinensis*	13	~20	50%	Low	Protected	X	New building construction
199	Hollywood Juniper *Juniperus chinensis*	11	~20	50%	Low	Protected	X	New building construction
200	Hollywood Juniper *Juniperus chinensis*	10	~20	50%	Low	Protected	X	New building construction

TREE INVENTORY TABLE (CONT.)

TREE/ TAG NO.	TREE NAME	TRUNK DIAMETER (INCHES)	APPROX. CROWN DIAMETER (FEET)	CONDITION OUT OF 100%	SUITABILITY FOR PRESERVATION	PROTECTED STATUS	REMOVAL	REASON FOR REMOVAL
201	Hollywood Juniper *Juniperus chinensis*	12	~20	50%	Low	Protected	X	New building construction
202	Hollywood Juniper *Juniperus chinensis*	13	~20	50%	Low	Protected	X	New building construction
203	Crabapple *Malus spp.*	4,3	~20	70%	High	Exception	X	New building construction
204	Sawleaf Zelkova *Zelkova serrata*	23	~50	50%	Mod	Protected	X	New building construction
205	Sawleaf Zelkova *Zelkova serrata*	22	~50	30%	Low	Protected	X	New building construction
206	Valley Oak *Quercus lobata*	24	~50	70%	Mod	Large Protected	X	New building construction
207	Sawleaf Zelkova *Zelkova serrata*	19	~50	30%	Low	Protected	X	New building construction
208	Sawleaf Zelkova *Zelkova serrata*	18	~50	30%	Low	Protected	X	New building construction
209	Mayten Tree *Maytens boaria*	7	~20	30%	Low	Protected	X	New building construction
210	Italian Cypress *Cupressus sempervirens*	14	~10	70%	Mod	Protected	X	New building construction
211	Italian Cypress *Cupressus sempervirens*	14	~10	70%	Low	Protected	X	New building construction
212	Crabapple *Malus spp.*	12	~20	50%	Mod	Exception	X	New building construction
213	Crabapple *Malus spp.*	11	~20	50%	Mod	Exception	X	New building construction
214	Crabapple *Malus spp.*	11	~20	30%	Low	Exception	X	New building construction
215	Coast Live Oak *Quercus agrifolia*	22,22	~50	50%	Low	Protected	X	New EVA. construction
216	California Bay *Umbellularia californica*	10	~20	50%	Mod	Protected	X	Poor condition, SOD carrier, fire prone
217	Brazilian Peppertree *Schinus terebinthifolia*	5	~20	50%	Low	Protected	2019 X	Invasive
218	Loquat *Eriobotrya japonica*	6	~20	70%	Mod	Protected	X	New building construction
219	Blue Gum *Eucalyptus globulus*	36	~50	50%	Mod	Protected	2019 X	Invasive, Fire prone
220	Blue Gum *Eucalyptus globulus*	62	~60	50%	Mod	Large Protected	2019 X	Invasive, Fire prone
221	Blue Gum *Eucalyptus globulus*	36	~50	50%	Mod	Protected	2019 X	Invasive, Fire prone
222	African Fern Pine *Afrocarpus gracilior*	5	~20	70%	Mod	Protected	X	New building construction
223	California Bay *Umbellularia californica*	13	~20	50%	Mod	Protected	X	Poor condition, SOD carrier, fire prone
224	California Bay *Umbellularia californica*	13,13	~30	50%	Mod	Protected	X	Poor condition, SOD carrier, fire prone
225	Coast Live Oak *Quercus agrifolia*	20	~50	70%	Mod	Protected	X	New EVA. construction
226	Red Horsechestnut *Aesculus x carnea*	8	~20	30%	Low	Protected	X	New EVA. construction
227	Red Horsechestnut *Aesculus x carnea*	8	~20	30%	Low	Protected	X	New EVA. construction
228	Red Horsechestnut *Aesculus x carnea*	5	~20	50%	Mod	Protected	X	New EVA. construction
229	Coast Live Oak *Quercus agrifolia*	23	~30	70%	Mod	Protected	X	New EVA. construction
230	Red Ironbark *Eucalyptus sideroxylon*	22	~30	30%	Low	Exception	X	New EVA. construction
231	Red Ironbark *Eucalyptus sideroxylon*	5,5,5,5, 4	~20	30%	Low	Exception	X	New EVA. construction
232	Purpleleaf PLum *Prunus cerasifera*	4	~10	30%	Low	Protected	2019 X	Invasive
233	Red Ironbark *Eucalyptus sideroxylon*	19	~20	50%	Low	Exception	X	New EVA. construction
234	Coast Live Oak *Quercus agrifolia*	10,9	~20	50%	Mod	Protected	X	Retaining Wall Construction
235	Toyon *Heteromeles arbutifloia*	6,5,4,4	~20	50%	Mod	Protected		
236	California Bay *Umbellularia californica*	12	~30	50%	Low	Protected		
237	California Bay *Umbellularia californica*	11	~20	50%	Mod	Protected		
238	Coast Live Oak *Quercus agrifolia*	14	~30	50%	Low	Protected		
239	Olive *Olea spp.*	10,5,5	~20	50%	Mod	Exception		
240	Coast Live Oak *Quercus agrifolia*	28	~20	50%	Low	Large Protected	X	Within grading limits

TREES TO BE REMOVED AND PRESERVED PER THE ARBORIST REPORT BY HORTSCIENCE DATED ON OCTOBER 12, 2020

PATH: P:\LOS GATOS\LOS GATOS MEADOWS(P5639)\ACAD\SHEETS_DG-T-LOS GATOS MEADOWS.DWG
PLOT DATE: 3/23/2021 1:31 PM

PLANNING SUBMITTAL 2021.07.27

GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN
2671 CROW CANYON RD. SAN RAMON, CA 94583
T 925.736.8176 www.dgates.com

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE: DESCRIPTION: DATE:

NOT FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT · CHRIS CASE · No. 6282 · Signature · 6/30/2020 · Renewal Date · X/XX/XXXX · In · LA · STATE OF CALIFORNIA

PROJECT NUMBER: 5639
DRAWN: MF/TZ
CHECK: KC
DATE: 07/27/2021
SCALE:

0 1/2" 1" 2"

TREE INVENTORY TABLE

T-3

of -

TREE INVENTORY TABLE (CONT.)

TREE/ TAG NO.	TREE NAME	TRUNK DIAMETER (INCHES)	APPROX. CROWN DIAMETER (FEET)	CONDITION OUT OF 100%	SUITABILITY FOR PRESERVATION	PROTECTED STATUS	REMOVAL	REASON FOR REMOVAL
241	California Bay *Umbellularia californica*	6	~20	50%	Low	Protected	X	Within grading limits
242	California Bay *Umbellularia californica*	5	~20	50%	Low	Protected		
243	Coast Live Oak *Quercus agrifolia*	27	~30	10%	Low	Large Protected	X	Within grading limits
244	Valley Oak *Quercus lobata*	15	~20	30%	Low	Protected	X	New EVA. construction
245	Coast Live Oak *Quercus agrifolia*	4,4,4,3, 3,2,2,2	~20	30%	Low	Protected	X	New EVA. construction
246	Valley Oak *Quercus lobata*	26	~30	50%	Low	Large Protected	X	New EVA. construction
247	Coast Live Oak *Quercus agrifolia*	16	~30	50%	Low	Protected		
248	Coast Live Oak *Quercus agrifolia*	6,5,3	~20	30%	Low	Protected	X	New building construction
249	Victorian Box *Pittosporum undulatum*	5,4,4,4, 4,3,2	~20	30%	Low	Protected	X	New EVA. construction
250	Blue Gum *Eucalyptus globulus*	50	~50	30%	Low	Large Protected	2019 X	Invasive, Fire prone
251	Valley Oak *Quercus lobata*	28	~50	70%	High	Large Protected		
252	Crabapple *Malus spp.*	5	~20	50%	Low	Exception	X	New building construction
253	Plum *Prunus spp.*	6,5,3	~20	50%	Low	Exception	X	New building construction
254	Crabapple *Malus spp.*	7	~20	30%	Low	Exception	X	New building construction
255	Crabapple *Malus spp.*	11	~30	50%	Mod	Exception	X	New building construction
256	Bottlebrush *Callistemon spp.*	4,4	~20	70%	Mod	Protected	X	New building construction
257	Alepo Pine *Pinus halepensis*	6	~20	30%	Low	Protected	2019 X	Fire prone, within 50 feet of structures
258	Victorian Box *Pittosporum undulatum*	4,3	~20	50%	Low	Protected	X	New building construction
259	Victorian Box *Pittosporum undulatum*	6,5,2,2	~20	50%	Mod	Protected	X	New building construction
260	Blue Gum *Eucalyptus globulus*	52	~50	50%	Low	Large Protected		
261	Jacaranda *Jacaranda mimosifolia*	7	~20	50%	Mod	Protected		
262	Portugal Laurel *Prunus lusitanica*	6,5,4,4, 4	~20	30%	Low	Protected		
263	Japanese Cherry *Prunus serrulata*	10	~20	50%	Low	Protected	X	Grading limits
264	Coast Live Oak *Quercus agrifolia*	20	~30	70%	High	Protected	X	New building construction
265	Cherry *Prunus spp.*	12	~20	30%	Low	Exception	X	Grading limits
266	California Black Walnut *Juglans californica*	8	~20	30%	Low	Protected	X	New building construction
267	Coast Live Oak *Quercus agrifolia*	7	<10	50%	Low	Protected	X	Grading limits
268	California Bay *Umbellularia californica*	5	<10	50%	Low	Protected	X	Grading limits
269	African sumac *Searsia lancea*	12	~30	10%	Low	Protected	X	Poor condition
270	African sumac *Searsia lancea*	9,9	~30	10%	Low	Protected	X	Poor condition
271	Coast Live Oak *Quercus agrifolia*	11	~20	50%	Low	Protected	X	Within grading limits
272	Coast Live Oak *Quercus agrifolia*	13	~20	50%	Mod	Protected	X	Within grading limits
273	African sumac *Searsia lancea*	13,11	~20	50%	Low	Protected	X	Within grading limits
274	Glossy Privet *Ligustrum lucidum*	8,5	~20	50%	Mod	Exception	2019 X	Invasive
275	African sumac *Searsia lancea*	9,7	~20	10%	Low	Protected	X	Poor condition
276	Crabapple *Malus spp.*	13	~20	70%	Mod	Exception	X	New building construction
277	Crabapple *Malus spp.*	13	~20	70%	Mod	Exception	X	New building construction
278	California Bay *Umbellularia californica*	6,5	~20	70%	Mod	Protected	X	New building construction
279	Flowering Dogwood *Cornus florida*	9,4	~20	70%	High	Protected	X	New EVA. construction
280	Coast Live Oak *Quercus agrifolia*	12,10	~30	50%	Low	Protected	X	New EVA. construction

TREE INVENTORY TABLE (CONT.)

TREE/ TAG NO.	TREE NAME	TRUNK DIAMETER (INCHES)	APPROX. CROWN DIAMETER (FEET)	CONDITION OUT OF 100%	SUITABILITY FOR PRESERVATION	PROTECTED STATUS	REMOVAL	REASON FOR REMOVAL
281	California Bay *Umbellularia californica*	6,4,3,2	~20	50%	Low	Protected	X	Within grading limits
282	Coast Live Oak *Quercus agrifolia*	15	~30	70%	High	Protected	X	Within grading limits
283	Coast Live Oak *Quercus agrifolia*	9	~20	50%	Low	Protected	X	Within grading limits
284	Windmill Palm *Trachycarpus fortunei*		~20	90%	Mod	Exception	X	New building construction
285	African Fern Pine *Afrocarpus gracilior*	4	~10	30%	Low	Protected	X	New building construction
286	Hollywood Juniper *Juniperus chinensis*	12,6,5	~20	50%	Low	Protected	X	New building construction
287	Red Maple *Acer rubrum*	12	~30	70%	High	Protected	X	New building construction
288	White Willow *Salix alba*	24	~50	70%	Mod	Protected	X	New building construction
289	Valley Oak *Quercus lobata*	28	~30	30%	Low	Large Protected	X	New building construction
290	Sweet Gum Tree *Liquidambar styraciflua*	15	~30	70%	High	Protected	X	New building construction
291	Sweet Gum Tree *Liquidambar styraciflua*	20	~30	50%	Mod	Protected	X	New building construction
292	Coast Live Oak *Quercus agrifolia*	15	~30	30%	Low	Protected	X	New building construction
293	Ginkgo *Ginkgo biloba*	5	~20	50%	Mod	Protected	X	New building construction
294	Coast Live Oak *Quercus agrifolia*	19	~30	30%	Low	Protected		
295	California Bay *Umbellularia californica*	6	~20	30%	Low	Protected		
296	Coast Live Oak *Quercus agrifolia*	26,25, 17	~60	50%	Mod	Large Protected	X	Retaining Wall Construction
297	Arroyo Willow *Salix lasiolepis*	18,16	~30	30%	Low	Protected	X	Poor condition
298	Coast Live Oak *Quercus agrifolia*	18	~30	50%	Low	Protected	X	New building construction
299	African Fern Pine *Afrocarpus gracilior*	8	~20	30%	Low	Protected	X	New building construction
300	African Fern Pine *Afrocarpus gracilior*	8	~20	30%	Low	Protected	X	New building construction
301	Japanese Maple *Acer palmatum*	5	~20	50%	Mod	Protected	X	New building construction
302	Crabapple *Malus spp.*	9	~20	50%	Low	Exception	X	New building construction
303	Coast Live Oak *Quercus agrifolia*	19	~30	50%	Mod	Protected	X	New building construction
304	Coast Live Oak *Quercus agrifolia*	13	~20	50%	Low	Protected	X	New building construction
305	Coast Live Oak *Quercus agrifolia*	5	~20	30%	Low	Protected	X	New building construction
306	Coast Live Oak *Quercus agrifolia*	9	~20	30%	Low	Protected	X	New building construction
307	Coast Live Oak *Quercus agrifolia*	4	~20	30%	Low	Protected	X	New building construction
308	Coast Live Oak *Quercus agrifolia*	12	~20	10%	Low	Protected	X	Poor condition
309	Sugar Gum Tree *Liquidambar styraciflua*	33	~50	30%	Low	Protected	X	Risk, poor condition
310	Sugar Gum Tree *Liquidambar styraciflua*	33	~50	30%	Low	Protected	X	Risk, poor condition
311	Coast Live Oak *Quercus agrifolia*	8	~20	50%	Low	Protected	X	New building construction
312	Coast Live Oak *Quercus agrifolia*	12	~30	50%	Low	Protected	X	New building construction
313	Coast Live Oak *Quercus agrifolia*	17	~30	50%	Low	Protected	X	New building construction
314	California Bay *Umbellularia californica*	18,14	~30	70%	High	Protected	X	New building construction
315	California Bay *Umbellularia californica*	9	~20	50%	Mod	Protected	X	New EVA. construction
316	California Bay *Umbellularia californica*	11	~20	50%	Mod	Protected	X	New EVA. construction
317	Valley Oak *Quercus lobata*	18	~30	30%	Low	Protected	X	New EVA. construction
318	Coast Live Oak *Quercus agrifolia*	14	~20	50%	Low	Protected	X	New EVA. construction
319	California Bay *Umbellularia californica*	9,6,5	~20	50%	Mod	Protected	X	New EVA. construction
320	California Bay *Umbellularia californica*	9	~20	50%	Low	Protected	X	New EVA. construction

TREE INVENTORY TABLE (CONT.)

TREE/ TAG NO.	TREE NAME	TRUNK DIAMETER (INCHES)	APPROX. CROWN DIAMETER (FEET)	CONDITION OUT OF 100%	SUITABILITY FOR PRESERVATION	PROTECTED STATUS	REMOVAL	REASON FOR REMOVAL
321	Coast Live Oak *Quercus agrifolia*	14	~20	30%	Low	Protected	X	New EVA. construction
322	California Bay *Umbellularia californica*	19	~30	50%	Mod	Protected	X	New EVA. construction
323	Coast Live Oak *Quercus agrifolia*	10	~20	50%	Low	Protected	X	New EVA. construction
324	Valley Oak *Quercus lobata*	13	~30	30%	Low	Protected	X	Risk, poor condition
325	Coast Live Oak *Quercus agrifolia*	8	~20	30%	Low	Protected	X	New EVA. construction
326	Coast Live Oak *Quercus agrifolia*	13	~20	30%	Low	Protected	X	Risk, poor condition
327	California Bay *Umbellularia californica*	10	~20	30%	Low	Protected	X	Poor condition, SOD carrier, fire prone
328	California Bay *Umbellularia californica*	12	~20	30%	Low	Protected	X	Poor condition, SOD carrier, fire prone
329	Coast Live Oak *Quercus agrifolia*	8	~20	30%	Low	Protected	X	New building construction
330	California Bay *Umbellularia californica*	10	~20	30%	Low	Protected	X	Poor condition, SOD carrier, fire prone
331	Coast Live Oak *Quercus agrifolia*	17,14	~30	70%	Mod	Protected	X	New building construction
332	Purpleleaf Plum *Prunus spp.*	8	~20	30%	Low	Protected	2019 X	Invasive
333	Coast Live Oak *Quercus agrifolia*	27	~30	10%	Low	Protected	X	Risk, poor condition
334	California Bay *Umbellularia californica*	12,11	~30	30%	Low	Protected	X	Poor condition, SOD carrier, fire prone
335	Coast Live Oak *Quercus agrifolia*	10	~20	30%	Low	Protected	X	New building construction
336	California Bay *Umbellularia californica*	10	~20	50%	Low	Protected	X	New building construction
337	Coast Live Oak *Quercus agrifolia*	22,10	~30	30%	Low	Protected	X	New building construction
338	California Bay *Umbellularia californica*	11	~20	50%	Mod	Protected	X	Poor condition, SOD carrier, fire prone
339	Coast Live Oak *Quercus agrifolia*	15	~20	50%	Low	Protected	X	New building construction
340	Blackwood Acacia *Acacia melanoxylon*	5	~20	70%	Low	Exception	2019 X	Invasive, Fire prone
341	California Bay *Umbellularia californica*	12	~20	50%	Low	Protected	X	New building construction
342	California Bay *Umbellularia californica*	12	~20	50%	Low	Protected	X	New building construction
343	Coast Live Oak *Quercus agrifolia*	14	~30	50%	Mod	Protected	X	New building construction
344	Coast Live Oak *Quercus agrifolia*	18	~10	70%	Mod	Protected	X	New building construction
345	Coast Live Oak *Quercus agrifolia*	8	~20	10%	Low	Protected	X	Poor condition
346	Olive *Olea spp.*	9,7	~20	50%	Low	Protected	2019 X	Invasive
347	Coast Live Oak *Quercus agrifolia*	5	~20	30%	Low	Protected	X	New building construction
348	Marina Madrone *Arbutus 'Marina'*	14	~20	50%	High	Protected	X	New building construction
349	Valley Oak *Quercus lobata*	34	~30	30%	Low	Large Protected	X	Risk, Poor condition
350	Valley Oak *Quercus lobata*	37	~50	50%	Low	Large Protected	X	New building construction
351	Coast Live Oak *Quercus agrifolia*	9	~20	50%	Low	Protected	X	New building construction
352	Coast Live Oak *Quercus agrifolia*	10	~20	30%	Low	Protected	X	New building construction
353	Coast Live Oak *Quercus agrifolia*	13	~20	50%	Mod	Protected	X	New building construction
354	New Zealand Cabbage *Cordyline australis*	5	~10	30%	Low	Exception	2019 X	Invasive
355	Hackberry *Celtis spp.*	6	~10	10%	Low	Protected	X	Poor condition
356	Hackberry *Celtis spp.*	9	~20	30%	Low	Protected	X	New building construction
357	Italian Cypress *Cupressus sempervirens*	6	~10	90%	Mod	Protected	X	New building construction
358	Italian Cypress *Cupressus sempervirens*	8	~10	90%	Mod	Protected	X	New building construction
359	California Bay *Umbellularia californica*	10	~20	30%	Low	Protected	X	Poor condition, SOD carrier, fire prone
360	California Bay *Umbellularia californica*	9	~20	50%	Low	Protected	X	Retaining Wall Construction

TREES TO BE REMOVED AND PRESERVED PER THE ARBORIST REPORT BY HORTSCIENCE DATED ON OCTOBER 12, 2020

PLANNING SUBMITTAL 2021.07.27

GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE
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T 925.736.8176 www.dgates.com

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE: DESCRIPTION: DATE:

NOT FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT · CHRIS CASE · No. 6282 · STATE OF CALIFORNIA
Signature
6/30/2020
Renewal Date
X/XX/XXXX
Date
LA

PROJECT NUMBER: 5639
DRAWN: MF/TZ
CHECK: KC
DATE: 07/27/2021
SCALE:

0 1/2" 1" 2"

TREE INVENTORY TABLE

T-4

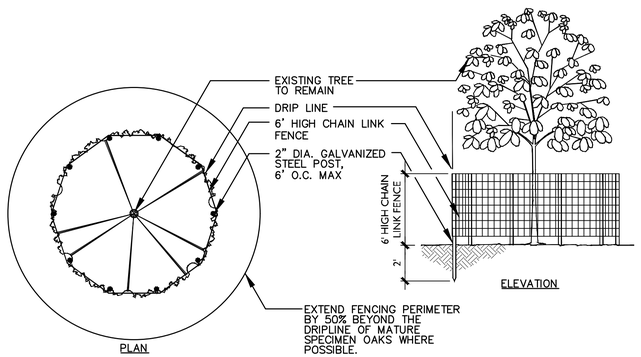
of -

PATH: P:\LOS GATOS\LOS GATOS MEADOWS(P5639)\CAD\SHEETS_DC-T-LOS GATOS MEADOWS.DWG
PLOT DATE: 7/27/2021 1:31 PM

TREE INVENTORY TABLE (CONT.)

TREE/ TAG NO.	TREE NAME	TRUNK DIAMETER (INCHES)	APPROX. CROWN DIAMETER (FEET)	CONDITION OUT OF 100%	SUITABILITY FOR PRESERVATION	PROTECTED STATUS	REMOVAL	REASON FOR REMOVAL
361	California Bay *Umbellularia californica*	8	~20	30%	Low	Protected	X	Poor condition, SOD carrier, fire prone
362	California Buckeye Aesculus californica	9	~20	50%	Low	Protected	X	Retaining Wall Construction
363	Coast Live Oak *Quercus agrifolia*	5,4	~20	10%	Low	Protected	X	Within grading limits
364	Coast Live Oak *Quercus agrifolia*	4	~10	50%	Low	Protected		
365	California Bay *Umbellularia californica*	4	~10	50%	Low	Protected	X	New retaining wall construction of stormwater treatment area
366	Bailey acacia *Acacia baileyana*	5	~10	10%	Low	Protected	2019 X	Invasive
367	Bailey acacia *Acacia baileyana*	7	~20	30%	Low	Protected	2019 X	Invasive
368	Bailey acacia *Acacia baileyana*	5	~20	30%	Low	Protected	2019 X	Invasive
369	Bailey acacia *Acacia baileyana*	7,7,7,6	~30	30%	Low	Protected	2019 X	Invasive
370	Bailey acacia *Acacia baileyana*	1	~30	30%	Low	Protected	2019 X	Invasive
371	Plum *Prunus spp.*	5,4	~20	30%	Low	Protected		
372	Coast Live Oak *Quercus agrifolia*	9,8	~20	50%	Low	Protected	X	New retaining wall construction of stormwater treatment area
373	California Bay *Umbellularia californica*	8	~10	30%	Low	Protected	X	New EVA. construction
374	Coast Redwood *Sequioa sempervirens*	10	~20	90%	High	Protected		
375	Coast Redwood *Sequioa sempervirens*	14	~20	90%	High	Protected		

TREES TO BE REMOVED AND PRESERVED PER THE ARBORIST REPORT BY HORTSCIENCE DATED ON OCTOBER 12, 2020



1 EXISTING TREE PROTECTIVE FENCING

SCALE: N.T.S.

TREE PROTECTION NOTES:

THE FOLLOWING TREE PROTECTION MEASURES AND RECOMMENDATIONS ARE PREPARED BY HORTSCIENCE/BARTLETT CONSULTING DATED ON OCTOBER 12, 2020.

Tree Preservation Guidelines

The goal of tree preservation is not merely tree survival during development but maintenance of tree health and beauty for many years. Trees retained on sites that are either subject to extensive injury during construction or are inadequately maintained become a liability rather than an asset. The response of individual trees will depend on the amount of excavation and grading, the care with which demolition is undertaken, and the construction methods. Coordinating any construction activity inside the **TREE PROTECTION ZONE** can minimize these impacts.

The following recommendations will help reduce impacts to trees from development and maintain and improve their health and vitality through the clearing, grading and construction phases. All tree protection measures to comply with Town of Los Gatos Municipal Code Sec.29.10.1005- Protection of Trees During Construction.

Tree Protection Zone

1. **A TREE PROTECTION ZONE** shall be identified for each tree to be preserved. The **TREE PROTECTION ZONE** for each tree shall be the dripline of the tree. In most cases, groups of trees can be protected collectively.
2. Fence all trees to be retained to completely enclose the **TREE PROTECTION ZONE** prior to demolition, grubbing or grading. Fences shall be 6 ft. chain link with 2-inch diameter galvanized iron posts driven into the ground to a depth of at least 2 feet at no more than 10-foot spacing, or equivalent as approved by the Town. Tree #75 shall be fenced at the edge of construction. Trees to remain in the sequences of #19-102 and 101-127 can be fenced along the western edge of their collective dripline. All other trees to remain can be protected by the perimeter fencing at their collective driplines at the limit of grading on the northern, eastern, and southern edges of the project.
3. Fences must be installed before demolition, grading or construction permits are issued and must remain in place until construction is complete. Contractor shall first obtain the approval of the Consulting Arborist on record prior to removing a tree protection fence.
4. No grading, excavation, construction or storage or dumping of materials shall occur within the **TREE PROTECTION ZONE**. Excavation within the dripline of tree #75 shall be approved by and monitored by the Consulting Arborist.
5. No underground services including utilities, sub-drains, water or sewer shall be placed in the **TREE PROTECTION ZONE**.
6. Warning sign. Each tree fence shall have prominently displayed an 8.5 x 11-inch sign stating: "Warning—Tree Protection Zone-this fence shall not be removed and is subject to penalty according to Town Code 29.10.1025".
7. The attachment of wires, signs or ropes to any protected tree is prohibited.

Design recommendations

1. Any changes to the plans affecting the trees should be reviewed by the consulting arborist with regard to tree impacts. These include, but are not limited to, site plans, improvement plans, utility and drainage plans, grading plans, landscape and irrigation plans, and demolition plans.
2. Plan for tree preservation by designing adequate space around trees to be preserved. This is the **TREE PROTECTION ZONE:** No grading, excavation, construction or storage of materials should occur within that zone. Route underground services including utilities, sub-drains, water or sewer around the **TREE PROTECTION ZONE**.
3. Consider the vertical clearance requirements near trees during design. Avoid designs that would require pruning more than 20% of a tree's canopy.
4. All plans affecting trees shall be reviewed by the Consulting Arborist with regard to tree impacts. These include, but are not limited to, demolition plans, grading plans, drainage plans, utility plans, and landscape and irrigation plans.
5. Irrigation systems must be designed so that no trenching severs roots larger than 1" in diameter will occur within the **TREE PROTECTION ZONE**.
6. **Tree Preservation Guidelines** prepared by the Consulting Arborist, which include specifications for tree protection during demolition and construction, should be included on all plans.
7. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.
8. Do not lime the subsoil within 50' of any tree. Lime is toxic to tree roots.
9. As trees withdraw water from the soil, expansive soils may shrink within the root area. Therefore, foundations, footings and pavements on expansive soils near trees should be designed to withstand differential displacement.
10. Ensure adequate but not excessive water is supplied to trees; in some cases occasional irrigation will be required. Avoid directing runoff toward trees.

Pre-demolition and pre-construction treatments and recommendations

1. The demolition and construction superintendents shall meet with the Consulting Arborist before beginning work to review all work procedures, access routes, storage areas, and tree protection measures.
2. Prior to the commencement of construction, install the fence at the dripline, or **TREE PROTECTION ZONE** around any tree and/or vegetation to be retained which could be affected by the construction and prohibit any storage of construction materials or other materials, equipment cleaning, or parking of vehicles within the **TREE PROTECTION ZONE**. The dripline shall not be altered in any way so as to increase the encroachment of the construction.
3. Branches extending into the work area that can remain following demolition shall be tied back and protected from damage.
4. Fences are to remain until all grading and construction is completed. Where demolition must occur close to trees, such as removing curb and pavement, install trunk protection devices such as winding silt sock wattling around trunks or stacking hay bales around tree trunks.
5. Prune trees to be preserved to clean the crown of dead branches 1" and larger in diameter, raise canopies as needed for construction activities.
   a. All pruning shall be done by a State of California Licensed Tree Contractor (C61/D49). All pruning shall be done by Certified Arborist or Certified Tree Worker in accordance with the Best Management Practices for Pruning (International Society of Arboriculture, 2002) and adhere to the most recent editions of the American National Standard for Tree Care Operations (Z133.1) and Pruning (A300).
   b. The Consulting Arborist will provide pruning specifications prior to site demolition.
   c. Branches extending into the work area that can remain following demolition shall be tied back and protected from damage.
   d. While in the tree the arborist shall perform an aerial inspection to identify any defects, weak branch and trunk attachments and decay not visible from the ground. Any additional work needed to mitigate defects shall be reported to the property owner.
6. Tree(s) to be removed that have branches extending into the canopy of tree(s) or located within the **TREE PROTECTION ZONE** of tree(s) to remain shall be removed by a Certified Arborist or Certified Tree Worker and not by the demolition contractor. The Certified Arborist or Certified Tree Worker shall remove the trees in a manner that causes no damage to the tree(s) and understory to remain. Stumps shall be ground below grade.
7. Trees to be removed shall be felled so as to fall away from **TREE PROTECTION ZONE** and avoid pulling and breaking of roots of trees to remain. If roots are entwined, the Consulting Arborist may require first severing the major woody root mass before extracting the trees, or grinding the stump below ground.
8. All down brush and trees shall be removed from the **TREE PROTECTION ZONE** either by hand, or with equipment sitting outside the **TREE PROTECTION ZONE**. Extraction shall occur by lifting the material out, not by skidding across the ground. Brush shall be chipped and spread beneath the trees within the **TREE PROTECTION ZONE**
9. Structures and underground features to be removed within the **TREE PROTECTION ZONE** shall use equipment that will minimize damage to trees above and below ground, and operate from outside the **TREE PROTECTION ZONE**. Tie back branches and wrap trunks with protective materials to protect from injury as directed by the Project arborist. The Project arborist shall be on-site during all operations within the **TREE PROTECTION ZONE** to monitor demolition activity.
10. All tree work shall comply with the Migratory Bird Treaty Act as well as California Fish and Wildlife code 3503-3513 to not disturb nesting birds. To the extent feasible tree pruning and removal should be scheduled outside of the breeding season. Breeding bird surveys should be conducted prior to tree work. Qualified biologists should be involved in establishing work buffers for active nests.

Recommendations for tree protection during construction

1. Any approved grading, construction, demolition or other work within the **TREE PROTECTION ZONE** should be monitored by the Consulting Arborist. The Consulting arborist shall serve as the project arborist for periodic monitoring of the project site and the health of those trees to be preserved. The project Consulting Arborist shall be present whenever activities occur which may pose a potential threat to the health of the trees to be preserved and shall document all site visits.
2. All contractors shall conduct operations in a manner that will prevent damage to trees to be preserved.
3. Tree protection devices are to remain until all site work has been completed within the work area. Fences or other protection devices may not be relocated or removed without permission of the Consulting Arborist.
4. Construction trailers, traffic and storage areas must remain outside **TREE PROTECTION ZONE** at all times.
5. Construction activities within the **TREE PROTECTION ZONE**, including but not limited to: excavation, grading, drainage and leveling within the dripline of the tree are prohibited, unless approved by the Director, per Sec.10.29.1005.
6. Any root pruning required for construction purposes shall receive the prior approval of and be supervised by the Project Arborist. Roots should be cut with a saw to provide a flat and smooth cut. Removal of roots larger than 2" in diameter should be avoided.
7. If roots 2" and greater in diameter are encountered during site work and must be cut to complete the construction, the Project Arborist must be consulted to evaluate effects on the health and stability of the tree and recommend treatment.
8. Any brush clearing required within the **TREE PROTECTION ZONE** shall be accomplished with hand-operated equipment.
9. All down brush and trees shall be removed from the **TREE PROTECTION ZONE** either by hand, or with equipment sitting outside the **TREE PROTECTION ZONE**. Extraction shall occur by lifting the material out, not by skidding across the ground.
10. Prior to grading or trenching, trees may require root pruning outside the **TREE PROTECTION ZONE.** Any root pruning required for construction purposes shall receive the prior approval of, and be supervised by, the Project Arborist.
11. Spoil from trench, footing, utility or other excavation shall not be placed within the **TREE PROTECTION ZONE**, neither temporarily nor permanently.
12. All grading within the dripline of trees shall be done using the smallest equipment possible. The equipment shall operate perpendicular to the tree and operate from outside the **TREE PROTECTION ZONE**. Any modifications must be approved and monitored by the Consulting Arborist.
13. All trees shall be irrigated on a schedule to be determined by the Consulting Arborist (every 3 to 6 weeks is typical). Each irrigation shall wet the soil within the **TREE PROTECTION ZONE** to a depth of 30".
14. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied. The Director and Consulting Arborist shall be notified of any damage that occurs to a protected tree during construction so that proper treatment may be administered.
15. No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored within the **TREE PROTECTION ZONE**. Disposal or depositing of oil, gasoline, chemicals or other harmful materials within the dripline of or in drainage channels, swales or areas that may lead to the dripline of a protected tree are prohibited.
16. Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel.
17. Trees that accumulate a sufficient quantity of dust on their leaves, limbs and trunk as judged by the Consulting Arborist shall be spray-washed at the direction of the Project Arborist.

Maintenance of impacted trees

Our procedures included assessing trees for observable defects in structure. This is not to say that trees without significant defects will not fail. Failure of apparently defect-free trees does occur, especially during storm events. Wind forces, for example, can exceed the strength of defect-free wood causing branches and trunks to break. Wind forces coupled with rain can saturate soils, reducing their ability to hold roots, and blow over defect-free trees. Although we cannot predict all failures, identifying those trees with observable defects is a critical component of enhancing public safety.

GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN
2671 CROW CANYON RD. SAN RAMON, CA 94583
T 925.736.8176 www.dgates.com

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE:	DESCRIPTION:	DATE:

NOT FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT · CASEY CASE · No. 6062 · 6/30/2020 · Renewal Date · X/XX/XXXX · LA · STATE OF CALIFORNIA

PROJECT NUMBER:	5639
DRAWN:	MF/TZ
CHECK:	KC
DATE:	07/27/2021
SCALE:	

0 0" ½" 1" 2"

TREE INVENTORY TABLE AND NOTES

T-5

of -

PLANNING SUBMITTAL 2021.07.27

PLOTTED BY: Thi P.\LOS GATOS\LOS GATOS MEADOWS(P5639)\ACAD\SHEETS_DG-T-LOS GATOS MEADOWS.DWG
PLOT DATE: 3/23/2021 1:31 PM

GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN
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T 925.736.8176 www.dgates.com

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE:	DESCRIPTION:	DATE:

NOT FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT
CASEY CABE
No. 6042
6/30/2020
XX/XX/XXXX
L.A.
STATE OF CALIFORNIA

PROJECT NUMBER:	5639
DRAWN:	MF/TZ
CHECK:	KC
DATE:	07/27/2021
SCALE:	SCALE

0 25 50 100
0" 1/2" 1" 2"

OVERALL ILLUSTRATIVE SITE PLAN

LS-1

of -

PLANNING SUBMITTAL 2021.07.27

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DATE: 3/23/2021 1:31 PM

LAYOUT NOTES

1. CONTRACTOR SHALL VERIFY ALL UTILITIES, GRADES, EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO COMMENCING WORK. ALL DISCREPANCIES OR QUESTIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION.
2. ALL WRITTEN DIMENSIONS SUPERCEDE ALL SCALED DISTANCES AND DIMENSIONS. DIMENSIONS SHOWN ARE FROM THE FACE OF THE BUILDING, WALL, BACK OF CURB, EDGE OF WALK, PROPERTY LINE, OR CENTERLINE OF COLUMN UNLESS OTHERWISE NOTED ON THE DRAWINGS.
3. ALL DIMENSIONS AT BUILDING ARE TO FACE OF BUILDING. ALL DIMENSIONS AT ROADWAY ARE TO FACE OF CURB.
4. ALL ANGLES ARE 45 DEGREE, 90 DEGREE, OR 135 DEGREE UNLESS OTHERWISE NOTED.
5. ALL CURVES AND ALL TRANSITIONS BETWEEN CURVES AND STRAIGHT EDGES SHALL BE SMOOTH.
6. ALL RETURN RADII AND CURB DATA ARE TO FACE OF CURB.
7. WHENEVER BOTTOM OF WALL (BW) ELEVATION IS GIVEN, IT IS FINISH PAVEMENT OR GRADE ELEVATION AT FACE OF WALL.
8. SCORE LINES IN SIDEWALKS SHALL BE SPACED TO EQUAL THE WIDTH OF THE WALKWAY, UNLESS OTHERWISE SHOWN. EXPANSION JOINTS IN SIDEWALKS SHALL BE 20' ON CENTER MAXIMUM.
9. EXPANSION JOINTS IN CONCRETE WALLS SHALL BE AT 40' O.C. MAXIMUM.
10. BUILDING LAYOUT AND LOCATION, SIDEWALK, CURB AND GUTTER, GRADING AND DRAINAGE IS BASED ON DRAWINGS PREPARED BY THE ARCHITECT AND THE CIVIL ENGINEER.
11. STATIONING HEREON IS ALONG CONSTRUCTION CENTERLINE UNLESS OTHERWISE SHOWN OR INDICATED.
12. ANY EXTRA CONSTRUCTION STAKING NECESSITATED SOLELY BY THE CONTRACTOR'S NEGLIGENCE WILL BE CHARGED TO THE CONTRACTOR ON A TIME AND EXPENSES BASIS AND PAID FOR BY THE CONTRACTOR.
13. SEE IRRIGATION DRAWINGS FOR GENERAL SYSTEM REQUIREMENTS AND FOR LOCATION OF IRRIGATION MAINLINE PIPING. SLEEVES TO ACCOMMODATE IRRIGATION PIPING, SIZED AS NEEDED, SHALL BE IN PLACE UNDER AND THROUGH SLABS AND WALLS, PRIOR TO POURING.
14. PROVIDE CONTINUOUS HEADERS AT THE EDGES OF ALL AC PAVING, SHRUB AREAS, LAWN AREAS, DECOMPOSED GRANITE WHERE IT IS NOT CONSTRAINED BY A CONCRETE PAVING OR MOW BAND.
15. ALL CONCRETE PAVEMENTS SHALL BE DOWELED INTO CURBS, SIDEWALKS, AND BUILDING FOUNDATIONS.
16. REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION, SECTIONS, REINFORCEMENT, AND PREPARATION. IN CASE OF DISCREPANCY THE GEOTECHNICAL REPORT SHALL GOVERN.
17. ALL TYPICAL DETAILS SHALL APPLY UNLESS NOTED OTHERWISE.
18. ANY AND ALL WORK WITHIN TOWN OF LOS GATOS RIGHT OF WAY SHALL CONFORM TO ALL TOWN OF LOS GATOS STANDARD DETAILS AND SPECIFICATIONS.
19. CONCRETE FOOTINGS INSTALLED FOR ALL SITE FURNISHINGS, SPORTS EQUIPMENT, ETC.. IN DECORATIVE PAVEMENT, ASPHALT PAVING, DECOMPOSED GRANITE, CONCRETE PAVING, AND PLANTERS SHALL BE HELD BELOW GRADE.
20. ALL EXISTING ITEMS TO REMAIN SHALL BE PROTECTED AS REQUIRED. ANY DAMAGED ITEMS SHALL BE FULLY REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE TO THE FULL SATISFACTION OF THE OWNER.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH OPERATIONS.
22. ALL QUANTITIES AND PAY ITEMS ARE AND WILL BE BASED ON HORIZONTAL MEASUREMENTS.
23. ALL PATTERNS, LINE TYPES, AND SYMBOLS SHOWN WITHIN THE PLAN SET REFERENCE THE LAYOUT LEGEND AND ARE PART OF THE SCOPE OF WORK. CALLOUTS ARE SHOWN FOR CLARIFICATION OF WORK, BUT DO NOT INDICATE EVERY AND ALL INSTANCES OF SUCH WORK. THE CONTRACTOR SHALL REQUEST CLARIFICATION TO ANY ITEMS (INCLUDING BUT NOT LIMITED TO PAVING, WALLS, FINISHES, COLORS, FENCING, FOUNTAINS, POTS, AND SITE FURNITURE) NOT CLEARLY IDENTIFIED TO BE PART OF THE SCOPE OF WORK PRIOR TO BID.
24. THE CONTRACT DRAWINGS MUST BE ACCOMPANIED BY CONTRACT SPECIFICATIONS. THE CONTRACTOR MUST CONTACT THE LANDSCAPE ARCHITECT AT 925-736-8176 FOR SPECIFICATIONS IF NOT RECEIVED.
25. THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK AND MATERIALS OF THE CONTRACT DOCUMENTS INCLUDING ALL WORK AND MATERIALS PROVIDED BY SUBCONTRACTORS. ALL QUALIFICATIONS OF THE CONTRACT DOCUMENTS INCLUDING ALL SPECIFIC EXCLUSIONS OF ANY WORK, DETAILS, MATERIALS, AND INCIDENTALS SHALL BE CONFIRMED AND ACCEPTED IN WRITING BY THE CONTRACTOR AND OWNER UPON FINALIZATION OF BIDS AND CONTRACT. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ALL QUALIFICATIONS AND NOTIFICATIONS.

LAYOUT LEGEND

PEDESTRIAN SAWCUT CONCRETE PAVING
TYPE: INTEGRAL COLOR CONCRETE
COLOR: PEBBLE BY DAVIS COLORS
FINISH: MEDIUM BROOM/TOPOCAST 25

VEHICULAR SAWCUT CONCRETE PAVING
TYPE: INTEGRAL COLOR CONCRETE
COLOR: DARK GRAY BY DAVIS COLORS
FINISH: MEDIUM BROOM

VEHICULAR SAWCUT CONCRETE PAVING
TYPE: INTEGRAL COLOR CONCRETE
COLOR: DARK GRAY BY DAVIS COLORS
FINISH: TOPCAST 25

VEHICULAR PAVERS
TYPE: GRANITE PAVERS
MFR: COLD SPRING GRANITE
SIZE: 8"X8"X3" THICKNESS
COLOR: ACADEM BLACK
FINISH: THERMAL

SEEDED GLASS IN PAVING
COLOR: MIX TO BE SELECTED
SIZE: 1/8" ø – 1/4" ø +/-

TONE AC PAVING (PEDESTRIAN TRAIL)
COLOR: T.B.D.

PLANTING NOTES

GENERAL

1. ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH PLANTING WORK AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN.
2. ALL QUANTITIES AND PLANT COUNTS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. IN CASE OF DISCREPANCIES, THE PLAN SHALL GOVERN.
3. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE SUBSTITUTIONS, ADDITIONS, AND DELETIONS IN THE PLANTING SCHEME AS THEY FEEL NECESSARY WHILE WORK IS IN PROGRESS, UPON APPROVAL BY THE OWNER. SUCH CHANGES ARE TO BE ACCOMPANIED BY EQUITABLE ADJUSTMENTS IN THE CONTRACT PRICE, WHEN NECESSARY.
4. PLANT MATERIAL LOCATIONS SHOWN ARE DIAGRAMMATIC AND MAY BE SUBJECT TO CHANGE IN THE FIELD BY THE LANDSCAPE ARCHITECT. PLANT LOCATIONS ARE TO BE ADJUSTED IN THE FIELD AS NECESSARY TO SCREEN UTILITIES, BUT SHALL NOT BLOCK WINDOWS, BLOCK SIGNS NOR IMPEDE ACCESS.
5. THE DESIGN INTENT OF THE PLANTING PLAN IS TO ESTABLISH AN ATTRACTIVE MATURE LANDSCAPE APPEARANCE. FUTURE PLANT GROWTH WILL NECESSITATE TRIMMING, SHAPING, AND IN SOME CASE REMOVAL OF TREES AND SHRUBS AS AN ON-GOING MAINTENANCE PROCEDURE.
6. ALL PLANTING AREA MUST BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM. IRRIGATION SYSTEM SHALL BE FULLY AUTOMATED AND OPERATIONAL WITH FULL COVERAGE PRIOR TO PLANTING.
7. CONTRACTOR TO REVIEW ALL EXISTING, PROPOSED, & AS BUILT UTILITY PLANS PRIOR TO CONSTRUCTION. CONTRACTOR TO TAKE PRECAUTIONS IN EXCAVATION OF ALL TREE PLANTING PITS. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS FOUND DURING CONSTRUCTION.
8. CONTRACTOR MUST REVIEW ALL PLANS PRIOR TO THE BEGINNING OF CONSTRUCTION AND MAINTAIN THE FOLLOWING CLEARANCES FOR ALL TREE PLANTINGS. CONTRACTOR TO TAKE PRECAUTION IN ALL EXCAVATION ACTIVITY. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS PRIOR TO INSTALLATION.
   FIRE HYDRANTS AND PIVS: 5' MINIMUM
   LIGHT POLES: 10' MINIMUM
   UTILITIES: 5' MINIMUM
   BUILDING ROOF EDGE: 5' MINIMUM
9. CONTRACTOR TO PROVIDE AND ARRANGE FOR PLANT MATERIAL THRU CONTRACT GROW, PLANT BROKERS, OR DIRECT PURCHASE AS REQUIRED FOR THE FULL IMPLEMENTATION OF THE PROJECTS PLANTING PLAN. CONTRACTOR MUST SUBMIT WITHIN 30 DAYS AFTER AWARD OF A BID A DETAILED NURSERY LIST OF SECURED PLANT MATERIAL, CONTRACT GROW PLANT MATERIAL, AND ANY SUBSTITUTION REQUESTS. CONTRACTOR SHALL ARRANGE AND SECURE ALL PLANT MATERIAL WITHIN 30 DAYS OF BID. UPON DELIVERY, PLANT MATERIAL THAT DOES NOT MEET NURSERY STANDARDS, IS ROOTBOUND, OF POOR QUALITY & HEALTH, SUBSTANDARD SIZE, AND / OR IS NOT APPROVED BY THE LANDSCAPE ARCHITECT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. MATERIAL WHICH IS NOT SECURED AND IS UNAVAILABLE IN THE SIZE SPECIFIED SHALL BE UP-SIZED, IF AVAILABLE. ALL REPLACEMENT MATERIAL, SUBSTITUTIONS OR UP-SIZED PLANT MATERIAL MUST BE PROVIDED AS REQUIRED FOR THE FULL IMPLEMENTATION OF THE PLANTING PLAN AT NO ADDITIONAL COST TO THE CONTRACT AND OWNER.
10. PROCUREMENT OF PLANT MATERIAL SHALL NOT BE LIMITED TO NORTHERN CALIFORNIA. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRUCKING, INSPECTIONS, AND INCIDENTALS FOR PROVIDING PLANT MATERIAL FROM SOURCES OUT OF STATE AS REQUIRED BY THE PROJECT PLANTING PLAN.

EXISTING PLANT MATERIAL

1. ALL EXISTING PLANT MATERIAL, TREES, OR LAWN TO REMAIN MUST BE PROTECTED AND MAINTAINED IN PLACE BY THE CONTRACTOR.
2. ANY DAMAGED MATERIAL MUST BE FULLY REPLACED TO MATCH EXISTING BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CONTRACT AND OWNER.
3. CONTRACTOR MUST MAINTAIN ANY EXISTING IRRIGATION SYSTEMS OR PROVIDE TEMPORARY IRRIGATION SYSTEMS AS REQUIRED TO ALL EXISTING PLANTING AREAS TO REMAIN.

SOILS

1. THE CONTRACTOR MAY PROTECT AND STOCKPILE EXISTING SITE SOILS WHICH MAY BE REUSED FOR PLANTING PURPOSES. EXISTING SOILS SHALL BE TESTED PRIOR TO STOCKPILE FOR SOILS SUITABILITY PER THE REQUIREMENTS BELOW.
3. ALL ORGANIC COMPOST SHALL HAVE AN AGRICULTURAL SUITABILITIES TEST FOR COMPATIBILITY TO EXISTING SITE SOILS. TEST RESULTS SHALL BE DATED WITHIN THE LAST 3 MONTHS OF THE SUBMITTAL.
4. ALL EXISTING SITE SOILS SHALL HAVE AN AGRICULTURAL SUITABILITIES TEST BY AN APPROVED SOILS TESTING LAB (WAYPOINT ANALYTICAL OR APPROVED EQUAL) AND ANALYSIS FOR RECOMMENDATIONS ON ORGANIC COMPOST, AMENDMENTS, GRO POWER FERTILIZER AND ANY INCIDENTALS. RECOMMENDATIONS CONTAINED IN THE SOILS ANALYSIS RESULTS ARE TO BE IMPLEMENTED BEFORE PLANTING OCCURS. CONTRACTOR SHALL PROVIDE UP TO 4 COMBINED TESTS AT LOCATIONS SELECTED BY THE LANDSCAPE ARCHITECT. SOIL SAMPLES TO BE TAKEN AND COMBINED FROM A DEPTH OF 6" AND 24". PROVIDE ADDITIONAL TESTING (ONE 6" AND ONE 24" DEPTH TEST PER 25,000 SF FOR AREAS WHICH WERE LIME TREATED). THE ORGANIC COMPOST TEST RESULTS LISTED ABOVE SHALL BE SUBMITTED TO THE SOILS LAB FOR ACCURATE RECOMMENDATIONS OF THE SOIL AMENDMENT REQUIREMENTS. TEST RESULTS SHALL BE TAKEN AFTER ALL GRADING OPERATIONS ARE COMPLETE.
5. ALL LIME TREATED SOILS IN AREAS TO RECEIVE PLANTING SHALL BE FULLY REMOVED AND REPLACED WITH CLEAN APPROVED IMPORT TOP SOIL AT NO COST TO THE OWNER. AN ADDITIONAL 8 SOILS TESTS MAY BE REQUESTED BY THE LANDSCAPE ARCHITECT. ALL TESTING SHALL BE PAID FOR BY THE CONTRACTOR.
6. ALL SOILS IMPORTED ONTO THE SITE FOR ANY PURPOSE SUCH AS GRADING, NON EXPANSIVE FILL, FILL, OR FOR ANY GENERAL PURPOSE MUST BE TESTED FOR PLANT SUITABILITY PRIOR TO PLACEMENT. ALL IMPORT SOILS SHALL BE NON-DETRIMENTAL TO PLANT MATERIAL AND SOILS ANALYSIS SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. PROVIDE 1 TEST PER 500 CY OF MATERIAL.
7. ALL IMPORT SOILS SHALL BE FREE OF DELETERIOUS MATERIALS, AGGREGATES, AND ROCK. IMPORT SOIL SHALL BE LOAM/ CLAY LOAM WITH A PH BETWEEN 6 AND 7.5. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS
8. FOR BID PURPOSES AMEND ALL SOIL WITH 6 YARDS OMRI COMPOST, 50LBS GYPSUM, 20LBS SOIL SULFUR AND 16OLBS OF GRO-POWER PLUS 5-3-1 W/ M PER 1000SF. CONTRACTOR TO SUBMIT ALL DELIVERY TICKETS FOR COMPOST AND FERTILIZERS FOR VERIFICATION.
9. SOIL IS TO BE AMENDED, AT THE RATE INDICATED BY THE SOIL ANALYSIS, TO BRING THE SOIL ORGANIC MATTER CONTENT TO A MINIMUM OF 3.5% BY DRY WEIGHT, AND A MINIMUM OF 2" OF QUALITY RECYCLED COMPOST, ON ALL PLANTING AREAS.
10. ALL PLANTERS IN AREAS WHICH HAVE BEEN COMPACTED, SUCH AS CONSTRUCTION STAGING AREAS AND IN PARKING LOTS, SHALL BE CROSS RIPPED TO THE FOLLOWING DEPTHS: PLANTERS LESS THAN THREE (3) FEET WIDE SHALL HAVE COMPACTION RELIEVED TO A MINIMUM DEPTH OF TWENTY-FOUR (24) INCHES BELOW SUBGRADE. PLANTERS THREE TO TEN (3-10) FEET WIDE MUST HAVE COMPACTION RELIEVED TO A MINIMUM DEPTH OF 18" BELOW SUBGRADE, PLANTERS MORE THAN 10' WIDE SHALL HAVE COMPACTION RELIEVED TO A MINIMUM DEPTH OF 12" BELOW SUBGRADE. AREAS SHALL BE PROTECTED AFTER DECOMPACTION.
11. CONTRACTOR SHALL PERFORM A PERCOLATION TEST AT THE BEGINNING OF CONSTRUCTION AT 1 LOCATION PER ACRE (MAX OF 4) TO DETERMINE THE DRAINAGE CAPACITY OF THE EXISTING SITE SOIL FOR TREE HEALTH. NOTIFY THE LANDSCAPE ARCHITECT IF DRAINAGE IS LESS THAN 2" PER HOUR.

TREES

1. ALL TREES SHALL BE SPECIMENS UNLESS SPECIFICALLY NOTED.
2. ALL TREES ARE TO BE STAKED AS SHOWN ON THE TREE STAKING/GUYING DIAGRAMS. BRANCHING HEIGHT OF TREES SHALL BE A 6'-0" MINIMUM ABOVE FINISH GRADE. ALL TREES IN A FORMAL GROUP PLANTING MUST BE MATCHING IN SIZE AND SHAPE. ALL STREET TREES TO BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE OWNER. LANDSCAPE ARCHITECT SHALL BE CONSULTED REGARDING ORIENTATION OF TREES PRIOR TO PLANTING AND/OR BACKFILLING.
3. PLANT TREES 3'-0" MINIMUM FROM FACE OF CURB AT PARKING, AND FROM EDGES OF PAVING. ALL TREES WITHIN 5' OF PAVING AREAS AND BUILDINGS MUST HAVE ROOT BARRIERS INSTALLED. SEE ROOT BARRIER DETAIL. DEEP ROOT BARRIER MODEL NO. UB.24.2. (415) 344-1464. INSTALL PER MANUFACTURER'S SPECIFICATIONS. WHERE WATER BARRIERS AND ROOT BARRIERS ARE REQUIRED, USE CENTURY PRODUCTS DUAL PURPOSE WATER/ ROOT BARRIER CR-PE24-20, (714)632-7083, S.C.D. FOR LOCATIONS OF WATER BARRIER.
4. PROVIDE 4" BERM AROUND TREE FOR WATER BASIN. SEE TREE STAKING DETAIL. BERM TO BE REMOVED IN LAWN AREA AFTER INITIAL MAINTENANCE PERIOD. MULCH TREE WELL WITH 3" LAYER OF RECYCLED CHIPPED MULCH. KEEP MULCH AWAY FROM TREE TRUNK. HOLD LAWN AND HYDROSEED 2' CLEAR FROM TRUNKS, TYP.
5. TREES MUST HAVE AN UNCUT LEADER THAT HAS A UNIFORM TAPER FROM BASE TO TIP. TREES MUST MEET AT LEAST NORMAL CALIPER AND HEIGHT FOR CONTAINER SIZE. OVERGROWN OR ROOT BOUND TREES ARE NOT ACCEPTABLE.
6. FOR ALL TREES IN STORMWATER INFILTRATION ZONES HOLD FG OF ROOTBALL 4" ABOVE FG OF FLOWLINE. ADJUST ADJACENT GRADE OF SOIL TO BLEND UNIFORMLY AROUND ROOTBALL AND ALLOW UNIMPEDED FLOW OF WATER.

SHRUBS, GROUNDCOVERS AND VINES

1. GROUNDCOVER MUST BE PLANTED AS SHOWN ON THE PLAN, INCLUDING UNDER SHRUBS AND IN TREE WATERING BASINS.
2. SHRUBS AND PERENNIALS MUST HAVE ADEQUATE SETBACK FROM THE ADJACENT SIDEWALK AND EDGES OF PARKING LOT CURBS. NOTIFY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION IF PLANT MATERIAL MAY PROTRUDE INTO THE PATH OF TRAVEL.
3. THE CONTRACTOR IS TO SECURE ALL VINES TO TRELLISES WITH APPROVED FASTENERS, ALLOWING FOR TWO (2) YEARS GROWTH. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT.

ACCESSORIES

1. ALL PLANTING NOT BOUNDED BY CONCRETE OR A HARDSCAPE EDGE SHALL BE COMPLETELY SURROUNDED BY HEADERS. ALL ASPHALT AND DECOMPOSED GRANITE AREAS TO BE COMPLETELY SURROUNDED BY HEADERS OR ADJACENT CONCRETE WORK.
2. ALL PLANTING AREAS MUST BE TOP-DRESSED WITH 3" LAYER OF RECYCLED CHIPPED MULCH. COLOR: BROWN. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING.
3. ALL MULCH WITHIN STORMWATER PLANTING AREAS MUST BE 3" OF WASHED PEA GRAVEL. SUBMIT SAMPLE FOR REVIEW AND APPROVAL.
4. ALL STORMWATER CURB CUTS MUST BE REINFORCED WITH A MINIMUM 12" WIDE x18" LONG x 6" DEEP BAND OF COBBLE. COBBLE SHALL BE 40% 4"-6" AND 60% 2"-3" NOIYO COBBLE. PROVIDE 24" WIDE BY 6" DEPTH OF COBBLE AROUND ALL CATCH BASINS LOCATED IN DRAINAGE AREAS. SUBMIT SAMPLE FOR REVIEW AND APPROVAL
5. ALL RAINWATER LEADERS DISCHARGING INTO LANDSCAPE AREAS MUST HAVE SPLASH BLOCKS. MODEL: CDI 16X24". COLOR: TO MATCH PAVING. (800) 279-2278.
6. ALL SLOPES GREATER THAN 2.5:1 MUST BE COVERED WITH EROSION CONTROL NETTING PER THE MANUFACTURER'S SPECIFICATIONS. OVERLAP ALL EDGES A MINIMUM OF 12" AND SECURE AS REQUIRED WITH METAL STAPLES. EROSION CONTROL NETTING TO BE WESTERN EXCELSIOR, EXCEL CS-3 OR APPROVED EQUAL. AVAILABLE FROM REED & GRAHAM 888-381-0800.
7. SEE SPECIFICATIONS FOR ALL FERTILIZER REQUIREMENTS

SUBMITTALS

1. CONTRACTOR MUST SUBMIT ALL TESTS, PRODUCTS, ACCESSORIES, INCIDENTALS, CUT SHEETS OF ALL ITEMS SPECIFIED FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
2. ALL PLANT MATERIAL MUST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY. CONTRACTOR SHALL SUBMIT PHOTOS OF ALL SHRUBS, GROUND COVERS, VINES, AND TREES FOR PRELIMINARY REVIEW AND APPROVAL.
3. ALL SUBMITTALS AND PLANT MATERIAL NOT REVIEWED AND APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT MAY BE SUBJECT TO FULL REMOVAL AND REPLACEMENT WITH APPROVED SOILS, FERTILIZERS, AND PLANT MATERIAL AT NO ADDITIONAL COST TO THE CONTRACT OR OWNER.
4. SUBMITTALS AND SITE MOCKUPS OF ALL WORK SHALL BE REQUIRED PRIOR TO FINAL PLACEMENT INCLUDING BUT NOT LIMITED TO ALL WALLS, PAVEMENTS, COLORS, FINISHES, METAL WORK, FENCING, AND PAINTING FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT. SEE SPECIFICATIONS.

MUNICIPAL REQUIREMENTS

1. ALL PLANT MATERIAL TO BE INSPECTED & APPROVED BY THE REPRESENTATIVE OF TOWN OF LOS GATOS AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. CONTACT THE PROJECT LANDSCAPE ARCHITECT FOR FINAL INSPECTION OF LANDSCAPE AND IRRIGATION. PRIOR TO RELEASE OF BUILDING FOR OCCUPANCY, THE PROJECT LANDSCAPE ARCHITECT WILL SUBMIT A LETTER TO THE TOWN CERTIFYING THE PLANTING AND IRRIGATION HAS BEEN INSTALLED IN CONFORMANCE WITH THE APPROVED PLANTING AND IRRIGATION PLANS, SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWN LANDSCAPE ARCHITECT. SECURITIES IN LIEU OF INSTALLATION WILL NOT BE ACCEPTED.
3. DURING THE INSTALLATION OF LANDSCAPING AND INSTALLATION AND PRIOR TO THE ISSUANCE OF A BUILDING OCCUPANCY PERMIT, THE LANDSCAPE ARCHITECT MUST INSPECT AND MONITOR THE INSTALLATION OF MATERIALS TO VERIFY CONFORMANCE TO THESE PLANS. ONCE APPROVED, THE LANDSCAPE ARCHITECT SHALL PROVIDE A WRITTEN LETTER TO DEPARTMENT OF PLANNING AND DEVELOPMENT STATING COMPLIANCE WITH THE APPROVED PLANS.

WATER CONSERVATION STATEMENT

1. THE PLANT LIST IS PRELIMINARY IN NATURE. SPECIES SHALL BE ADDED AND SUBTRACTED TO FULFILL THE DESIGN AND HORTICULTURAL REQUIREMENTS AS NECESSARY.
2. THE IRRIGATION SYSTEM SHALL BE DESIGNED WITH WATER CONSERVATION IN MIND WHILE ACHIEVING THE GOAL OF EFFECTIVELY AND EFFICIENTLY PROVIDING THE LANDSCAPE WITH WATER BY MEANS OF SPRAY, DRIP IRRIGATION TO THE SHRUBS/GROUNDCOVER AREAS AND BUBBLERS TO THE TREES.
3. THE SPRAY SYSTEM SHALL BE TORO SPRAY HEADS WITH PRESSURE COMPENSATING NOZZLES IN A HEAD TO HEAD LAYOUT TO ACHIEVE AN EVEN LEVEL OF PRECIPITATION THROUGHOUT THE IRRIGATION SYSTEM.
4. A STATE-OF-THE-ART IRRIGATION CONTROLLER SHALL BE SPECIFIED FOR THIS PROJECT TO CONTROL THE WATER ALLOCATED TO EACH VALVE GROUPED PER INDIVIDUAL HYDROZONE (BASED ON PLANT TYPE AND EXPOSURE).

GROUND LEVEL IRRIGATED LANDSCAPE AREA: 60,527 SF
TERRACE LEVEL IRRIGATED LANDSCAPE AREA: 27,625 SF
TOTAL IRRIGATED LANDSCAPE AREA: 88,152 SF

SEE SHEET LS-4, LS-6 FOR THE PROPOSED STORMWATER TREATMENT AREA.

GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN
2671 CROW CANYON RD. SAN RAMON, CA 94583
T 925.736.8176 www.dgates.com

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE: DESCRIPTION: DATE:

NOT FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT — JAMES ONEIL - No. 6302 — Signature 6/30/2020 — Renewal Date X/XX/XXXX — State LA. — STATE OF CALIFORNIA

PROJECT NUMBER: 5639
DRAWN: MF/TZ
CHECK: KC
DATE: 07/27/2021
SCALE: SCALE

0 0" 2" 1" 2"

LAYOUT NOTES AND PLANTING NOTES

LS-2

of -

PLANNING SUBMITTAL 2021.07.27

PLANT PALETTE

TREES

QUERCUS VIRGINIANA
SOUTHERN LIVE OAK

ACER PALMATUM 'MORTON'
MORTON JAPANESE MAPLE

ACER RUBRUM 'ARMSTRONG'
ARMSTRONG RED MAPLE

ARBUTUS X 'MARINA'
ARBUTUS STANDARD

CITRUS SPP.
ORANGE TREE

LAGERSTROEMIA INDICA 'MUSKOGEE'
MUSKOGEE CRAPE MYRTLE

LAGERSTROEMIA INDICA 'TONTO'
TONTO CRAPE MYRTLE

LAURUS NOBILIS 'SARATOGA'
SWEET BAY

LAGERSTROEMIA INDICA 'PURPLE TOWER'
PURPLE TOWER CRAPE MYRTLE

OLEA EUROPAEA 'SWAN HILL'
SWAN HILL OLIVE

PRUNUS X YEDOENSIS
YOSHINO CHERRY

PRUNUS SERRULATA 'AMANOGAWA'
JAPANESE FLOWERING CHERRY

ROSA FLORIBUNDA 'BRILLIANT PINK ICEBERG'
ROSE

SALIX LASIOLEPIS
ARROYO WILLOW

ULMUS CARPINIFOLIA X PARVIFOLIA 'FRONTIER'
FRONTIER ELM

ZELKOVA SERRATA 'MUSASHINO'
SAWLEAF ZELKOVA

SHRUBS, ORNAMENTAL GRASSES AND GROUNDCOVER

ABUTILON PALMERI
INDIAN MALLOW

ACACIA REDOLENS 'DESERT CARPET'
BANK CATCLAW

ACHILLEA MILLEFOLIUM
COMMON YARROW

AGAVE ATTENUATA 'KARA'S STRIPES'
AGAVE

ARBUTUS UNEDO
STRAWBERRY TREE SHRUB

ARCTOSTAPHYLOS MANZANITA 'DR. HURD'
DR. HURD MANZANITA

CAMELLIA SASANQUA
CHRISTMAS CAMELLIA

CEANOTHUS X 'RAY HARTMAN' MULTI-TRUNK
CALIFORNIA LILAC

CERCIS OCCIDENTALIS
WESTERN REDBUD MULTI-TRUNK

CISTUS X PURPUREUS
ORCHID ROCKROSE

COLEONEMA PULCHRUM 'SUNSET GOLD'
GOLDEN BREATH OF HEAVEN

DIETES BICOLOR
FORTNIGHT LILY

DIETES GRANDIFLORA 'VARIEGATA'
STRIPED FORTNIGHT LILY

EPILOBIUM CALIFORNICUM 'BOWMAN'S #1'
CALIFORNIA FUCHSIA

EPILOBIUM CANUM 'CATALINA'
CATALINA FUCHSIA

FESTUCA MAIREI
ATLAS FESCUE

HESPERALOE PARVIFLORA
RED YUCCA

HESPERALOE PARVIFLORA 'BRAKELIGHT'
BRAKELIGHTS RED YUCCA

HETEROMELES ARBUTIFOLIA
TOYON

HEUCHERA X 'ELECTRIC LIME'
CORAL BELLS

LAVATERA MARITIMA
TREE MALLLOW

LIGUSTRUM SINENSE 'SUNSHINE'
SUNSHINE LIGUSTRUM

LIRIOPE MUSCARI 'VARIEGATA'
VARIEGATED LILY TURF

LOMANDRA LONGIFOLIA 'BREEZE'
BREEZE MAT RUSH

MUHLENBERGIA DUBIA
PINE MUHLY

MUHLENBERGIA RIGENS
DEER GRASS

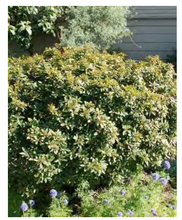
NANDINA DOMESTICA 'LEMON LIME'
LEMON LIME NANDINA

NEPETA FAASSENII
CATMINT

PODOCARPUS MACROPHYLLUS 'MAKI'
MAKI SHRUBBY YEW PODOCARPUS

RHAMNUS CALIFORNICA 'EVE CASE'
CALIFORNIA COFFEEBERRY

RHAMNUS CALIFORNICA 'LEATHERLEAF'
CALIFORNIA COFFEEBERRY


RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'
SUN BRUNO COFFEEBERRY

RIBES VIBURNIFOLIUM
EVERGREEN CURRANT

ROSA CALIFORNICA
CALIFORNIA WILD ROSE

ROSA X 'FLOWER CARPET APPLEBLOSSOM'
ROSE

ROSMARINUS OFFICINALIS 'TUSCAN BLUE'
TUSCAN BLUE ROSEMARY

STORMWATER TREATMENT AREA

SALVIA LEUCANTHA 'SANTA BARBARA'
MEXICAN BUSH SAGE

SALVIA MICROPHYLLA 'HOT LIPS'
HOT LIPS SAGE

SENECIO SPP.
AMANI SENECIO

TEUCRIUM CHAMAEDRYS
GERMANDER

BOUTELOUA GRACILIS
BLUE GRAMA GRASS

CAREX TUMULICOLA
BERKELEY SEDGE

CHONDROPETALUM TECTORUM 'EL CAMPO'
CAPE RUSH

JUNCUS PATENS 'ELK BLUE'
SPREADING RUSH

LEYMUS CONDENSATUS 'CANYON PRINCE'
NATIVE BLUE RYE

MIMULUS AURANTIACUS
STICKY MONKEY FLOWER

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T 925.736.8176 www.dgates.com

LOS GATOS
MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE:	DESCRIPTION:	DATE:

NOT FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT
CASEY CASE · NO. 6503
Signature
6/30/2020
Renewal Date
XXX/XXXX
Date
L.A.
STATE OF CALIFORNIA

PROJECT NUMBER:	5639
DRAWN:	MF/TZ
CHECK:	KC
DATE:	07/27/2021
SCALE:	SCALE

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PLANT PALETTE

LS-3

of -

PLANNING SUBMITTAL 2021.07.27

LANDSCAPE SCOPE OF WORK

(A) ARRIVAL COURT WITH INTEGRAL COLOR VEHICULAR CONCRETE PAVING AND GRANITE PAVER BANDS DELINEATING DROP-OFF ZONE, PEDESTRIAN ZONE, VEHICULAR ZONE, AND AN INTERIM PARKING AREA WITH STALLS SEPARATED BY COLUMNAR TREES. THE CENTRAL SPECIAL PAVING, SEEDED WITH BLUE GLASS, CONNECTS THE FOCAL WATER FEATURE BY THE LOBBY ENTRY ACROSS THE COURT TO THE WATER FEATURE AT THE OVERLOOK. THE ARRIVAL COURT ALSO FEATURES A SERIES OF STONE VENEERED PORTALS AS GATEWAY ELEMENTS TO WELCOME VISITORS.

(B) MEMORY CARE COURTYARD WITH AN ACCESSIBLE LOOPED WALKING PATH, HARDSCAPE PATIO, BENCHES AT HEIGHTS SUITABLE FOR SENIOR SEATING, FOCAL ELEMENTS, BIRD BATH, AND PLANTINGS WITH COLORS, TEXTURES AND SMELLS TO PROVIDE SEASONAL INTEREST.

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(D) TOWN SQUARE, A PASSIVE COURTYARD WITH AN ACCESSIBLE LOOPED WALKING PATH, LAWN FOR PASSIVE RECREATIONAL ACTIVITIES (E.G. YOGA), FOCAL WATER FEATURE, SEATING AREA, SPECIMEN SHADE TREES AND FLOWERING ACCENT TREES.

(E) OUTDOOR DINING AREA WITH TABLES, CHAIRS

(F) AND ACCENT PLANTINGS. LOUNGE AREA WITH FIRE TABLE, FOCAL ELEMENT, SEATING ELEMENTS AND ACCENT PLANTINGS

(G) STAFF PATIO WITH SEATING ELEMENTS AND ACCENT PLANTINGS.

(H) PASSIVE GARDEN WITH SEATING ELEMENTS AND ACCENT PLANTINGS.

(I) SOUTH COURTYARD WITH TRELLIS, SEATING ELEMENTS, SHADE TREE AND RESIDENT GARDEN.

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(K) BOCCE BALL COURT WITH TRELLIS AND SEATING ELEMENTS

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(N) GAZEBO WITH SEATING ELEMENTS

(O) VEGETATED GREEN WALL

(P) RESIDENT GARDEN

(Q) ENTRY WALL WITH WAY-FINDING SIGNAGE

(R) SPECIAL PAVING AT GARAGE ENTRY.

(S) ACCESSIBLE TRAIL

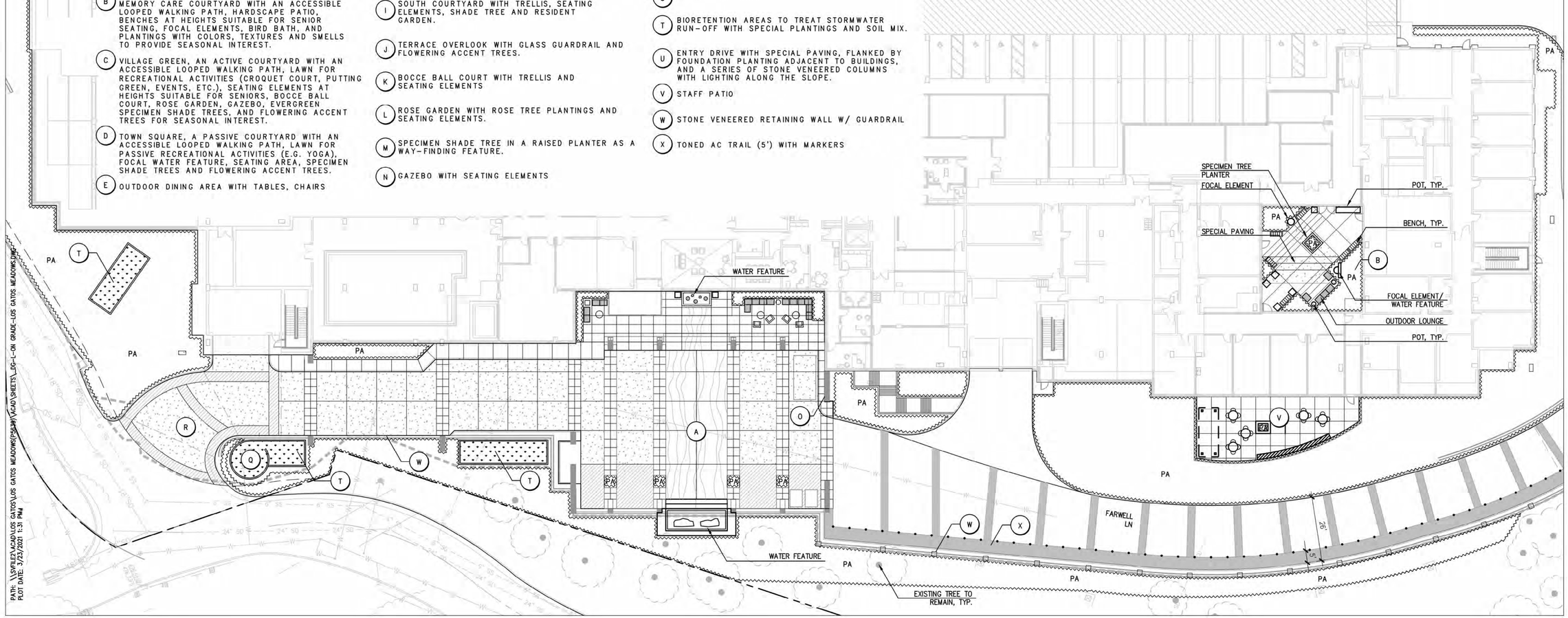
(T) BIORETENTION AREAS TO TREAT STORMWATER RUN-OFF WITH SPECIAL PLANTINGS AND SOIL MIX.

(U) ENTRY DRIVE WITH SPECIAL PAVING, FLANKED BY FOUNDATION PLANTING ADJACENT TO BUILDINGS, AND A SERIES OF STONE VENEERED COLUMNS WITH LIGHTING ALONG THE SLOPE.

(V) STAFF PATIO

(W) STONE VENEERED RETAINING WALL W/ GUARDRAIL

(X) TONED AC TRAIL (5') WITH MARKERS



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PLANNING SUBMITTAL 2021.07.27

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LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN
2671 CROW CANYON RD. SAN RAMON, CA 94583
T 925.736.8176 www.dgates.com

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE:	DESCRIPTION:	DATE:

NOT FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT · CASEY CASE · No. 6032 · Expires 6/30/2020 · X/XX/XXXX · L.A. · STATE OF CALIFORNIA

PROJECT NUMBER:	5639
DRAWN:	MF/TZ
CHECK:	KC
DATE:	07/27/2021
SCALE:	SCALE

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GROUND LEVEL LAYOUT PLAN

LS-4

of -

LANDSCAPE SCOPE OF WORK

(A) ARRIVAL COURT WITH INTEGRAL COLOR VEHICULAR CONCRETE PAVING AND GRANITE PAVER BANDS DELINEATING DROP-OFF ZONE, PEDESTRIAN ZONE, VEHICULAR ZONE, AND AN INTERIM PARKING AREA WITH STALLS SEPARATED BY COLUMNAR TREES. THE CENTRAL SPECIAL PAVING, SEEDED WITH BLUE GLASS, CONNECTS THE FOCAL WATER FEATURE BY THE LOBBY ENTRY ACROSS THE COURT TO THE WATER FEATURE AT THE OVERLOOK. THE ARRIVAL COURT ALSO FEATURES A SERIES OF STONE VENEERED PORTALS AS GATEWAY ELEMENTS TO WELCOME VISITORS.

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(O) VEGETATED GREEN WALL

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(Q) ENTRY WALL WITH WAY-FINDING SIGNAGE

(R) SPECIAL PAVING AT GARAGE ENTRY.

(S) ACCESSIBLE TRAIL

(T) BIORETENTION AREAS TO TREAT STORMWATER RUN-OFF WITH SPECIAL PLANTINGS AND SOIL MIX.

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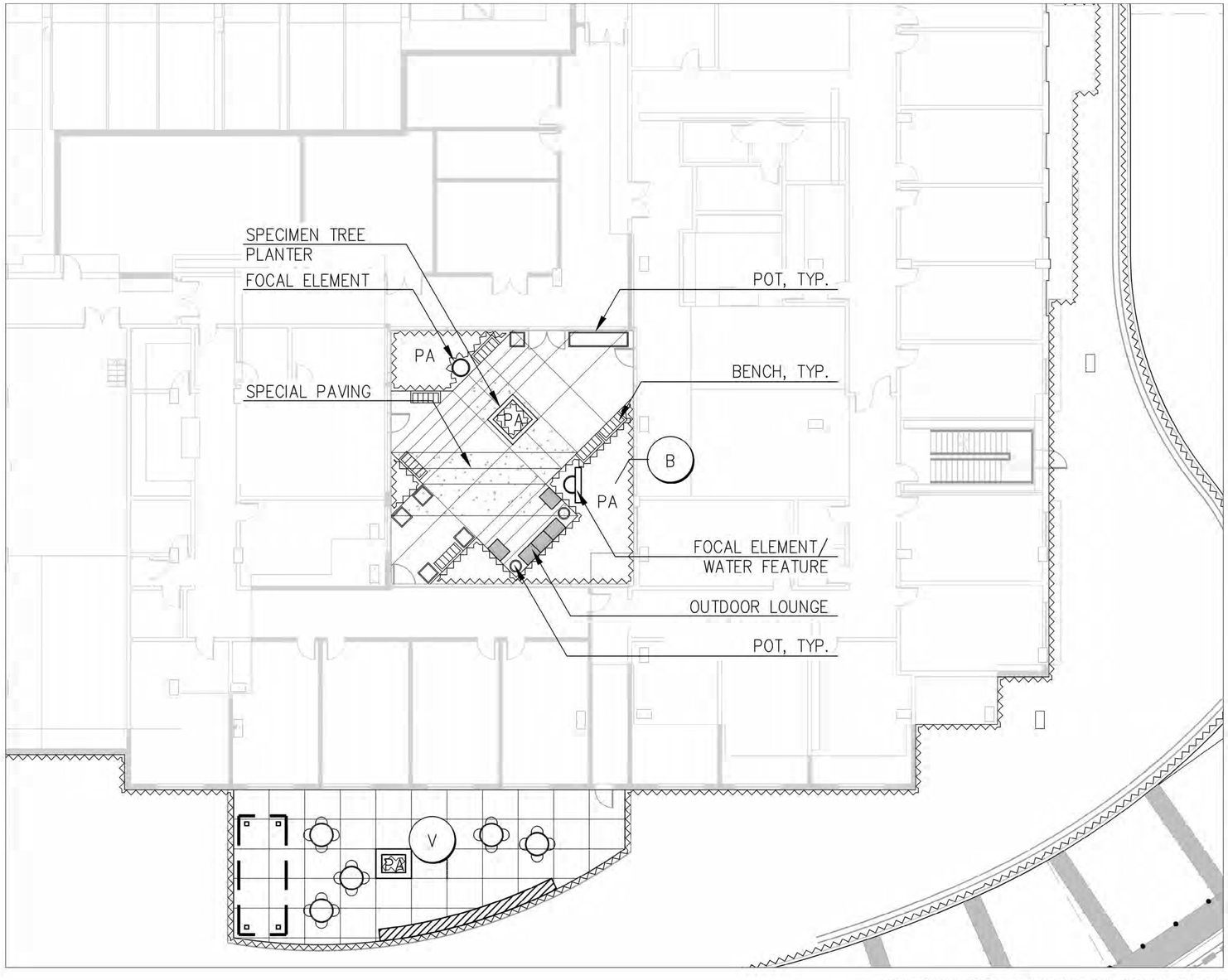
(V) STAFF PATIO

(W) STONE VENEERED RETAINING WALL W/ GUARDRAIL

(X) TONED AC TRAIL (5') WTIH MARKERS



MEMORY COURTYARD LAYOUT PLAN

PLANNING SUBMITTAL 2021.07.27

GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN
2671 CROW CANYON RD. SAN RAMON, CA 94583
T 925.736.8176 www.dgates.com

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE: DESCRIPTION: DATE:

NOT FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT
CASEY CASE No. 6032
6/30/2020
X/XX/XXXX
LA
STATE OF CALIFORNIA

PROJECT NUMBER: 5639
DRAWN: MF/TZ
CHECK: KC
DATE: 07/27/2021
SCALE: SCALE

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GROUND LEVEL LAYOUT PLAN - MEMORY COURTYARD

LS-5

of -

PLOT DATE: 3/23/2021 1:31 PM
PATH: \\SHARE2\ACAD\LOS GATOS\LOS GATOS MEADOWS(P5639)\ACAD\SHEETS_DC-L-ON GRADE-LOS GATOS MEADOWS.DWG

LANDSCAPE SCOPE OF WORK

(A) ARRIVAL COURT WITH INTEGRAL COLOR VEHICULAR CONCRETE PAVING AND GRANITE PAVER BANDS DELINEATING DROP-OFF ZONE, PEDESTRIAN ZONE, VEHICULAR ZONE, AND AN INTERIM PARKING AREA WITH STALLS SEPARATED BY COLUMNAR TREES. THE CENTRAL SPECIAL PAVING, SEEDED WITH BLUE GLASS, CONNECTS THE FOCAL WATER FEATURE BY THE LOBBY ENTRY ACROSS THE COURT TO THE WATER FEATURE AT THE OVERLOOK. THE ARRIVAL COURT ALSO FEATURES A SERIES OF STONE VENEERED PORTALS AS GATEWAY ELEMENTS TO WELCOME VISITORS.

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(G) SEATING ELEMENTS AND ACCENT PLANTINGS STAFF PATIO WITH SEATING ELEMENTS AND ACCENT PLANTINGS.

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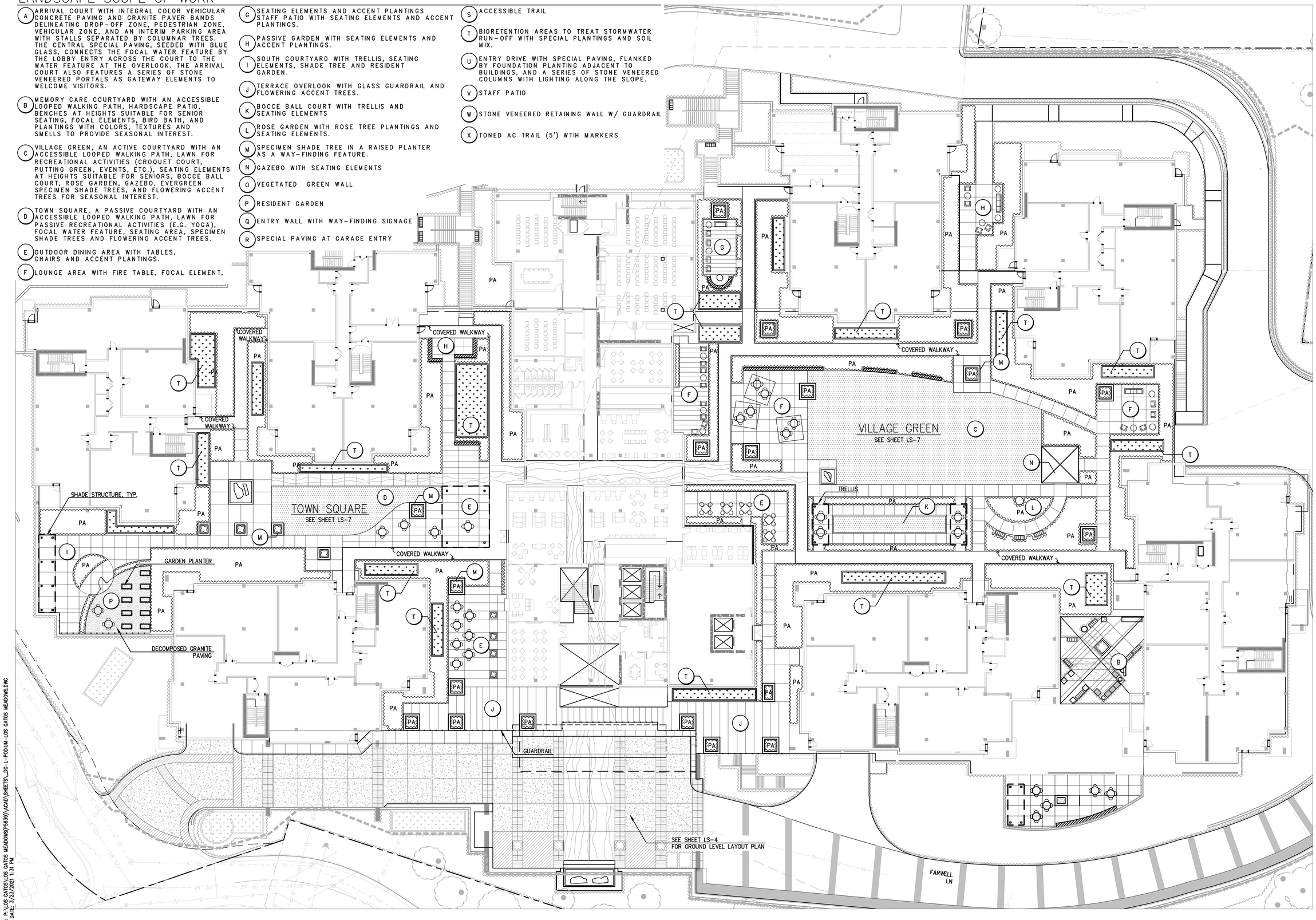

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DT: DATE: 7/27/2021 1:51 PM

PLANNING SUBMITTAL 2021.07.27

GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN
2671 CROW CANYON RD. SAN RAMON, CA 94583
T 925.736.8176 www.dgates.com

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE:	DESCRIPTION:	DATE:

NOT FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT
CASEY CASE · No. 6062
Expiration
6/30/2020
Renewal Date
X/XX/XXXX
LA
STATE OF CALIFORNIA

PROJECT NUMBER:	5639
DRAWN:	MF/TZ
CHECK:	KC
DATE:	07/27/2021
SCALE:	SCALE

0 10 20 40

TERRACE LEVEL LAYOUT PLAN

LS-6

of -

LANDSCAPE SCOPE OF WORK

- (A) ARRIVAL COURT WITH INTEGRAL COLOR VEHICULAR CONCRETE PAVING AND GRANITE PAVER BANDS DELINEATING DROP-OFF ZONE, PEDESTRIAN ZONE, VEHICULAR ZONE, AND AN INTERIM PARKING AREA WITH STALLS SEPARATED BY COLUMNAR TREES. THE CENTRAL SPECIAL PAVING, SEEDED WITH BLUE GLASS, CONNECTS THE FOCAL WATER FEATURE BY THE LOBBY ENTRY ACROSS THE COURT TO THE WATER FEATURE AT THE OVERLOOK. THE ARRIVAL COURT ALSO FEATURES A SERIES OF STONE VENEERED PORTALS AS GATEWAY ELEMENTS TO WELCOME VISITORS.
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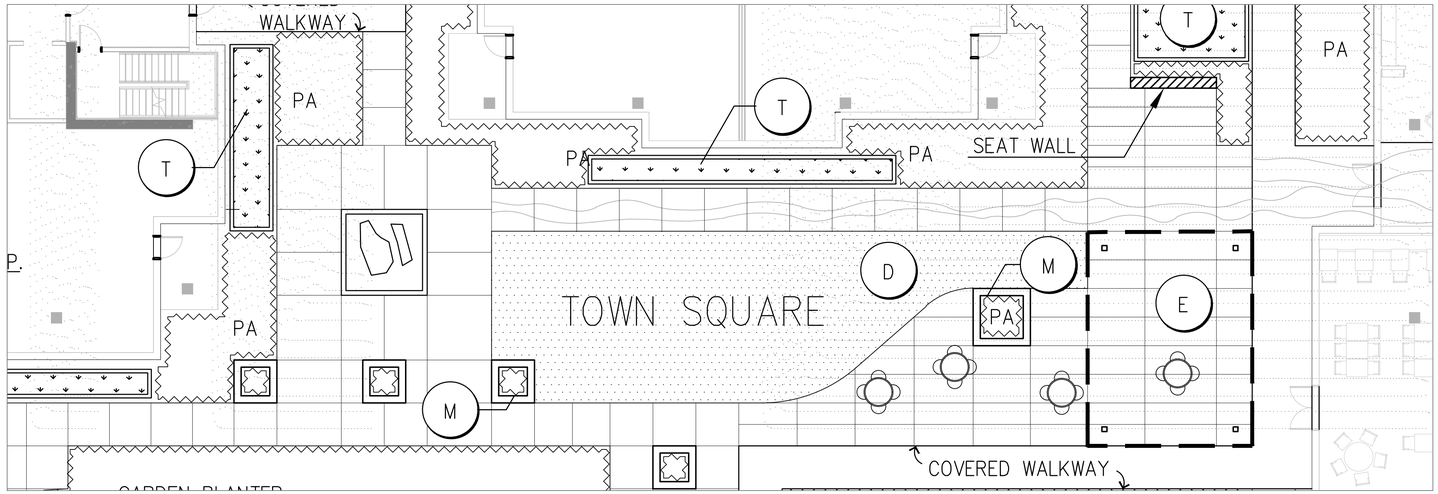
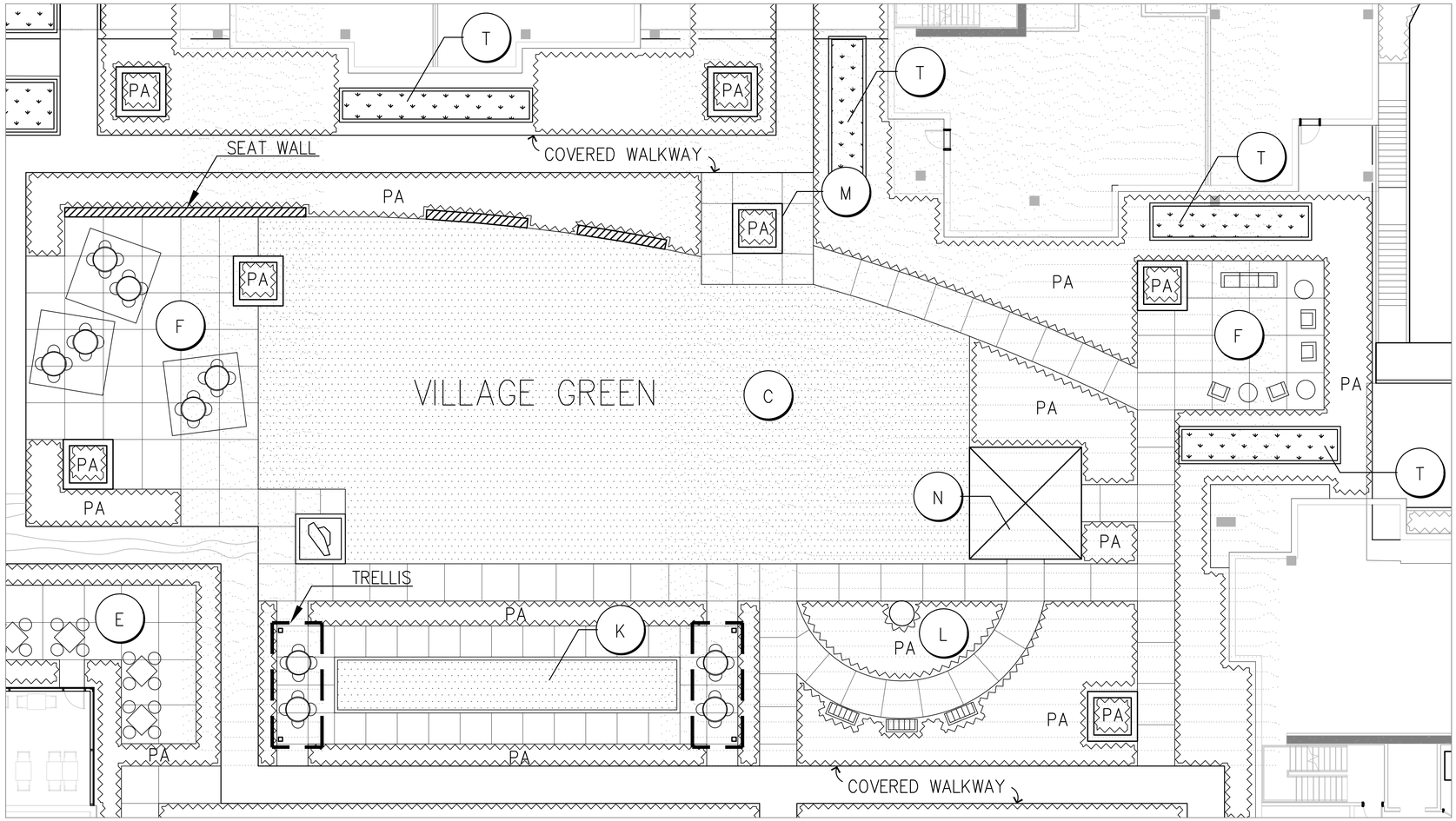
- (R) SPECIAL PAVING AT GARAGE ENTRY.
- (S) ACCESSIBLE TRAIL
- (T) BIORETENTION AREAS TO TREAT STORMWATER RUN-OFF WITH SPECIAL PLANTINGS AND SOIL MIX.
- (U) ENTRY DRIVE WITH SPECIAL PAVING, FLANKED BY FOUNDATION PLANTING ADJACENT TO BUILDINGS, AND A SERIES OF STONE VENEERED COLUMNS WITH LIGHTING ALONG THE SLOPE.
- (V) STAFF PATIO
- (W) STONE VENEERED RETAINING WALL W/ GUARDRAIL
- (X) TONED AC TRAIL (5') WTIH MARKERS



TOWN SQUARE LAYOUT PLAN



VILLAGE GREEN LAYOUT PLAN

PLANNING SUBMITTAL 2021.07.27

GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN
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T 925.736.8176 www.dgates.com

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE:	DESCRIPTION:	DATE:

NOT FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT
CHRIS CASE · No. 6032
Signature
6/30/2020
Renewal Date
XXXXXXXX
State
CA
STATE OF CALIFORNIA

PROJECT NUMBER:	5639
DRAWN:	MF/TZ
CHECK:	KC
DATE:	07/27/2021
SCALE:	SCALE

0 5 10 20
0" ½" 1" 2"

TERRACE LEVEL LAYOUT PLAN - VILLAGE GREEN AND TOWN SQUARE

LS-7

of -

GROUND PLANT LIST – TREES (SUBTOTAL OF PROPOSED TREES: 242)

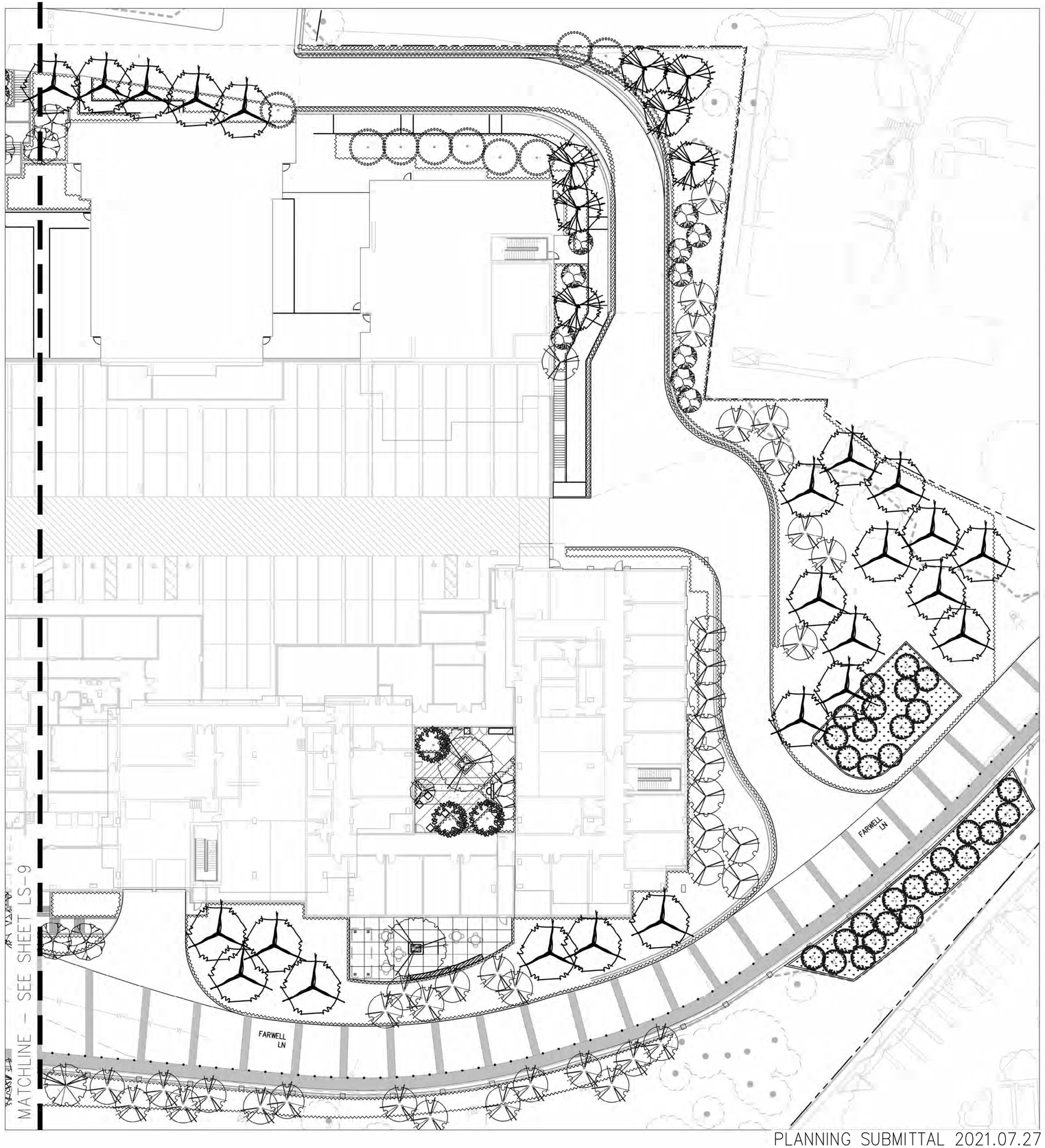
LEGEND	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WUCOLS ZONE	NATIVE (N) /LOCAL (L)	DROUGHT TOLERANT	NOTES
	ARA	ACER RUBRUM `ARMSTRONG`	ARMSTRONG RED MAPLE	24"BOX	16	M		N	FULL TO PT SHADE, 55'H x 20'W, DECIDUOUS
	ARM	ARBUTUS X `MARINA`	ARBUTUS STANDARD	24"BOX	33	L	N	Y	FULL SUN, 30'H x 20'W, EVERGREEN
	CER	CERCIS OCCIDENTALIS	WESTERN REDBUD	24"BOX	14	VL	N	Y	SUN/PT SHADE, SCREEN, 15'H X 10'W, DECIDUOUS
	LAM	LAGERSTROEMIA INDICA `MUSKOGEE`	MUSKOGEE CRAPE MYRTLE	24"BOX	12	L	L	Y	FULL SUN, 20'H x 15'W, DECIDUOUS
	LAT	LAGERSTROEMIA INDICA `TONTO`	TONTO CRAPE MYRTLE	24"BOX	3	L	L	Y	FULL SUN, 10'H x 6'W, DECIDUOUS
	LNS	LAURUS NOBILIS `SARATOGA`	SWEET BAY	24"BOX	3	L	L	Y	FULL SUN TO PT SHADE, 30'H x 20'W, EVERGREEN
	OES	OLEA EUROPAEA `SWAN HILL`	SWAN HILL OLIVE MULTI-TRUNK	36"BOX	2	VL	L	Y	FULL SUN TO PT SHADE, 25'H x 25'W, EVERGREEN
	QUI	QUERCUS ILEX	HOLLY OAK	36"/48" BOX	15	L	L	Y	FULL SUN TO PT SHADE, 50'H x 50'W, EVERGREEN
	QUV	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	36"/48" BOX	38	M	L	Y	FULL SUN TO PT SHADE, 50'H x 50'W, EVERGREEN
	RHU	RHUS LANCEA	AFRICAN SUMAC	24"BOX	32	L	L	Y	FULL SUN TO PT SHADE, 15'H x 20'W, EVERGREEN
	SAL	SALIX LASIOLEPIS	ARROYO WILLOW	24"BOX	49	H	N	N	FULL SUN, 35'H x 15'W, DECIDUOUS
	TRI	TRISTANIA CONFERTA	BRISBANE BOX	24"BOX	25	M		Y	FULL SUN, 40'H x 25'W, EVERGREEN

GROUND PLANT LIST – SHRUBS, ORNAMENTAL GRASSES AND GROUNDCOVER

LEGEND	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WUCOLS ZONE	NATIVE (N) /LOCAL (L)	DROUGHT TOLERANT	NOTES
	AM	ARCTOSTAPHYLOS MANZANITA `DR. HURD`	DR. HURD MANZANITA	15 GAL	X	L	N	Y	FULL SUN, 15'H X 12'W, EVERGREEN
	CR	CEANOTHUS X `RAY HARTMAN` MULTI-TRUNK	CALIFORNIA LILAC	15 GAL	X	L	N	Y	FULL SUN, 15'H X 10'W, EVERGREEN
	CO	CERCIS OCCIDENTALIS	WESTERN REDBUD MULTI-TRUNK	5 GAL	X	VL	N	Y	SUN/PT SHADE, SCREEN, 15'H X 10'W, DECIDUOUS
	CP	CISTUS X PURPUREUS	ORCHID ROCKROSE	15 GAL	X	L	L	Y	FULL SUN, 4'H X 4'W, EVERGREEN
	HA	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL	X	L	N	Y	SUN OR SHADE, 10'H X 8'W, EVERGREEN
	MR	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	X	L	N	Y	SUN OR SHADE, 4'H X 6'W, EVERGREEN
	RE	RHAMNUS CALIFORNICA `EVE CASE`	CALIFORNIA COFFEEBERRY	5 GAL	X	L	N	Y	SUN OR SHADE, 8'H X 8'W, EVERGREEN
	RL	RHAMNUS CALIFORNICA `LEATHERLEAF`	CALIFORNIA COFFEEBERRY	5 GAL	X	L	N	Y	SUN OR SHADE, 8'H X 8'W, EVERGREEN
	RV	RIBES VIBURNIFOLIUM	EVERGREEN CURRANT	5 GAL	X	L	N	Y	SUN OR SHADE, 4'H X 6'W, EVERGREEN
	RC	ROSA CALIFORNICA	CALIFORNIA WILD ROSE	5 GAL	X	L	N	Y	FULL SUN TO PT SHADE, 10'H X 10'W, DECIDUOUS
	EC	EPILOBIUM CANUM `CATALINA`	CATALINA FUCHSIA	1 GAL	X	L	N	Y	FULL SUN, 3'H X 4'W, DECIDUOUS

GROUND PLANT LIST – STORMWATER TREATMENT AREA

LEGEND	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WUCOLS ZONE	NATIVE (N) /LOCAL (L)	DROUGHT TOLERANT	NOTES
	BG	BOUTELOUA GRACILIS	BLUE GRAMA GRASS	1GAL	X	L	N	Y	FULL SUN TO PT SHADE, 1'H X 1'W, DECIDUOUS
	CT	CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL	X	L	N	Y	SUN OR SHADE, 1'H X 2'W, EVERGREEN
	CE	CHONDROPETALUM TECTORUM `EL CAMPO`	CAPE RUSH	5 GAL	X	L	L	Y	SUN OR SHADE, 3'H X 4'W, EVERGREEN
	JE	JUNCUS PATENS `ELK BLUE`	SPREADING RUSH	5 GAL	X	L	N	Y	SUN OR SHADE, 2'H X 2'W, EVERGREEN
	LC	LEYMUS CONDENSATUS `CANYON PRINCE`	NATIVE BLUE RYE	1 GAL	X	L	N	Y	FULL SUN, 3'H X 3'W, EVERGREEN
	MA	MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	5 GAL	X	VL	N	Y	FULL SUN TO PT SHADE, 4'H X 3'W, EVERGREEN



PLANNING SUBMITTAL 2021.07.27

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LANDSCAPE ARCHITECTURE
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T 925.736.8176 www.dgates.com

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE: DESCRIPTION: DATE:

NOT FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT · CASEY CASE · No. 6032 · Expires 6/30/2020 · Renewal Date X/XX/XXXX · L.A. · STATE OF CALIFORNIA

PROJECT NUMBER:	5639
DRAWN:	MF/TZ
CHECK:	KC
DATE:	07/27/2021
SCALE:	SCALE

0 10 20 40
0" 2" 1" 2"

GROUND LEVEL PLANTING PLAN

LS-8

of -

PATH: P:\LOS GATOS\LOS GATOS MEADOWS(P5639)\ACAD\SHEETS_DG-P-ON GRADE-LOS GATOS MEADOWS.DWG
PLOT DATE: 7/27/2021 1:31 PM

GROUND PLANT LIST – TREES (SUBTOTAL OF PROPOSED TREES: 242)

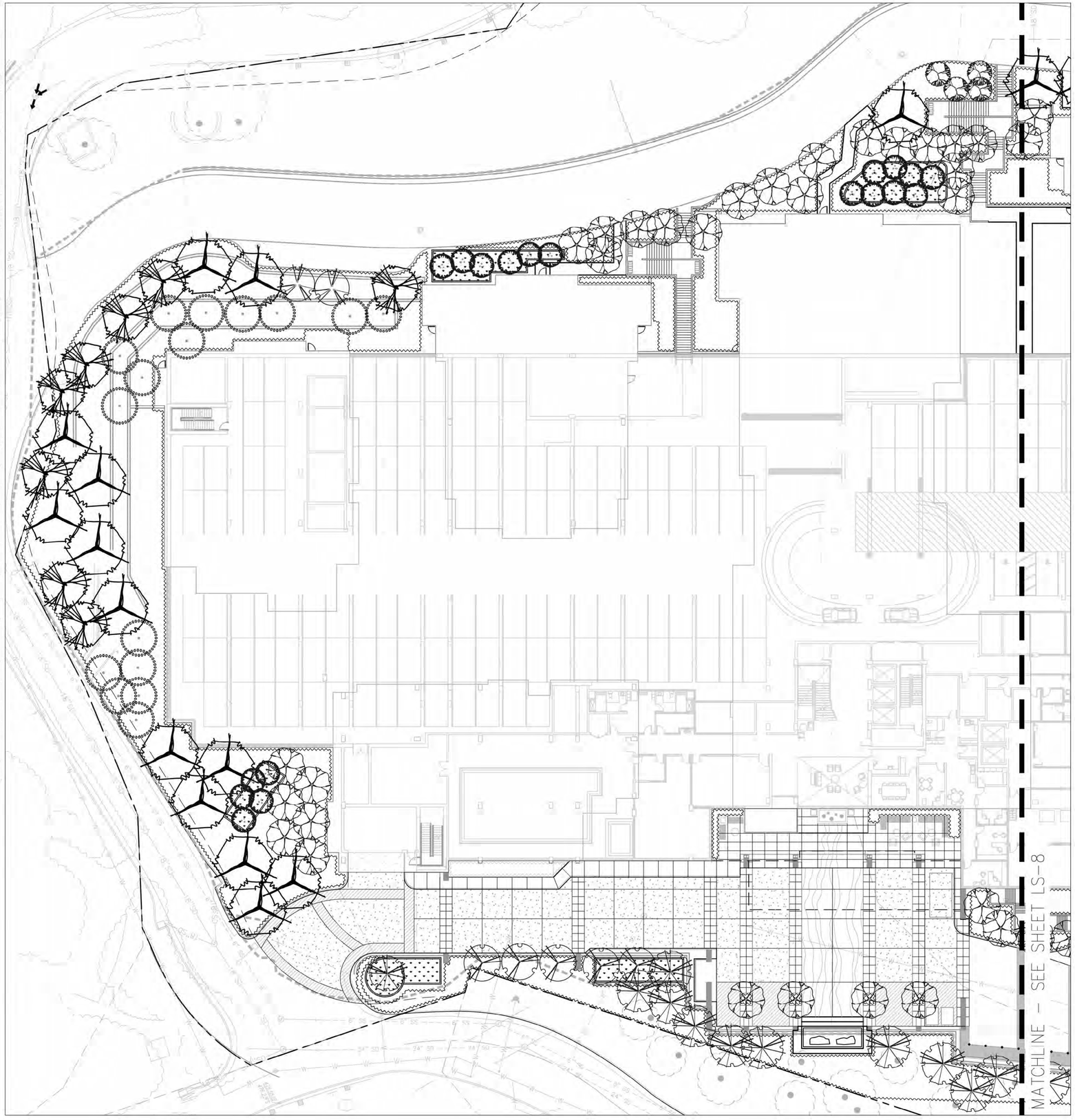
LEGEND	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WUCOLS ZONE	NATIVE (N) /LOCAL (L)	DROUGHT TOLERANT	NOTES
	ARA	ACER RUBRUM `ARMSTRONG`	ARMSTRONG RED MAPLE	24"BOX	16	M		N	FULL TO PT SHADE, 55'H x 20'W, DECIDUOUS
	ARM	ARBUTUS X `MARINA`	ARBUTUS STANDARD	24"BOX	33	L	N	Y	FULL SUN, 30'H x 20'W, EVERGREEN
	CER	CERCIS OCCIDENTALIS	WESTERN REDBUD	24"BOX	14	VL	N	Y	SUN/PT SHADE, SCREEN, 15'H X 10'W, DECIDUOUS
	LAM	LAGERSTROEMIA INDICA `MUSKOGEE`	MUSKOGEE CRAPE MYRTLE	24"BOX	12	L	L	Y	FULL SUN, 20'H x 15'W, DECIDUOUS
	LAT	LAGERSTROEMIA INDICA `TONTO`	TONTO CRAPE MYRTLE	24"BOX	3	L	L	Y	FULL SUN, 10'H x 6'W, DECIDUOUS
	LNS	LAURUS NOBILIS `SARATOGA`	SWEET BAY	24"BOX	3	L	L	Y	FULL SUN TO PT SHADE, 30'H x 20'W, EVERGREEN
	OES	OLEA EUROPAEA `SWAN HILL`	SWAN HILL OLIVE MULTI-TRUNK	36"BOX	2	VL	L	Y	FULL SUN TO PT SHADE, 25'H x 25'W, EVERGREEN
	QUI	QUERCUS ILEX	HOLLY OAK	36"/48" BOX	15	L	L	Y	FULL SUN TO PT SHADE, 50'H x 50'W, EVERGREEN
	QUV	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	36"/48" BOX	38	M	L	Y	FULL SUN TO PT SHADE, 50'H x 50'W, EVERGREEN
	RHU	RHUS LANCEA	AFRICAN SUMAC	24"BOX	32	L	L	Y	FULL SUN TO PT SHADE, 15'H x 20'W, EVERGREEN
	SAL	SALIX LASIOLEPIS	ARROYO WILLOW	24"BOX	49	H	N	N	FULL SUN, 35'H x 15'W, DECIDUOUS
	TRI	TRISTANIA CONFERTA	BRISBANE BOX	24"BOX	25	M		Y	FULL SUN, 40'H x 25'W, EVERGREEN

GROUND PLANT LIST – SHRUBS, ORNAMENTAL GRASSES AND GROUNDCOVER

LEGEND	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WUCOLS ZONE	NATIVE (N) /LOCAL (L)	DROUGHT TOLERANT	NOTES
	AM	ARCTOSTAPHYLOS MANZANITA `DR. HURD`	DR. HURD MANZANITA	15 GAL	X	L	N	Y	FULL SUN, 15'H X 12'W, EVERGREEN
	CR	CEANOTHUS X `RAY HARTMAN` MULTI-TRUNK	CALIFORNIA LILAC	15 GAL	X	L	N	Y	FULL SUN, 15'H X 10'W, EVERGREEN
	CO	CERCIS OCCIDENTALIS	WESTERN REDBUD MULTI-TRUNK	5 GAL	X	VL	N	Y	SUN/PT SHADE, SCREEN, 15'H X 10'W, DECIDUOUS
	CP	CISTUS X PURPUREUS	ORCHID ROCKROSE	15 GAL	X	L	L	Y	FULL SUN, 4'H X 4'W, EVERGREEN
	HA	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL	X	L	N	Y	SUN OR SHADE, 10'H X 8'W, EVERGREEN
	MR	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	X	L	N	Y	SUN OR SHADE, 4'H X 6'W, EVERGREEN
	RE	RHAMNUS CALIFORNICA `EVE CASE`	CALIFORNIA COFFEEBERRY	5 GAL	X	L	N	Y	SUN OR SHADE, 8'H X 8'W, EVERGREEN
	RL	RHAMNUS CALIFORNICA `LEATHERLEAF`	CALIFORNIA COFFEEBERRY	5 GAL	X	L	N	Y	SUN OR SHADE, 8'H X 8'W, EVERGREEN
	RV	RIBES VIBURNIFOLIUM	EVERGREEN CURRANT	5 GAL	X	L	N	Y	SUN OR SHADE, 4'H X 6'W, EVERGREEN
	RC	ROSA CALIFORNICA	CALIFORNIA WILD ROSE	5 GAL	X	L	N	Y	FULL SUN TO PT SHADE, 10'H X 10'W, DECIDUOUS
	EC	EPILOBIUM CANUM `CATALINA`	CATALINA FUCHSIA	1 GAL	X	L	N	Y	FULL SUN, 3'H X 4'W, DECIDUOUS

GROUND PLANT LIST – STORMWATER TREATMENT AREA

LEGEND	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WUCOLS ZONE	NATIVE (N) /LOCAL (L)	DROUGHT TOLERANT	NOTES
	BG	BOUTELOUA GRACILIS	BLUE GRAMA GRASS	1GAL	X	L	N	Y	FULL SUN TO PT SHADE, 1'H X 1'W, DECIDUOUS
	CT	CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL	X	L	N	Y	SUN OR SHADE, 1'H X 2'W, EVERGREEN
	CE	CHONDROPETALUM TECTORUM `EL CAMPO`	CAPE RUSH	5 GAL	X	L	L	Y	SUN OR SHADE, 3'H X 4'W, EVERGREEN
	JE	JUNCUS PATENS `ELK BLUE`	SPREADING RUSH	5 GAL	X	L	N	Y	SUN OR SHADE, 2'H X 2'W, EVERGREEN
	LC	LEYMUS CONDENSATUS `CANYON PRINCE`	NATIVE BLUE RYE	1 GAL	X	L	N	Y	FULL SUN, 3'H X 3'W, EVERGREEN
	MA	MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	5 GAL	X	VL	N	Y	FULL SUN TO PT SHADE, 4'H X 3'W, EVERGREEN



PLANNING SUBMITTAL 2021.07.27

GATES +ASSOCIATES
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LAND PLANNING · URBAN DESIGN
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T 925.736.8176 www.dgates.com

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE:	DESCRIPTION:	DATE:

NOT FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT · CASEY CASE · No. 6082 · STATE OF CALIFORNIA
Signature
6/30/2020
Renewal Date
X/XX/XXXX
Date
L.A.

PROJECT NUMBER:	5639
DRAWN:	MF/TZ
CHECK:	KC
DATE:	07/27/2021
SCALE:	SCALE

0 10 20 40
0" 2" 1" 2"

GROUND LEVEL PLANTING PLAN

LS-9

of -

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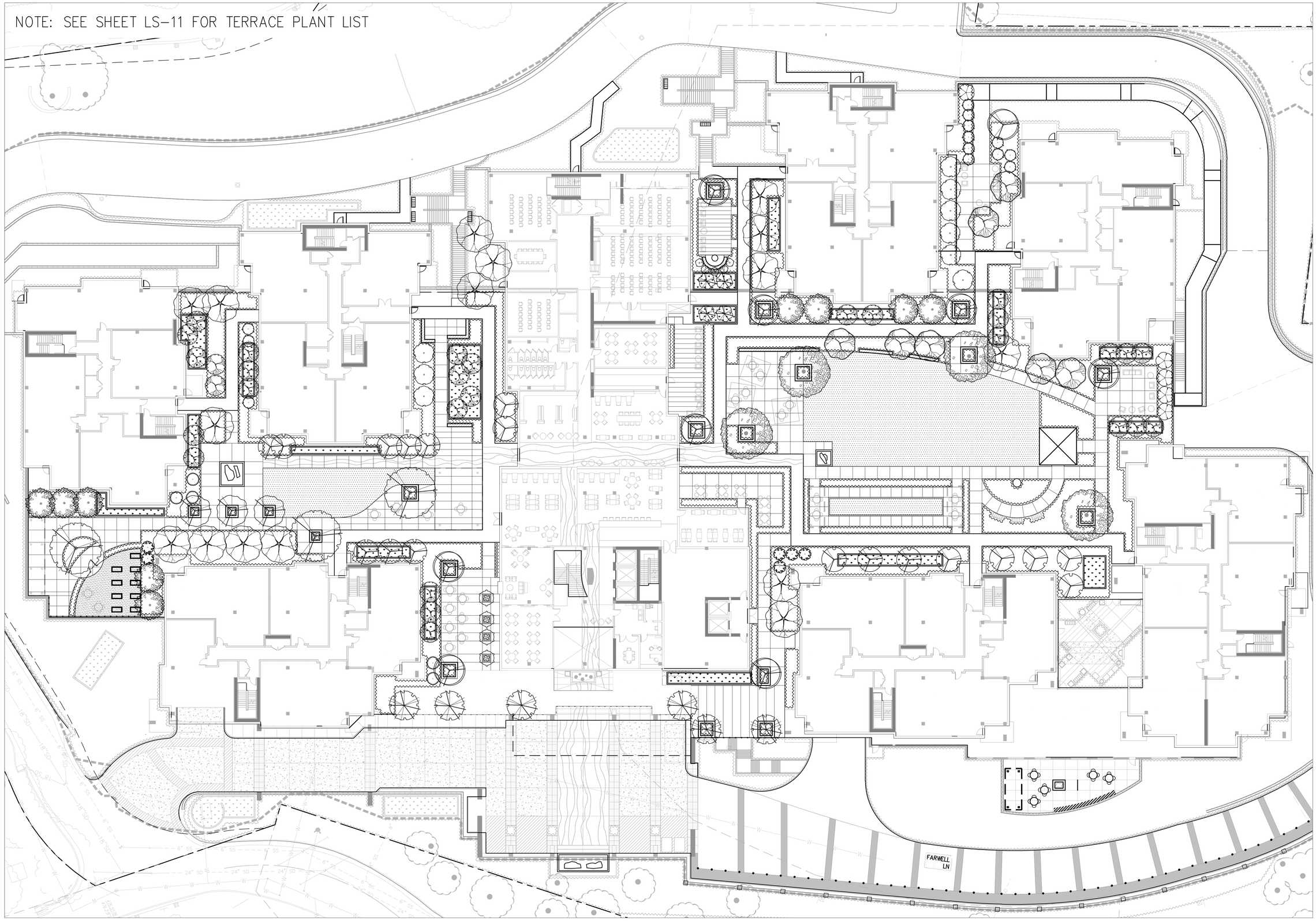

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LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE:	DESCRIPTION:	DATE:

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REGISTERED LANDSCAPE ARCHITECT
CASEY CASE · No. 6062
Signature
6/30/2020
Renewal Date
X/XX/XXXX
for
L.A.
STATE OF CALIFORNIA

PROJECT NUMBER:	5639
DRAWN:	MF/TZ
CHECK:	KC
DATE:	07/27/2021
SCALE:	SCALE

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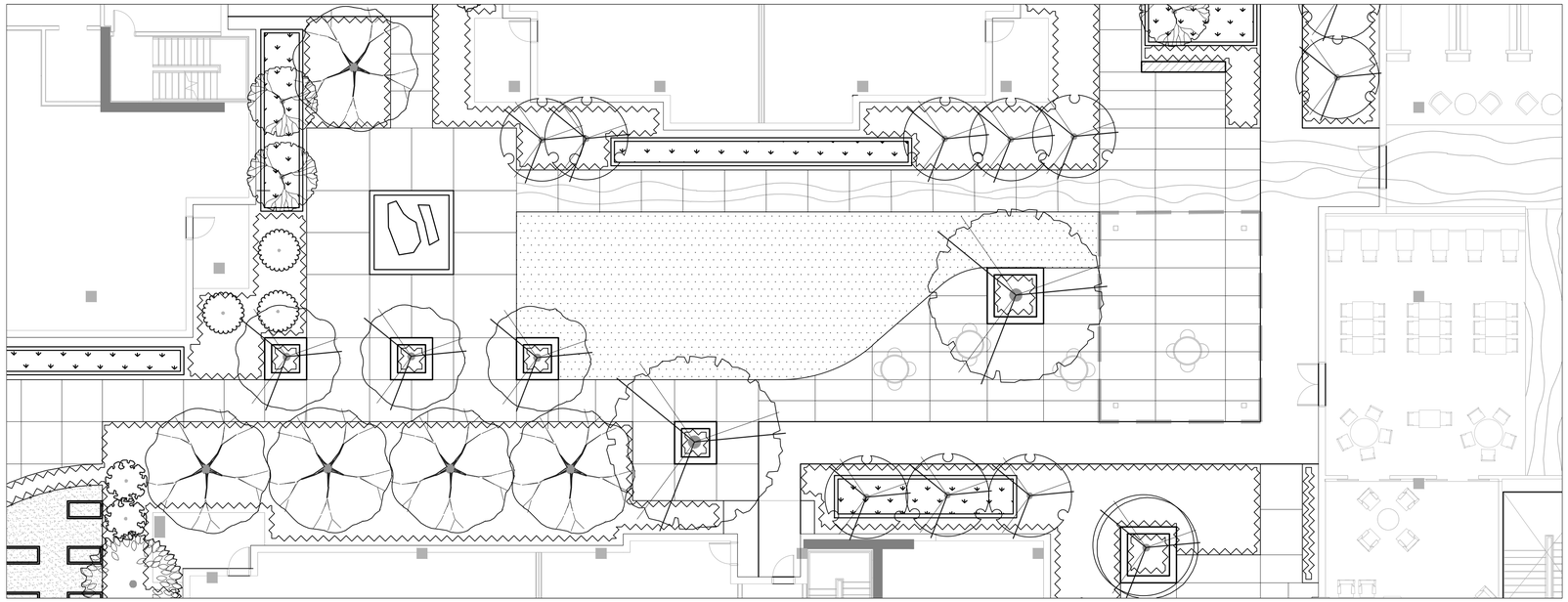
TERRACE LEVEL PLANTING PLAN

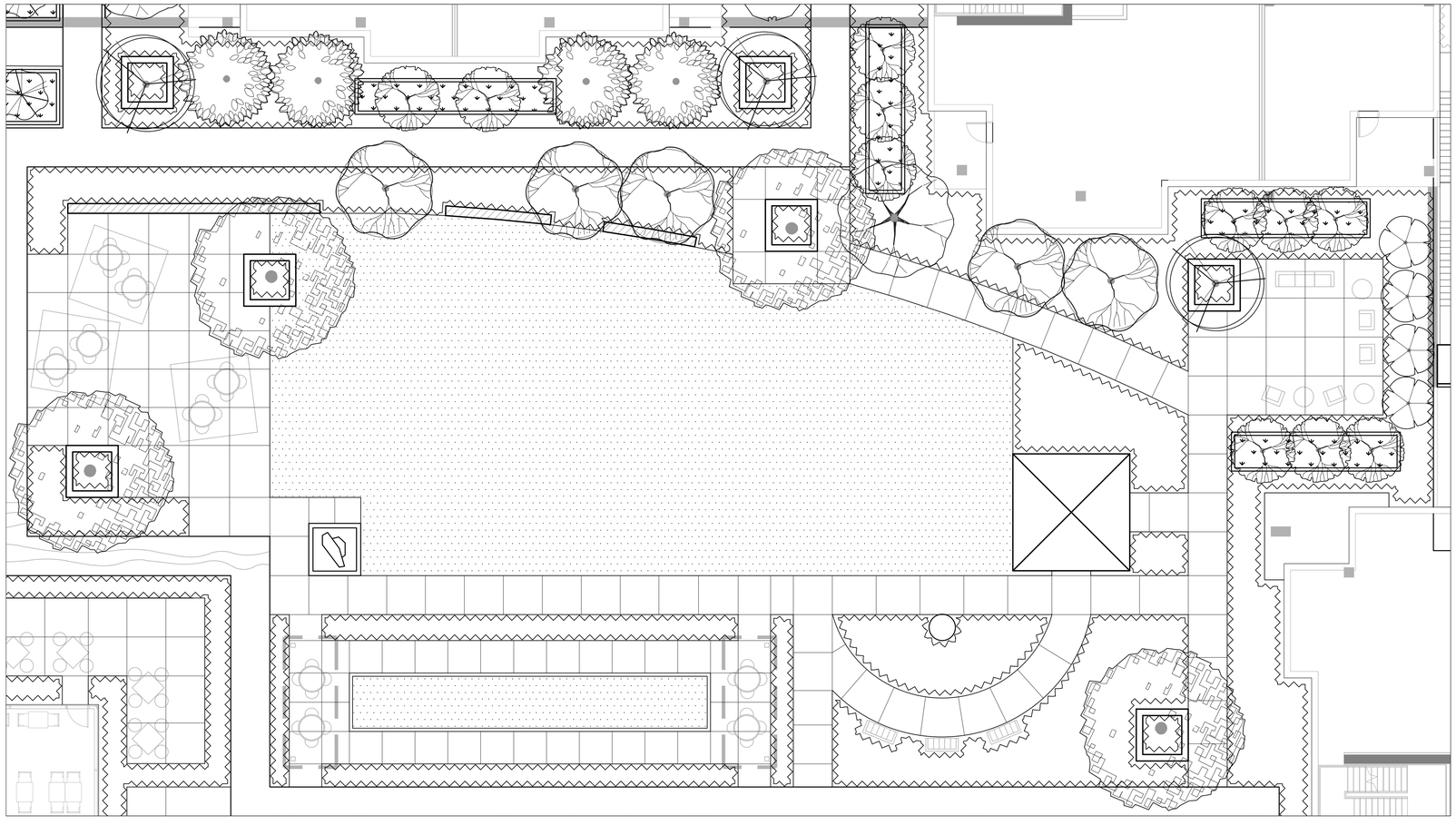
LS-10

of -

PLANNING SUBMITTAL 2021.07.27



TOWN SQUARE PLANTING PLAN & BIO PLANTER



VILLAGE GREEN PLANTING PLAN

TERRACE PLANT LIST – TREES (SUBTOTAL OF PROPOSED TREES: 131)

LEGEND	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WUCOLS ZONE	NATIVE (N) /LOCAL (L)	DROUGHT TOLERANT	NOTES
	APM	ACER PALMATUM `MORTON`	MORTON JAPANESE MAPLE	24"BOX	9	M		N	FULL TO PT SUN, 10'H X 8'W, DECIDUOUS
	ARA	ACER RUBRUM `ARMSTRONG`	ARMSTRONG RED MAPLE	24"BOX	18	M		N	FULL TO PT SHADE, 55'H X 20'W, DECIDUOUS
	ARM	ARBUTUS X `MARINA`	ARBUTUS STANDARD	24"BOX	16	L	N	Y	FULL SUN, 30'H X 20'W, EVERGREEN
	CER	CERCIS OCCIDENTALIS	WESTERN REDBUD	24"BOX	29	VL	N	Y	SUN/PT SHADE, SCREEN, 15'H X 10'W, DECIDUOUS
	CIT	CITRUS SPP.	ORANGE TREE	24"BOX	4	M		Y	FULL SUN, 30'H X 20'W, EVERGREEN
	LAM	LAGERSTROEMIA INDICA `MUSKOGEE`	MUSKOGEE CRAPE MYRTLE	24"BOX	6	L	L	Y	FULL SUN, 20'H X 15'W, DECIDUOUS
	LAT	LAGERSTROEMIA INDICA `TONTO`	TONTO CRAPE MYRTLE	24"BOX	3	L	L	Y	FULL SUN, 10'H X 6'W, DECIDUOUS
	LIP	LAGERSTROEMIA INDICA `PURPLE TOWER`	PURPLE TOWER CRAPE MYRTLE	24"BOX	4	L	L	Y	FULL SUN, 25'H X 10'W, DECIDUOUS
	LNS	LAURUS NOBILIS `SARATOGA`	SWEET BAY	24"BOX	9	L	L	Y	FULL SUN TO PT SHADE, 30'H X 20'W, EVERGREEN
	OES	OLEA EUROPAEA `SWAN HILL`	SWAN HILL OLIVE	36"BOX	3	VL	L	Y	FULL SUN TO PT SHADE, 25'H X 25'W, EVERGREEN
	PRY	PRUNUS X YEDOENSIS	YOSHINO CHERRY	24"BOX	7	M	L	Y	FULL SUN, 40'H X 35'W, DECIDUOUS
	PSA	PRUNUS SERRULATA `AMANOGAWA`	JAPANESE FLOWERING CHERRY	15 GAL.	5	M	L	Y	PT SHADE TO FULL SUN, 25'H X 12'W, DECIDUOUS
	RPI	ROSA FLORIBUNDA `BRILLIANT PINK ICEBERG`	ROSE	15 GAL.	5	M	L	N	PT TO FULL SUN, 5'H X 5'W, DECIDUOUS
	UPF	ULMUS CARPINIFOLIA X PARVIFOLIA `FRONTIER`	FRONTIER ELM	36"BOX	4	L	L	Y	FULL SUN, 35'H X 25'W, DECIDUOUS
	ZEM	ZELKOVA SERRATA `MUSASHINO`	SAWLEAF ZELKOVA	24"BOX	9	M		Y	FULL SUN, 40'H X 20'W, DECIDUOUS

TERRACE PLANT LIST – SHRUBS, ORNAMENTAL GRASSES AND GROUNDCOVER

LEGEND	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WUCOLS ZONE	NATIVE (N) /LOCAL (L)	DROUGHT TOLERANT	NOTES
	AU	ARBUTUS UNEDO	STRAWBERRY TREE SHRUB	15 GAL	5	L	N	Y	FULL SUN PT SHADE, 10'H X 10'W, EVERGREEN
	PM	PODOCARPUS MACROPHYLLUS `MAKI`	MAKI SHRUBBY YEW PODOCARPUS	15 GAL	13	M		Y	FULL SUN PT SHADE, 10'H X 5'W, EVERGREEN
	PC	PRUNUS CAROLINIANA `BRIGHT AND TIGHT`	BRIGHT N TIGHT CAROLINA LAUREL	15 GAL	6	L	N	Y	SUN OR SAHDE, 10'H X 6'W, EVERGREEN
	AI	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL	X	L	N	Y	FULL SUN, 3'H X 3'W, DECIDUOUS
	AK	AGAVE ATTENUATA `KARA'S STRIPES`	AGAVE	5 GAL	X	L	N	N	SUN OR SHADE, 4'H X 4'W, EVERGREEN
	AP	ABUTILON PALMERI	INDIAN MALLOW	5 GAL	X	L	N	Y	FULL SUN, 4'H X 4'W, EVERGREEN
	CS	CAMELLIA SASANQUA	CHRISTMAS CAMELLIA	5 GAL	X	M		Y	FULL SUN TO PT SHADE, 8'H X 8'W, EVERGREEN
	CU	COLEONEMA PULCHRUM `SUNSET GOLD`	GOLDEN BREATH OF HEAVEN	5 GAL	X	M	L	Y	FULL SUN, 4'H X 6'W, EVERGREEN
	DB	DIETES BICOLOR	FORTNIGHT LILY	1GAL	X	L	L	Y	FULL SUN PT SHADE, 3'H X 2'W, EVERGREEN
	DV	DIETES GRANDIFLORA `VARIEGATA`	STRIPED FORTNIGHT LILY	5 GAL	X	L	L	Y	SUN OR PT SHADE, 4'H X 3'W, EVERGREEN
	EB	EPILOBIUM CALIFORNICUM `BOWMAN'S #1`	CALIFORNIA FUCHSIA	1 GAL	X	L	N	Y	FULL SUN, 2'H X 2'W, DECIDUOUS
	EC	EPILOBIUM CANUM `CATALINA`	CATALINA FUCHSIA	5 GAL	X	L	N	Y	FULL SUN, 3'H X 4'W, DECIDUOUS
	FM	FESTUCA MAIREI	ATLAS FESCUE	1 GAL	X	L		Y	SUN OR PT SHADE, 3'H X 3'W, EVERGREEN
	HB	HESPERALOE PARVIFLORA `BRAKELIGHTS`	BRAKELIGHTS RED YUCCA	5 GAL	X	L	L	Y	FULL SUN, 3'H X 3'W, EVERGREEN
	HE	HEUCHERA X `ELECTRIC LIME`	CORAL BELLS	1 GAL	X	M	L	Y	FULL SUN, 3'H X 3'W, EVERGREEN
	HP	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	X	L	L	Y	FULL SUN, 3'H X 4'W, EVERGREEN
	LL	LOMANDRA LONGIFOLIA `BREEZE`	BREEZE MAT RUSH	1 GAL	X	L	L	Y	SUN OR SHADE, 3'H X 4'W, EVERGREEN
	LS	LIGUSTRUM SINENSE `SUNSHINE`	SUNSHINE LIGUSTRUM	5 GAL	X	L	L	Y	FULL SUN, 6'H X 4'W, EVERGREEN
	LT	LAVATERA MARITIMA	TREE MALLLOW	5 GAL	X	L	L	Y	SUN OR SHADE, 8'H X 12'W, EVERGREEN
	LV	LIRIOPE MUSCARI `VARIEGATA`	VARIEGATED LILY TURF	1 GAL	X	M		Y	FULL SUN TO PT SHADE, 1'H X 2'W, EVERGREEN
	MD	MUHLENBERGIA DUBIA	PINE MUHLY	1 GAL	X	L	L	Y	FULL SUN, 3'H X 3'W, EVERGREEN
	NC	NEPETA FAASSENII	CATMINT	1GAL	X	L	L	Y	FULL SUN TO PT SHADE, 2'H X 3'W, EVERGREEN
	NL	NANDINA DOMESTICA `LEMON LIME`	LEMON LIME NANDINA	1GAL	X	M	L	Y	FULL SUN TO PT SHADE, 3'H X 3'W, EVERGREEN
	RF	ROSA X `FLOWER CARPET APPLEBLOSSOM`	ROSE	2 GAL	X	M	L	Y	FULL SUN, 3'H X 4'W, DECIDUOUS
	RM	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	SUN BRUNO COFFEEBERRY	5 GAL	X	L	N	Y	SUN OR SHADE, 4'H X 12'W, EVERGREEN
	RT	ROSMARINUS OFFICINALIS `TUSCAN BLUE`	TUSCAN BLUE ROSEMARY	5 GAL	X	L	L	Y	FULL SUN, 6'H X 5'W, EVERGREEN
	SB	SALVIA LEUCANTHA `SANTA BARBARA`	MEXICAN BUSH SAGE	5 GAL	X	L	L	Y	FULL SUN, 3'H X 4'W, EVERGREEN
	SH	SALVIA MICROPHYLLA `HOT LIPS`	HOT LIPS SAGE	5 GAL	X	L	L	Y	FULL SUN TO PT SHADE, 3'H X 3'W, EVERGREEN
	SS	SENECIO SPP.	AMANI SENECIO	1 GAL	X	L	L	Y	FULL SUN TO PT SHADE, 1'H X 1'W, EVERGREEN
	TC	TEUCRIUM CHAMAEDRYS	GERMANDER	1 GAL	X	L	L	Y	FULL SUN TO PT SHADE, 1'H X 1'W, EVERGREEN

TERRACE PLANT LIST – STORMWATER TREATMENT AREA

LEGEND	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WUCOLS ZONE	NATIVE (N) /LOCAL (L)	DROUGHT TOLERANT	NOTES
	BG	BOUTELOUA GRACILIS	BLUE GRAMA GRASS	1GAL	X	L	N	Y	FULL SUN TO PT SHADE, 1'H X 1'W, DECIDUOUS
	CT	CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL	X	L	N	Y	SUN OR SHADE, 1'H X 2'W, EVERGREEN
	CE	CHONDROPETALUM TECTORUM `EL CAMPO`	CAPE RUSH	5 GAL	X	L	L	Y	SUN OR SHADE, 3'H X 4'W, EVERGREEN
	JE	JUNCUS PATENS `ELK BLUE`	SPREADING RUSH	5 GAL	X	L	N	Y	SUN OR SHADE, 2'H X 2'W, EVERGREEN
	LC	LEYMUS CONDENSATUS `CANYON PRINCE`	NATIVE BLUE RYE	1 GAL	X	L	N	Y	FULL SUN, 3'H X 3'W, EVERGREEN
	MA	MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	5 GAL	X	VL	N	Y	FULL SUN TO PT SHADE, 4'H X 3'W, EVERGREEN

PLANNING SUBMITTAL 2021.07.27

GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN
2671 CROW CANYON RD. SAN RAMON, CA 94583
T 925.736.8176 www.dgates.com

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE:	DESCRIPTION:	DATE:

NOT FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT
CHRIST CASE • No. 6042
Expires 6/30/2020
X/XX/XXXX
State L.A.
STATE OF CALIFORNIA

PROJECT NUMBER:	5639
DRAWN:	MF/TZ
CHECK:	KC
DATE:	07/27/2021
SCALE:	SCALE

0 5 10 20
0" 1/2" 1" 2"

TERRACE LEVEL PLANTING PLAN - VILLAGE GREEN AND TOWN SQUARE

LS-11

of -

LIGHT FIXTURE SCHEDULE:

■ : POST TOP LIGHT

MFR: BEGA
MODLE: 77120, 23.4W LED
POLE HEIGHT: 10'
LIGHT SOURCE: LED
COLOR FINISH: T.B.D.

● : BOLLARD LIGHT

MFR: BEGA
MODLE: 77120, 23.4W LED
POLE HEIGHT: 10'
LIGHT SOURCE: LED
COLOR FINISH: T.B.D.

▼ : WALL MOUNTED LIGHT

MFR: BEGA
MODLE: 22263, 11.8W LED
SIZE: 9-7/8"X9-7/8"X5-3/8"
LIGHT SOURCE: LED
COLOR FINISH: T.B.D.

▼ : UPLIGHT

MFR: B-L LIGHTING
MODLE: NITE STAR II
SIZE: 1-5/8"X4-7/16"X2-1/4"
LIGHT SOURCE: LED
COLOR FINISH: T.B.D.

▬ : STAIR LIGHT

MFR: BEGA
MODLE: 22 130, 3.4 W LED
SIZE: 7-1/2"X 3-1/8"X 4"
FINISH: #4 BRUSHED STAINLESS STEEL

▼ : FOUNTAIN LIGHT

MFR: FOUNTAIN PEOPLE
MODLE: FX SERIES FOUNTAIN FLUSH MOUNT , 25.5W LED, 3000K WARM WHITE
SIZE: 4.75"DIA.
FINISH: STAINLESS STEEL

NOTE: EXTERIOR FIXTURES WILL COMPLY WITH TOWN REQUIREMENTS TO BE DOWNWARD DIRECTED AND SHIELDED (FULL CUT-OFF)

PLANNING SUBMITTAL 2021.07.27

GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN
2671 CROW CANYON RD. SAN RAMON, CA 94583
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LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE:	DESCRIPTION:	DATE:

NOT FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT
CHRIST CASE No. 6062
6/30/2020
Renewal Date
X/XX/XXXX
L.A.
STATE OF CALIFORNIA

PROJECT NUMBER:	5639
DRAWN:	MF/TZ
CHECK:	KC
DATE:	07/27/2021
SCALE:	SCALE

0 15 30 60
3/32" 1/16" 1/8" 1/4"

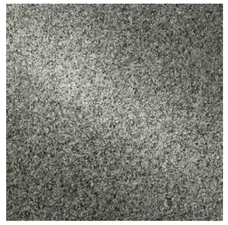
SITE LIGHTING CONCEPT PLAN

LS-12

of -

PATH: \\SVFILE2\ACAD\LOS GATOS\LOS GATOS MEADOWS(P5639)\ACAD\SHEETS_DG-LIGHTING AND MATERIAL-LOS GATOS MEADOWS.DWG
PLOT DATE: 7/23/2021 1:31 PM

PAVING

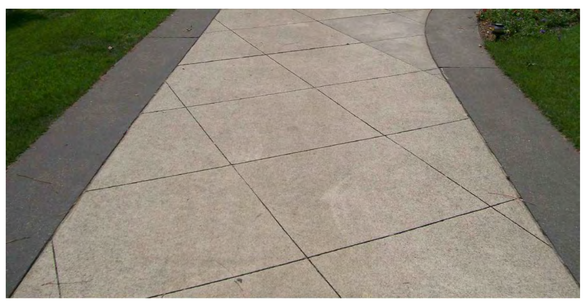


VEHICULAR PAVER BAND – 8"X8"X3" THICKNESS GRANITE PAVERS AT ARRIVAL COURT

MFR: COLD SPRING GRANITE
COLOR: ACADEM BLACK
FINISH: THERMAL

VEHICULAR COLORED SAWCUT CONCRETE PAVING

COLOR: DARK GRAY BY DAVIS COLORS
FINISH: MEDIUM BROOM FOR THE MAIN COURT;
TOPOCAST 25 FOR THE INTERIM PARKING STALLS

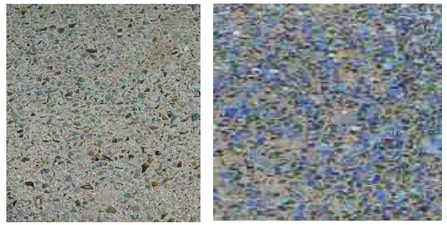


PEDESTRIAN COLORED SAWCUT CONCRETE PAVING

COLOR: PEBBLE BY DAVIS COLORS
FINISH: MEDIUM BROOM/TOPOCAST 25

TONED AC PAVING
FOR THE TRAIIL ALONG EVA

SEEDED GLASS IN PAVING



STONE VENEERED RETAINING WALL

VEGETATED GREEN WALL BIOPHILIA

GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN
2671 CROW CANYON RD. SAN RAMON, CA 94583
T 925.736.8176 www.dgates.com

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE:	DESCRIPTION:	DATE:

NOT FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT
CHRISTY CABE
No. 6342
Expiration
6/30/2020
Date Signed
X/XX/XXXX
Seal
L.A.
STATE OF CALIFORNIA

PROJECT NUMBER:	5639
DRAWN:	MF/TZ
CHECK:	KC
DATE:	07/27/2021
SCALE:	SCALE

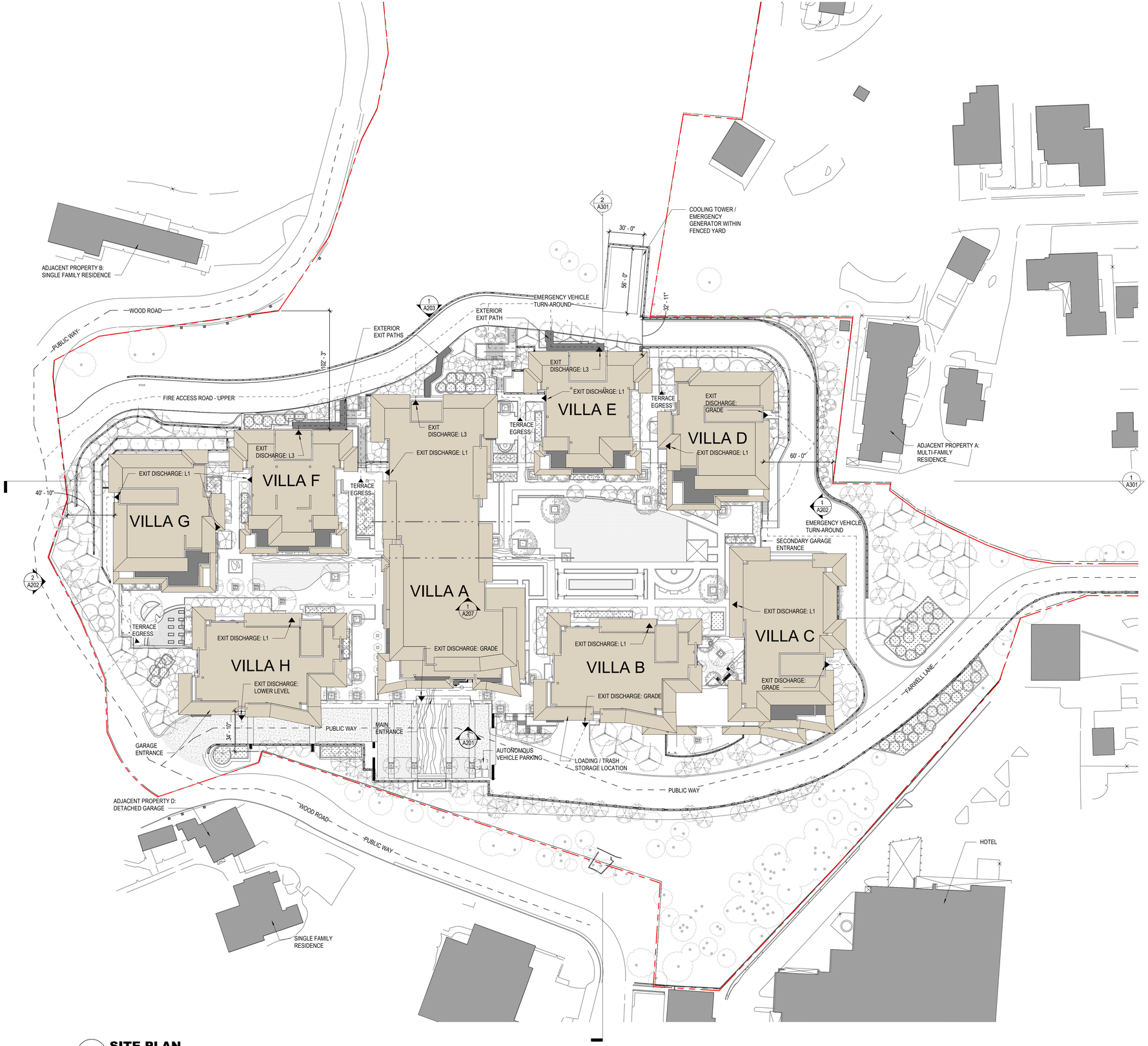
0
0" ½" 1" 2"

MATERIAL BOARD

LS-13

of -

PLANNING SUBMITTAL 2021.07.27



1 **SITE PLAN**
1" = 40'-0"

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1/13/2021 9:39:15 PM

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
COVIA
2185 N CALIFORNIA BLVD, SUITE 215
WALNUT CREEK, CA 94596
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
GATES + ASSOCIATES
2671 CROW CANYON RD
SAN RAMON, CA 94583
(925) 736-8176

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

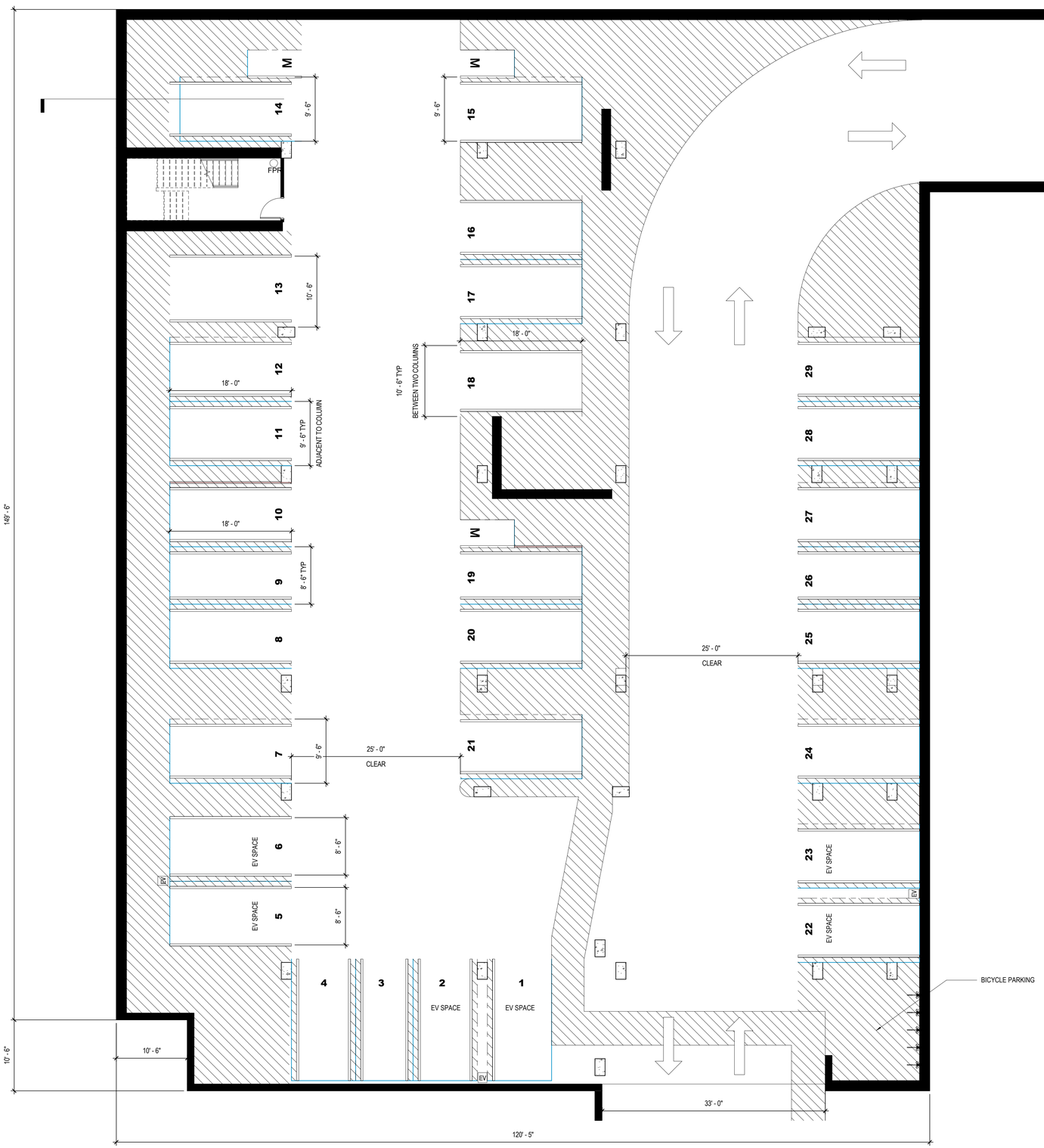
OVERALL SITE PLAN

SCALE: 1" = 40'-0"

A001

PLANNING SUBMITTAL

JULY 27, 2021



1 **LOWER GARAGE LEVEL PLAN**

1/8" = 1'-0"

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10/13/2020 7:36:09 PM

NO.	DATE	ISSUE

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SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
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36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
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2185 N CALIFORNIA BLVD, SUITE 215
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Landscape:
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Structural:
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(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

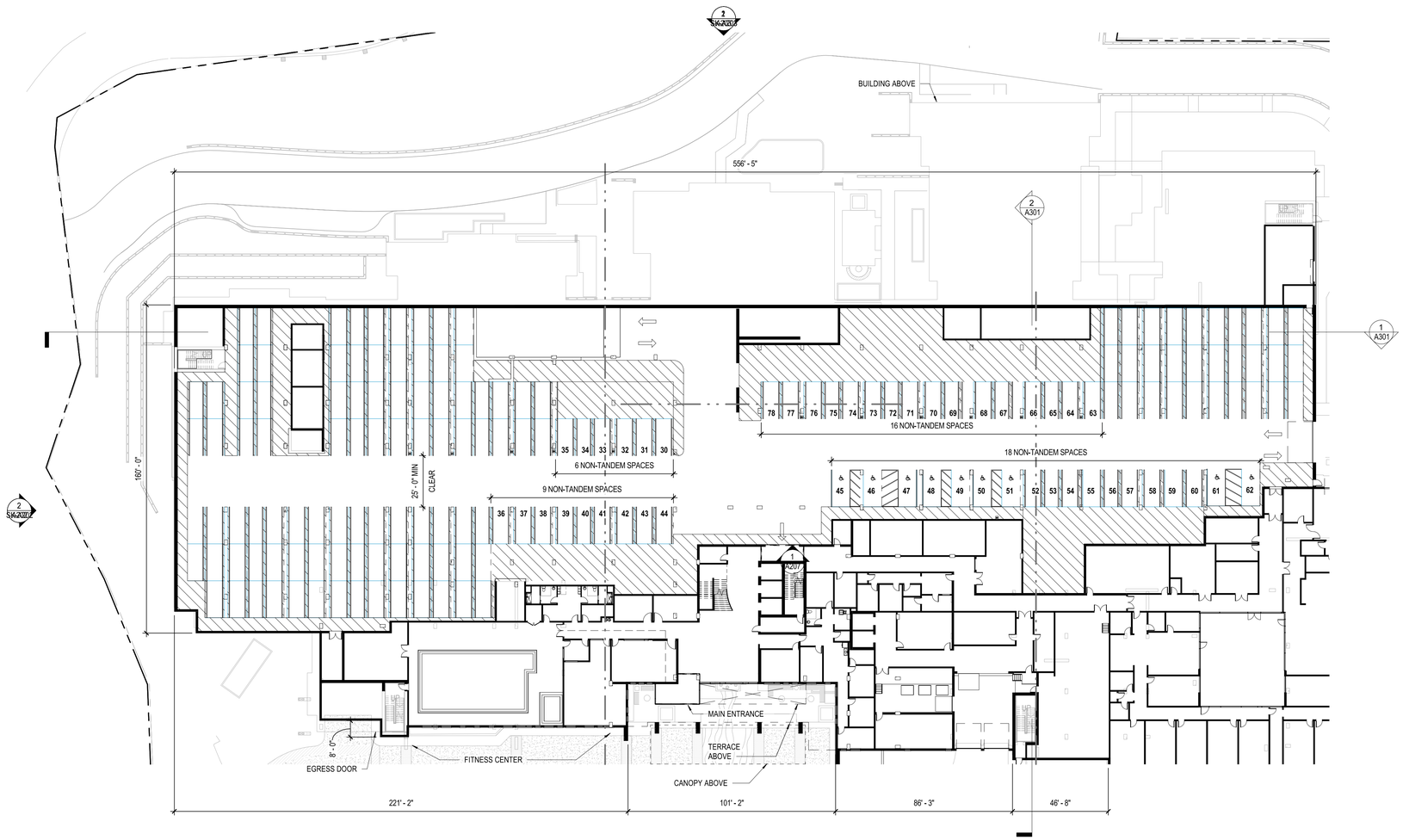
FLOOR PLAN - LOWER GARAGE LEVEL

SCALE: 1/8" = 1'-0"

A100

PLANNING SUBMITTAL

JULY 27, 2021



1 **GROUND FLOOR PLAN - OVERALL**

1" = 30'-0"

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
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Owner:
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Civil / Site:
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PLEASANTON, CA 94588
(925) 398-4840

Landscape:
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SAN RAMON, CA 94583
(925) 736-8176

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
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(415) 989-1004

Mechanical, Electrical & Plumbing:
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150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

GROUND FLOOR PLAN - OVERALL

SCALE: 1" = 30'-0"

A101

PLANNING SUBMITTAL

JULY 27, 2021, CORRECTED

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1 **GROUND FLOOR - SOUTH GARAGE PLAN**

1/8" = 1'-0"

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
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WALNUT CREEK, CA 94596
(925) 956-7400

Civil / Site:
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4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
GATES + ASSOCIATES
2671 CROW CANYON RD
SAN RAMON, CA 94583
(925) 736-8176

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

GROUND FLOOR PLAN - S GARAGE

SCALE: 1/8" = 1'-0"

A101A

PLANNING SUBMITTAL

JULY 27, 2021

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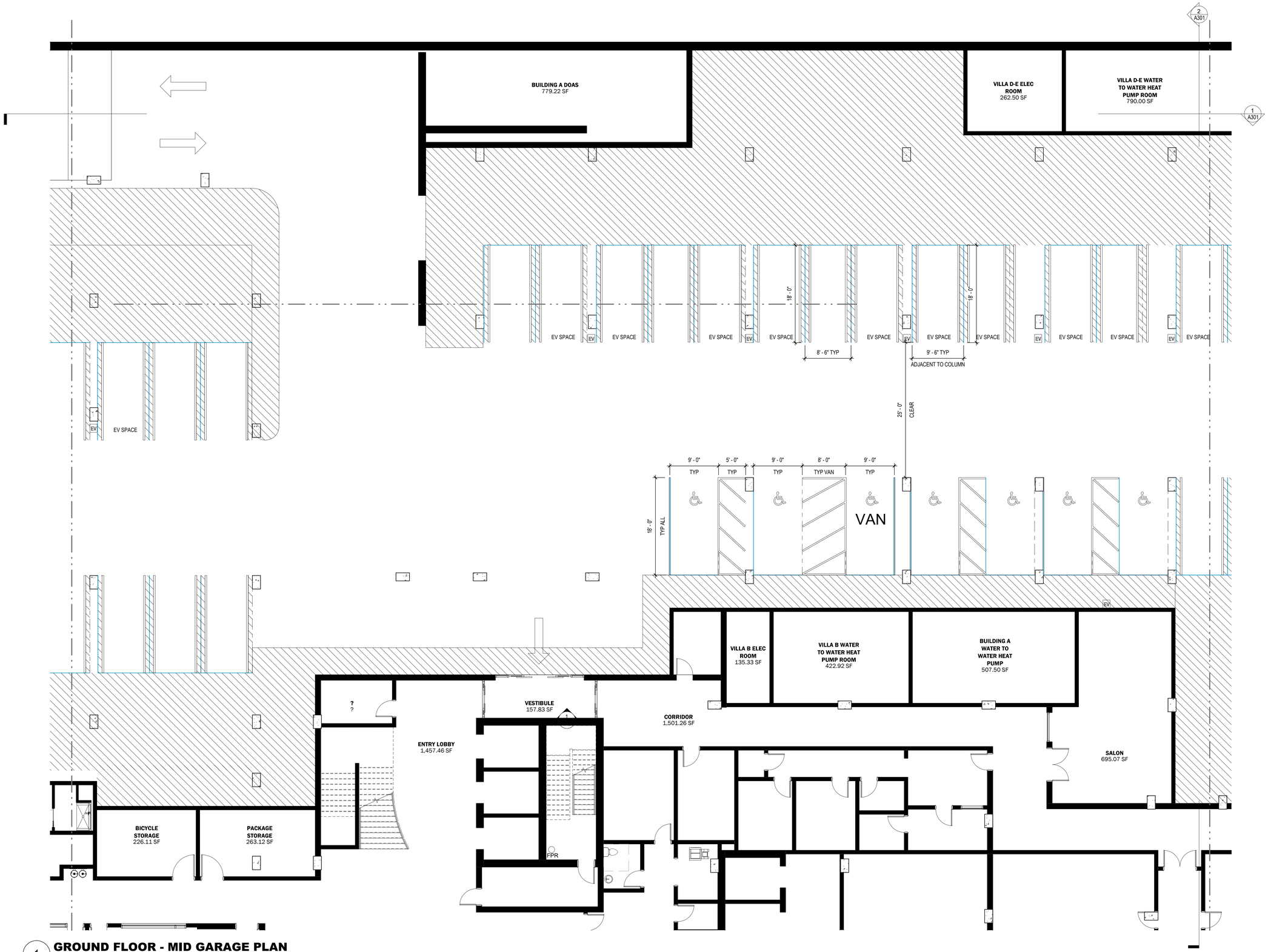

1 **GROUND FLOOR - MID GARAGE PLAN**

1/8" = 1'-0"

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NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
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2185 N CALIFORNIA BLVD, SUITE 215
WALNUT CREEK, CA 94596
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
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2671 CROW CANYON RD
SAN RAMON, CA 94583
(925) 736-8176

Structural:
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(415) 989-1004

Mechanical, Electrical & Plumbing:
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SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

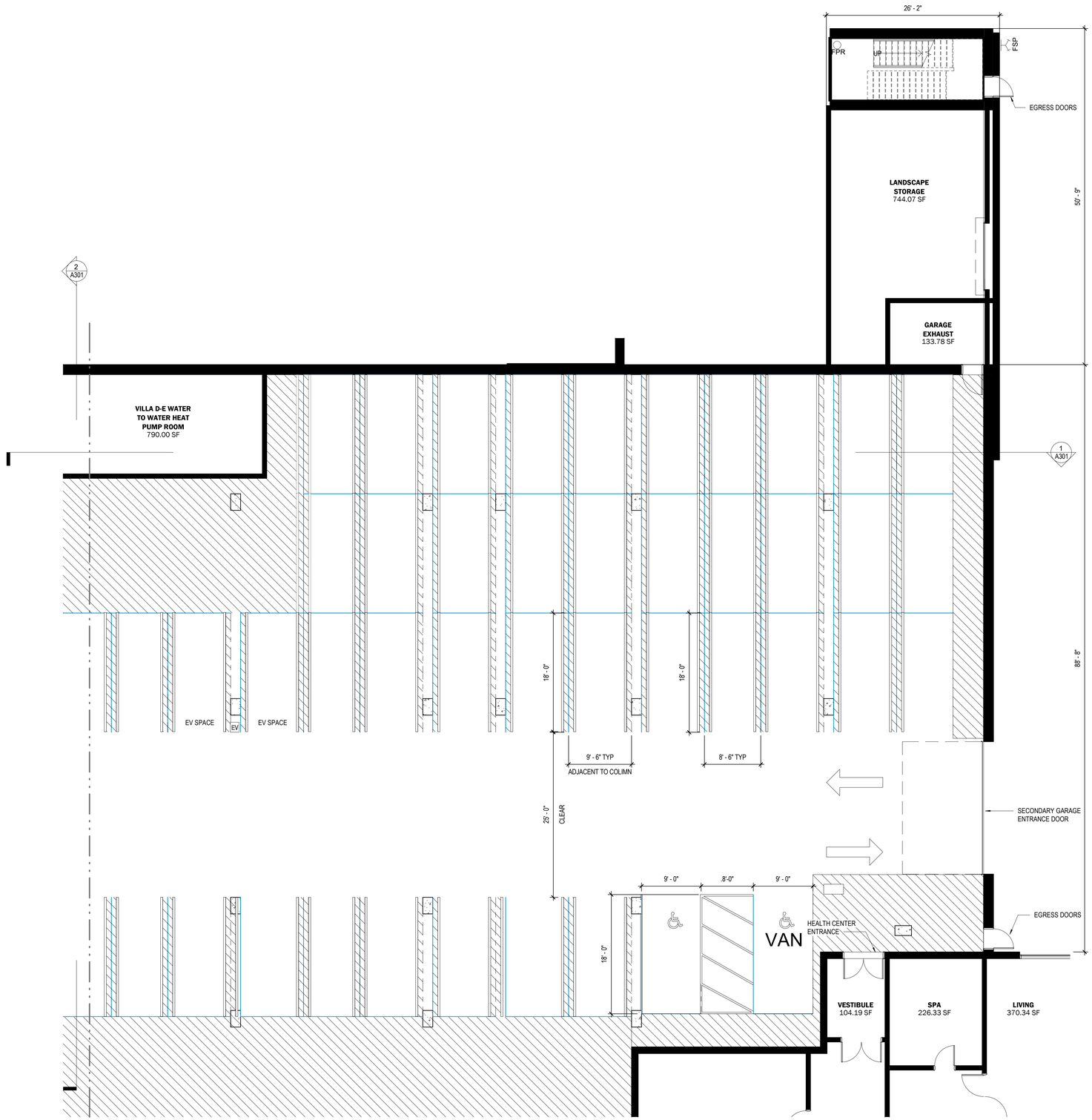
GROUND FLOOR PLAN - MID GARAGE

SCALE: 1/8" = 1'-0"

A101B

PLANNING SUBMITTAL

JULY 27, 2021



1 **GROUND FLOOR PLAN - NORTH GARAGE**

1/8" = 1'-0"

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS — EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
COVIA
2185 N CALIFORNIA BLVD, SUITE 215
WALNUT CREEK, CA 94596
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
GATES + ASSOCIATES
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SAN RAMON, CA 94583
(925) 736-8176

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

GROUND FLOOR PLAN - N GARAGE

SCALE: 1/8" = 1'-0"

A101C

PLANNING SUBMITTAL

JULY 27, 2021

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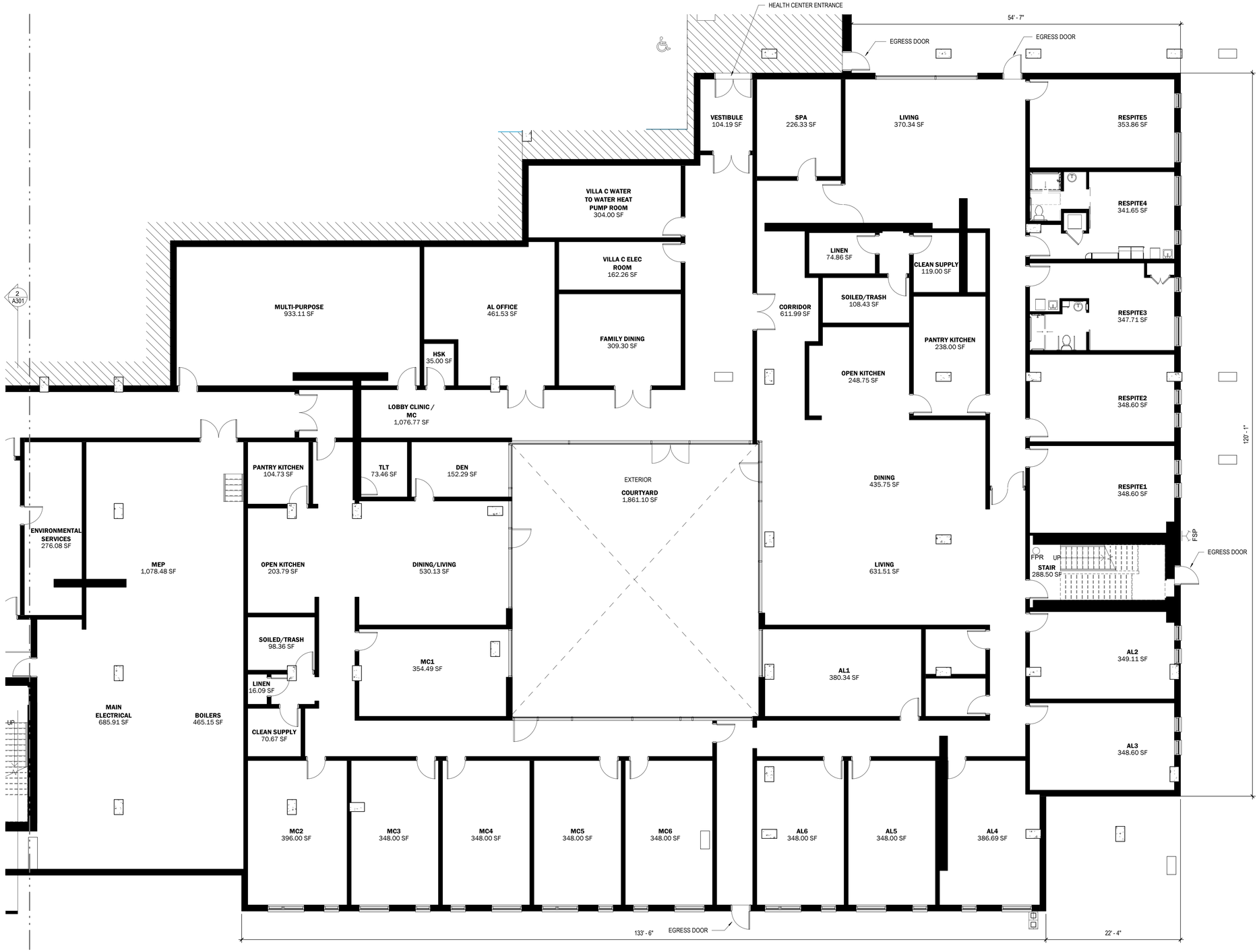

1 **GROUND FLOOR - HEALTH CENTER PLAN**
1/8" = 1'-0"

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NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
COVIA
2185 N CALIFORNIA BLVD, SUITE 215
WALNUT CREEK, CA 94596
(925) 956-7400

Civil / Site:
KIMLEY-HORN
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PLEASANTON, CA 94588
(925) 398-4840

Landscape:
GATES + ASSOCIATES
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SAN RAMON, CA 94583
(925) 736-8176

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

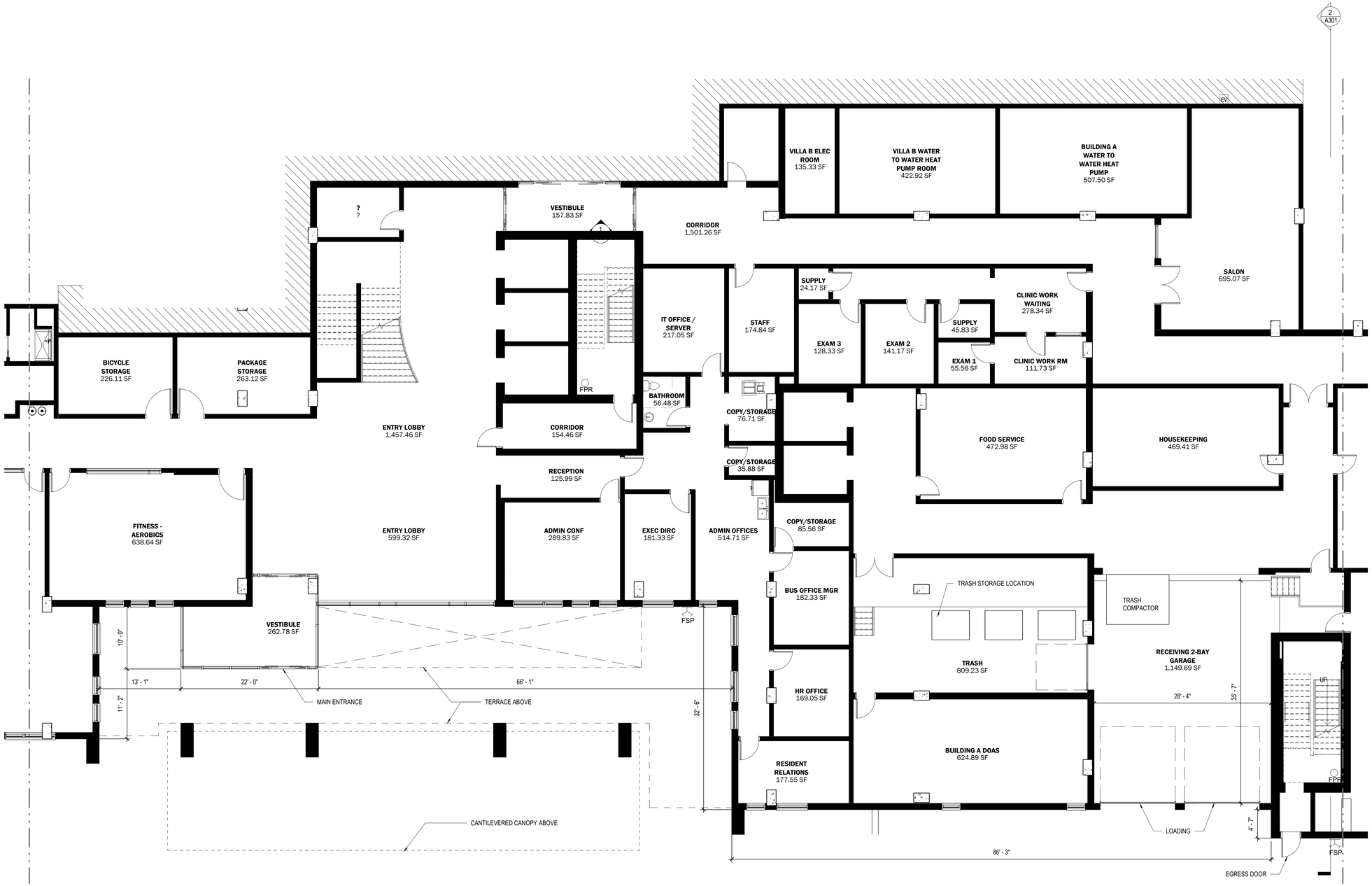
GROUND FLOOR PLAN - HEALTH CENTER

SCALE: 1/8" = 1'-0"

A101D

PLANNING SUBMITTAL

JULY 27, 2021



1 **GROUND FLOOR PLAN - CORE**

1/8" = 1'-0"

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10/13/2020 7:36:31 PM

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
COVIA
2185 N CALIFORNIA BLVD, SUITE 215
WALNUT CREEK, CA 94596
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
GATES + ASSOCIATES
2671 CROW CANYON RD
SAN RAMON, CA 94583
(925) 736-8176

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

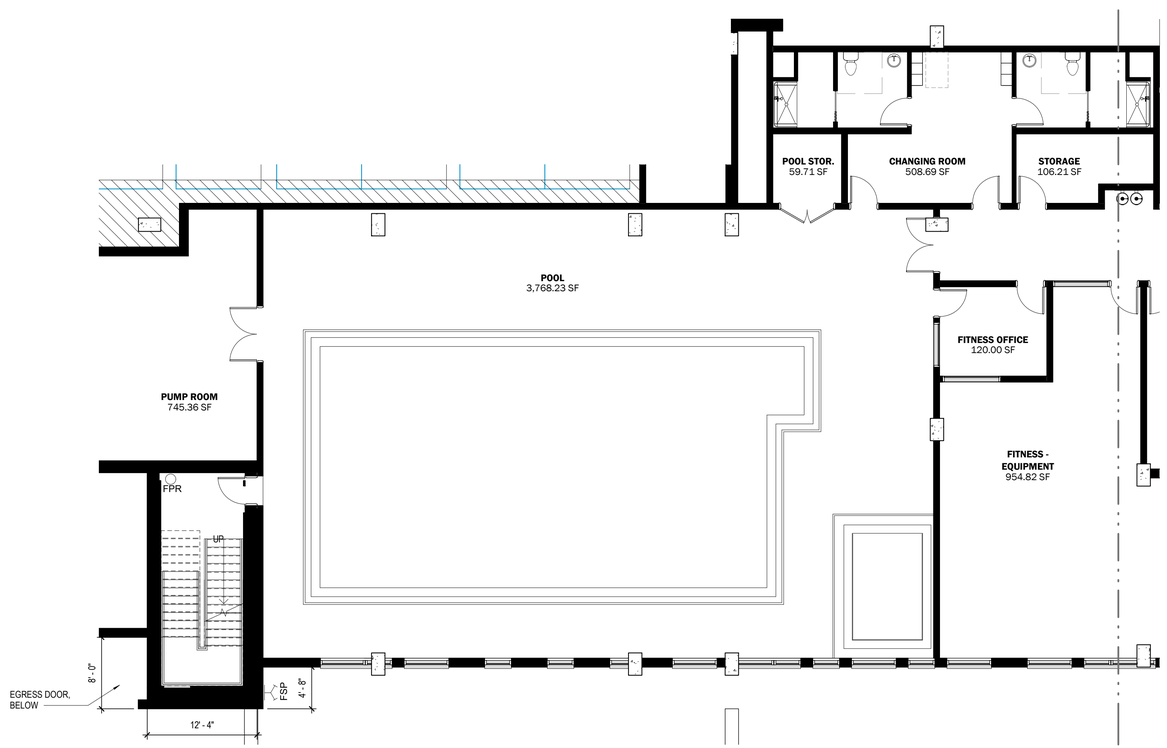
GROUND FLOOR PLAN - CORE

SCALE: 1/8" = 1'-0"

A101E

PLANNING SUBMITTAL

JULY 27, 2021



1 **GROUND FLOOR PLAN - WELLNESS**
1/8" = 1'-0"

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NO.	DATE	ISSUE

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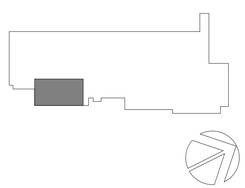

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
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PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

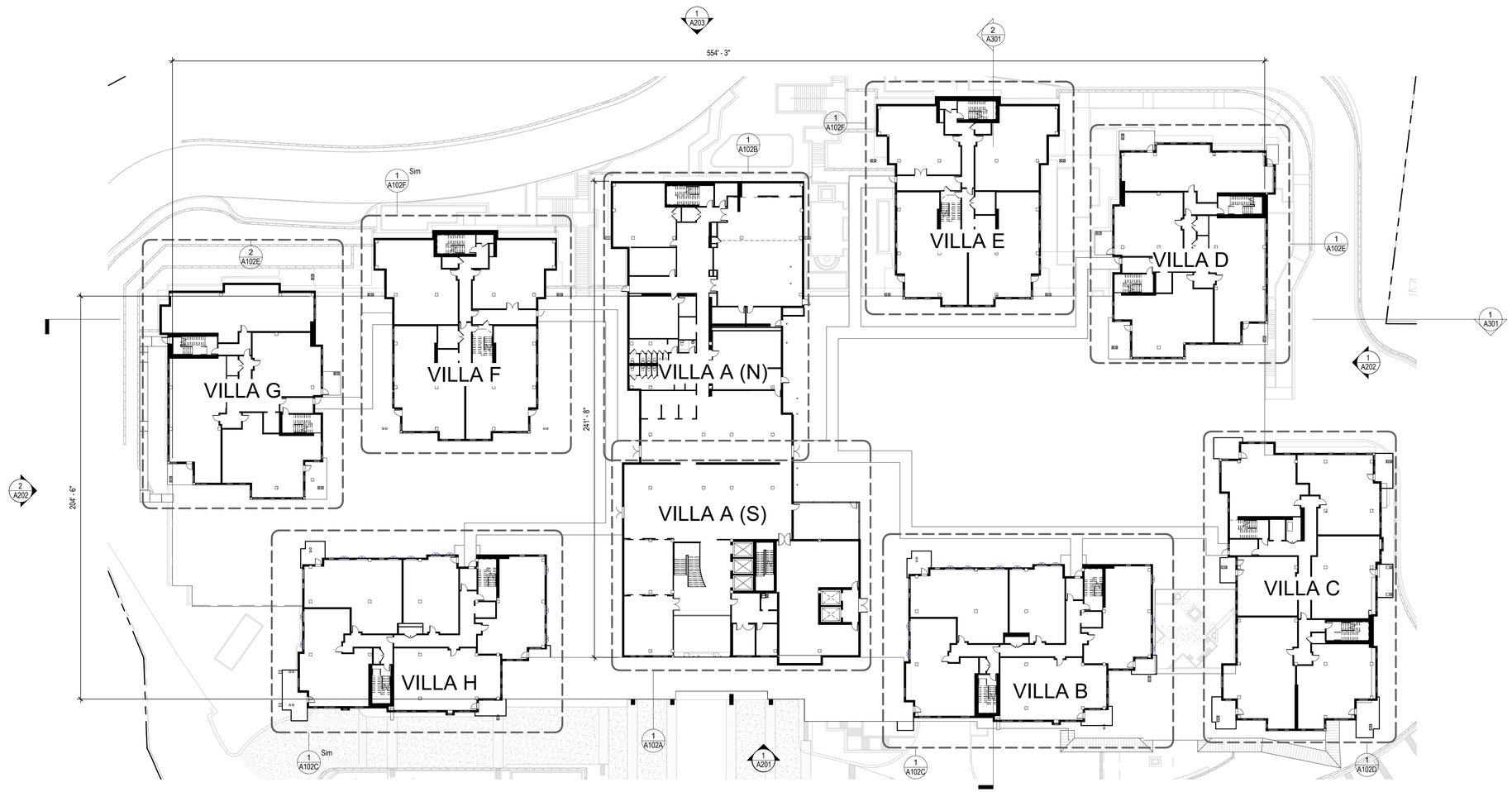
GROUND FLOOR PLAN - WELLNESS

SCALE: 1/8" = 1'-0"

A101F

PLANNING SUBMITTAL

JULY 27, 2021



1 **1ST FLOOR PLAN - OVERALL**
1" = 30'-0"

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NO.	DATE	ISSUE

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(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

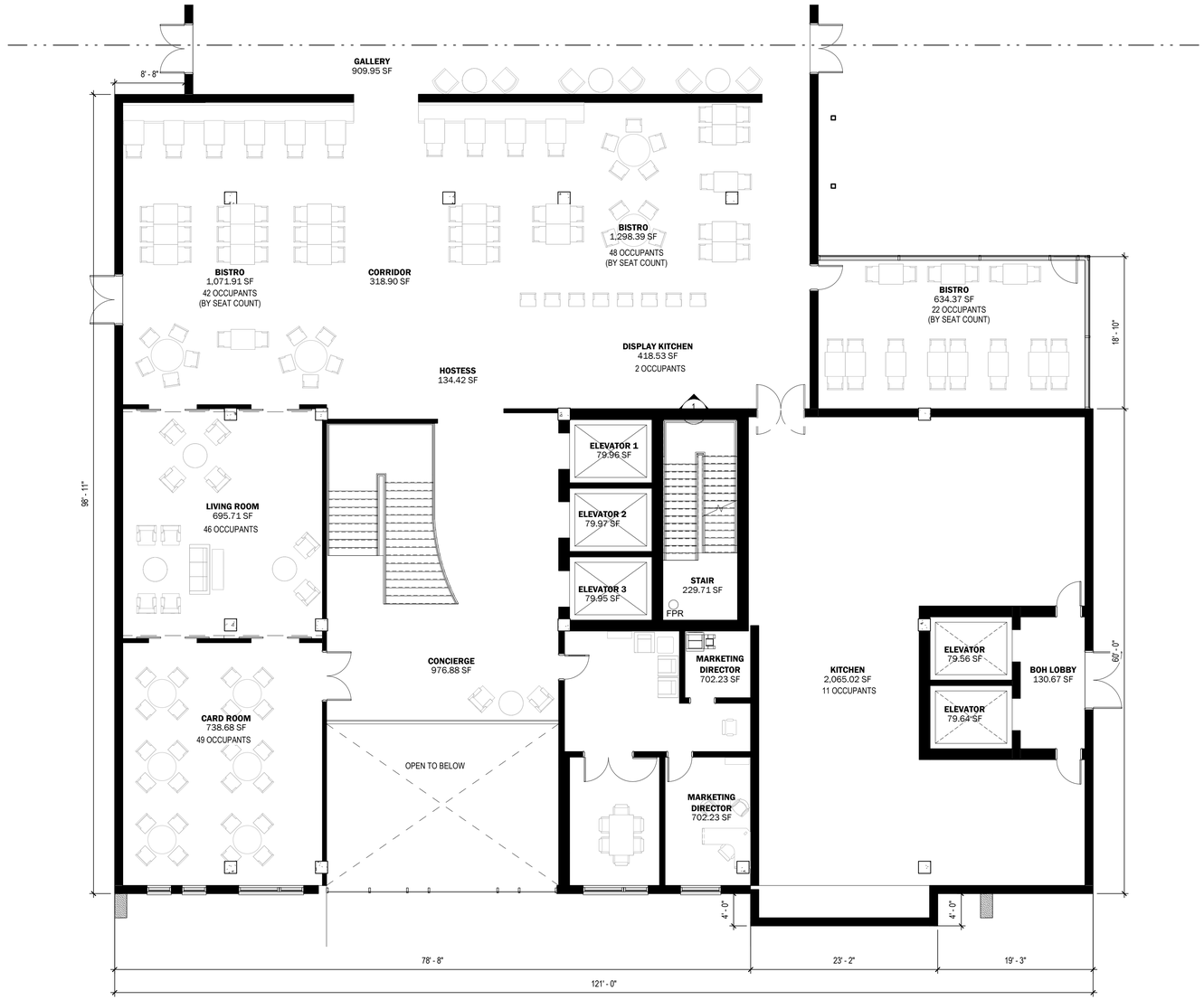
1ST FLOOR PLAN - OVERALL

SCALE: 1" = 30'-0"

A102

PLANNING SUBMITTAL

JULY 27, 2021



1 **1ST FLOOR PLAN - VILLA A SOUTH**
1/8" = 1'-0"

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NO.	DATE	ISSUE

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(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

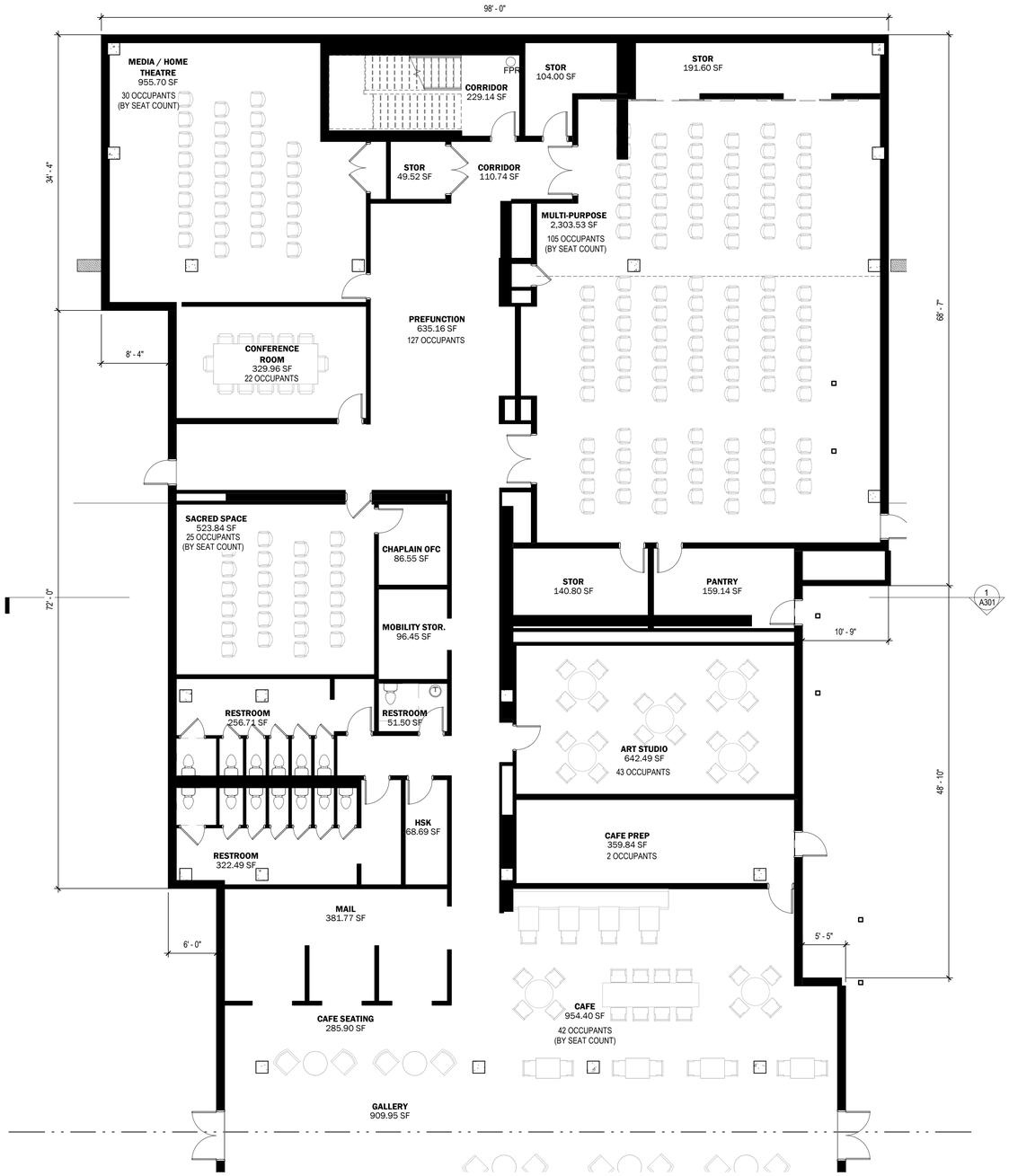
1ST FLOOR PLAN - VILLA A S

SCALE: 1/8" = 1'-0"

A102A

PLANNING SUBMITTAL

JULY 27, 2021



1 **1ST FLOOR PLAN - VILLA A NORTH**

1/8" = 1'-0"

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NO.	DATE	ISSUE

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690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

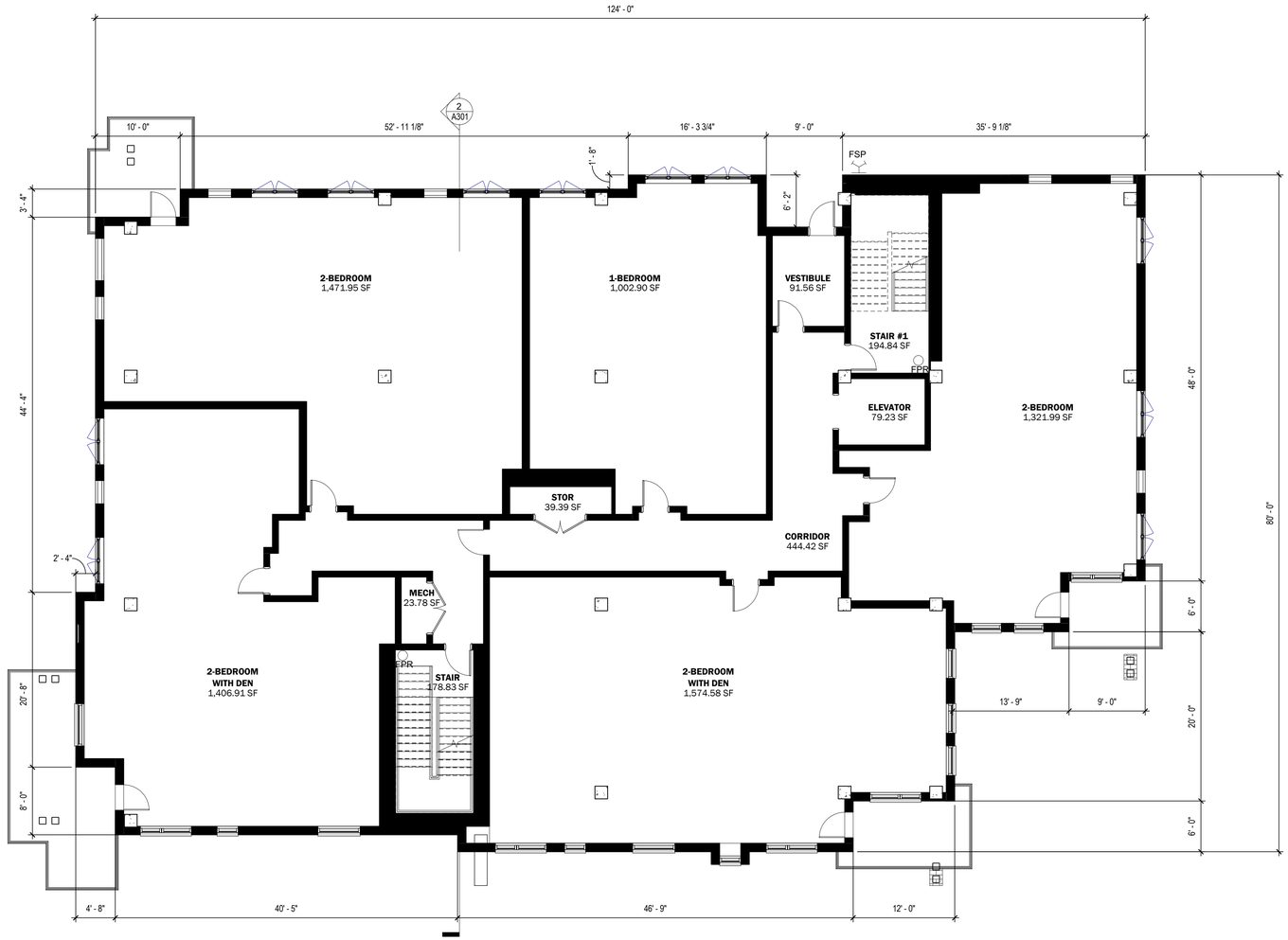
1ST FLOOR PLAN - VILLA A N

SCALE: 1/8" = 1'-0"

A102B

PLANNING SUBMITTAL

JULY 27, 2021



1 **1ST FLOOR PLAN - VILLA B & H**

1/8" = 1'-0"

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NO.	DATE	ISSUE

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SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
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General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

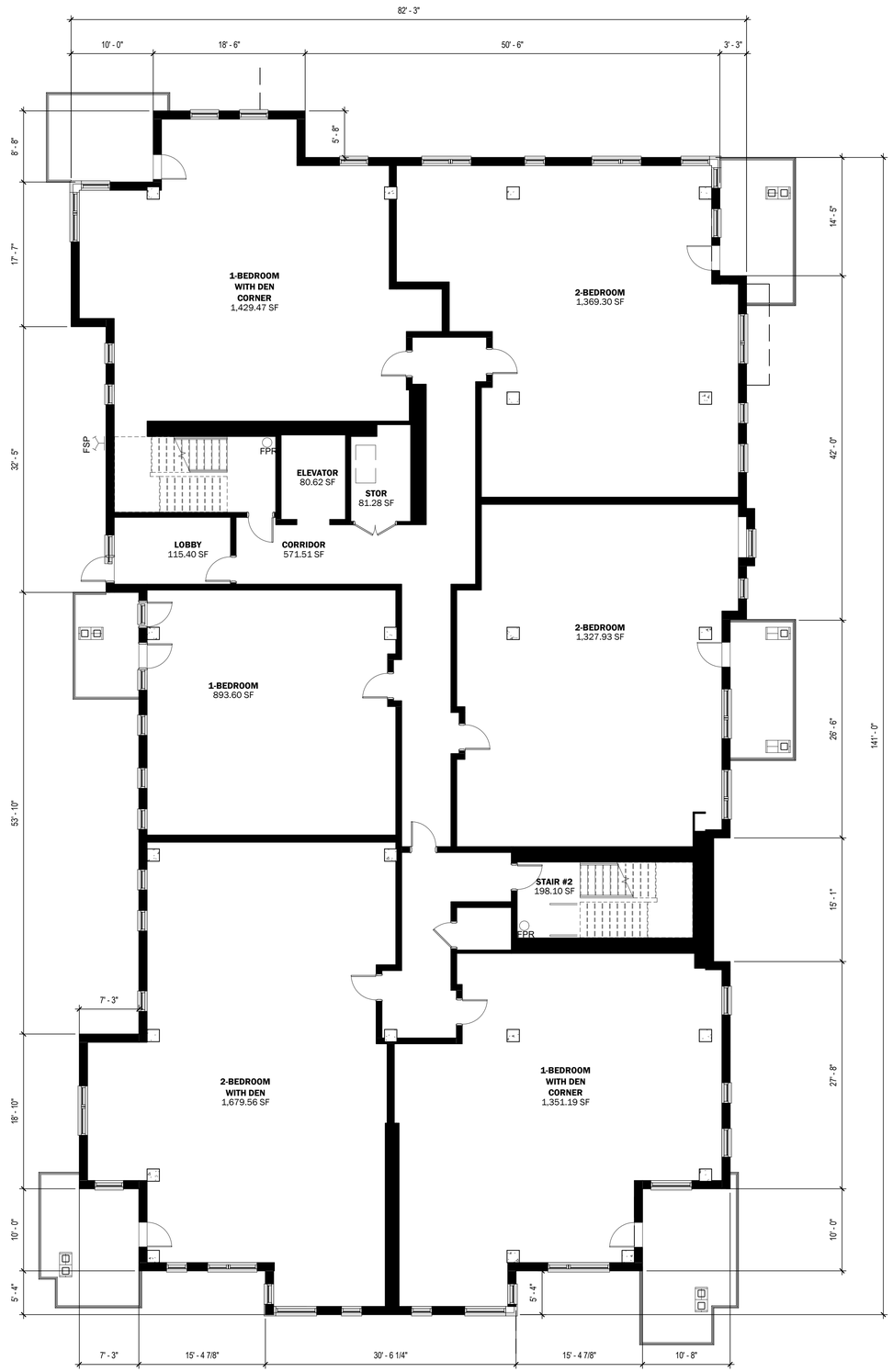
1ST FLOOR PLAN - VILLA B & H

SCALE: 1/8" = 1'-0"

A102C

PLANNING SUBMITTAL

JULY 27, 2021



1 **1ST FLOOR PLAN - VILLA C**

1/8" = 1'-0"

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NO.	DATE	ISSUE

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KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
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Mechanical, Electrical & Plumbing:
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SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

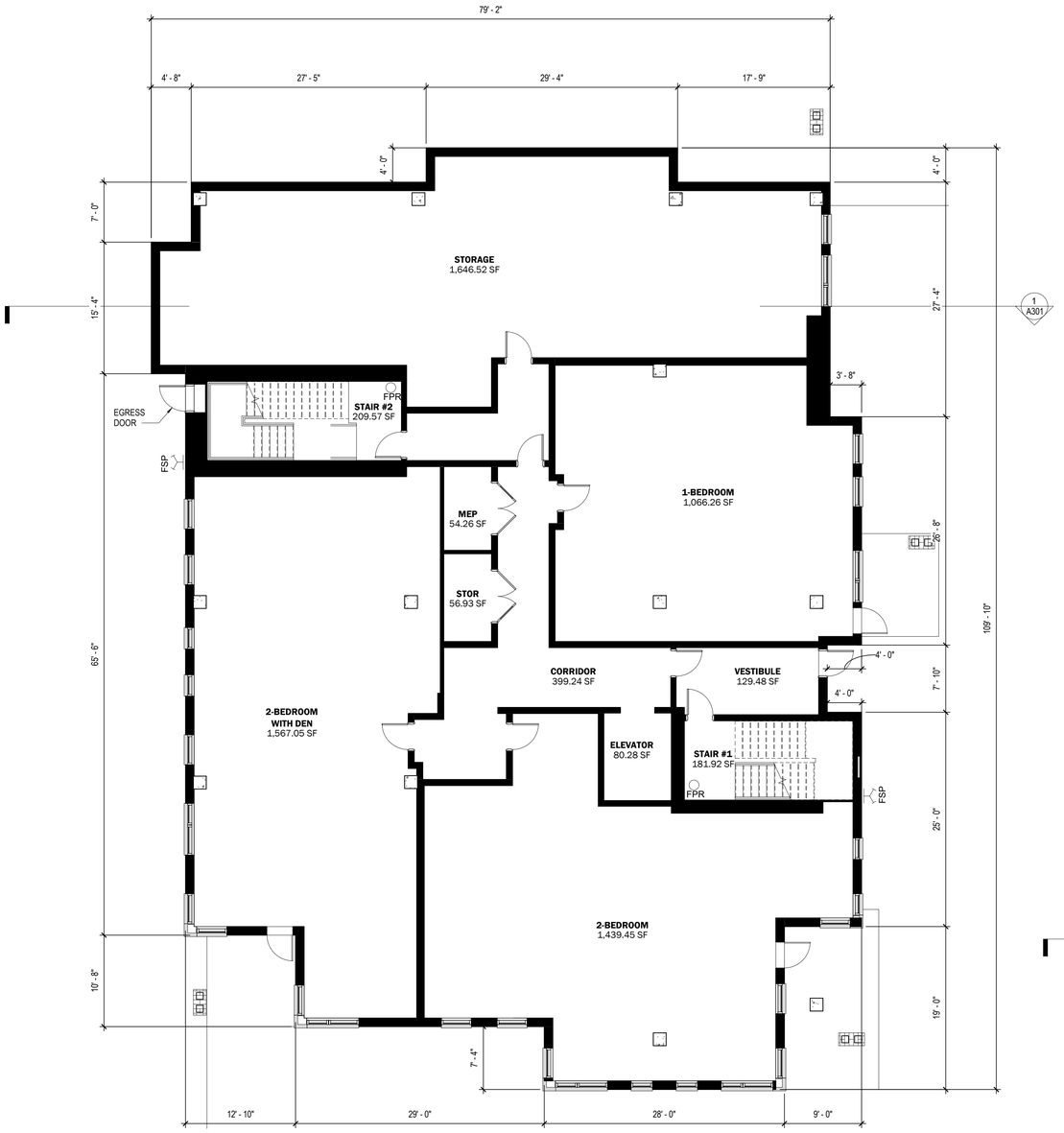
1ST FLOOR PLAN - VILLA C

SCALE: 1/8" = 1'-0"

A102D

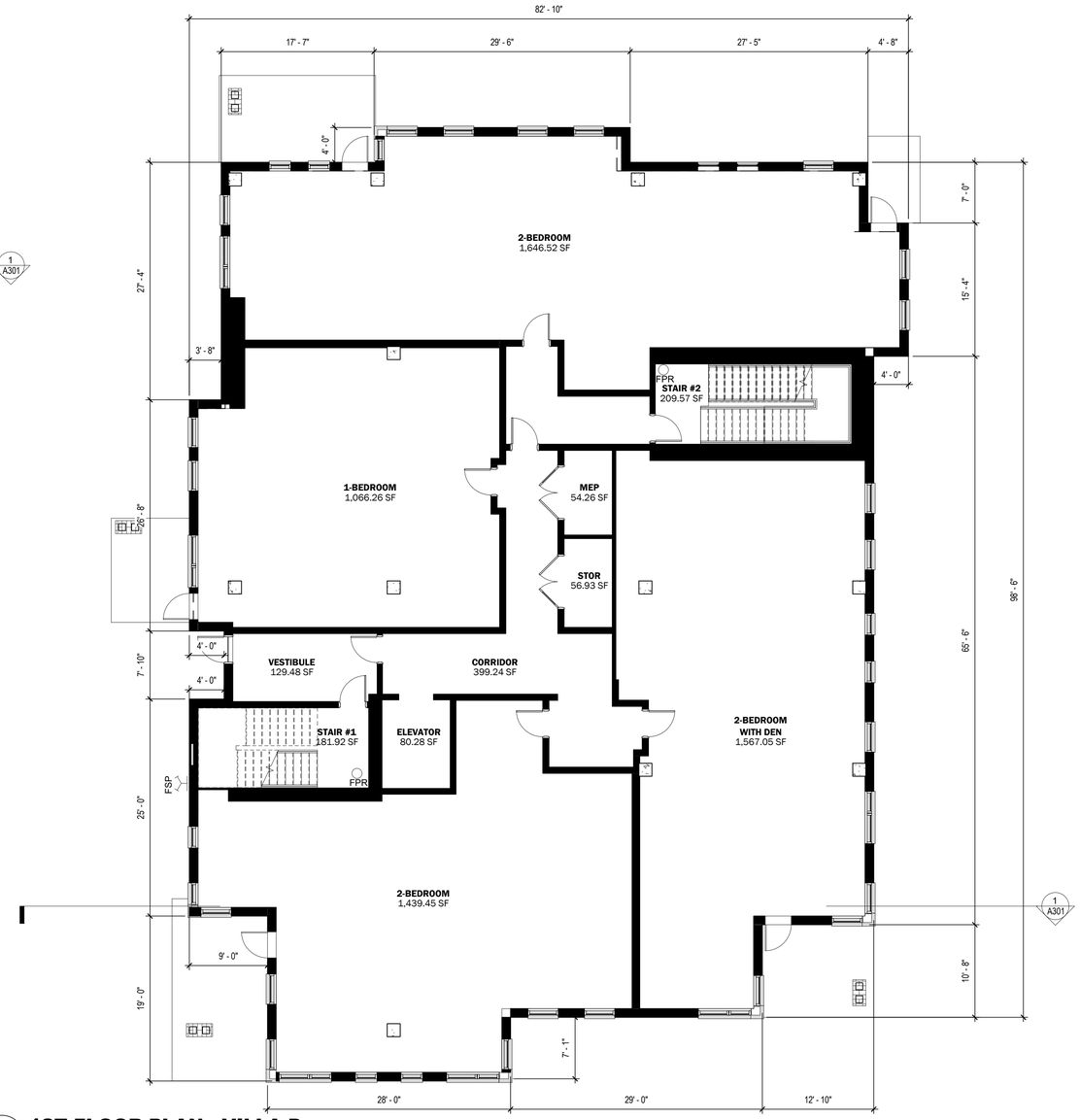
PLANNING SUBMITTAL

JULY 27, 2021



2 **1ST FLOOR PLAN - VILLA G**

1/8" = 1'-0"



1 **1ST FLOOR PLAN - VILLA D**

1/8" = 1'-0"

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
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Owner:
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Landscape:
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690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

1ST FLOOR PLAN - VILLA D & G

SCALE: 1/8" = 1'-0"

A102E

PLANNING SUBMITTAL

JULY 27, 2021

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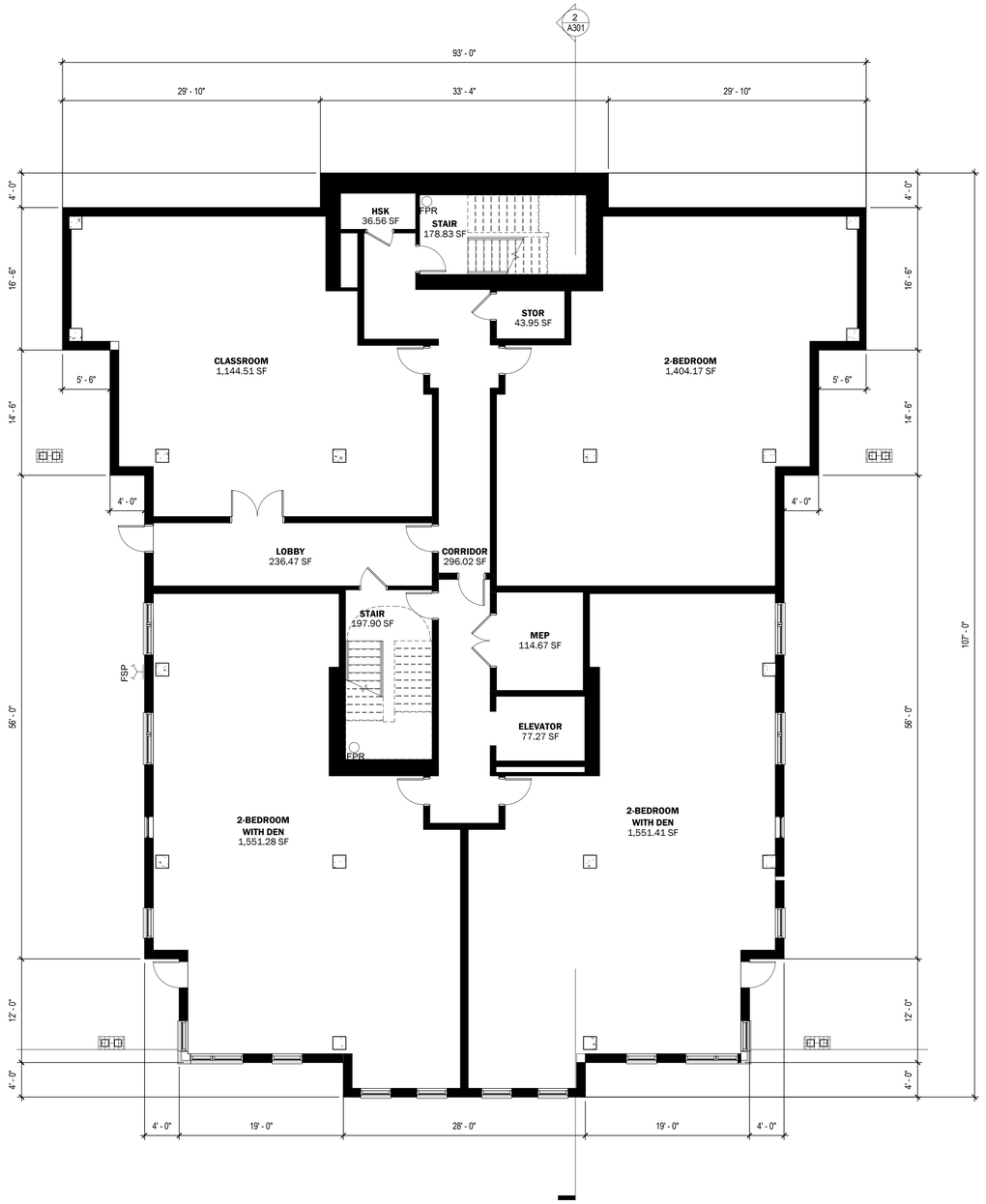

1 **1ST FLOOR PLAN - VILLA E (VILLA F OPP HAND)**

1/8" = 1'-0"

NO.	DATE	ISSUE

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SEAL

KEY PLAN

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MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

1ST FLOOR PLAN - VILLA E & F

SCALE: 1/8" = 1'-0"

A102F

PLANNING SUBMITTAL

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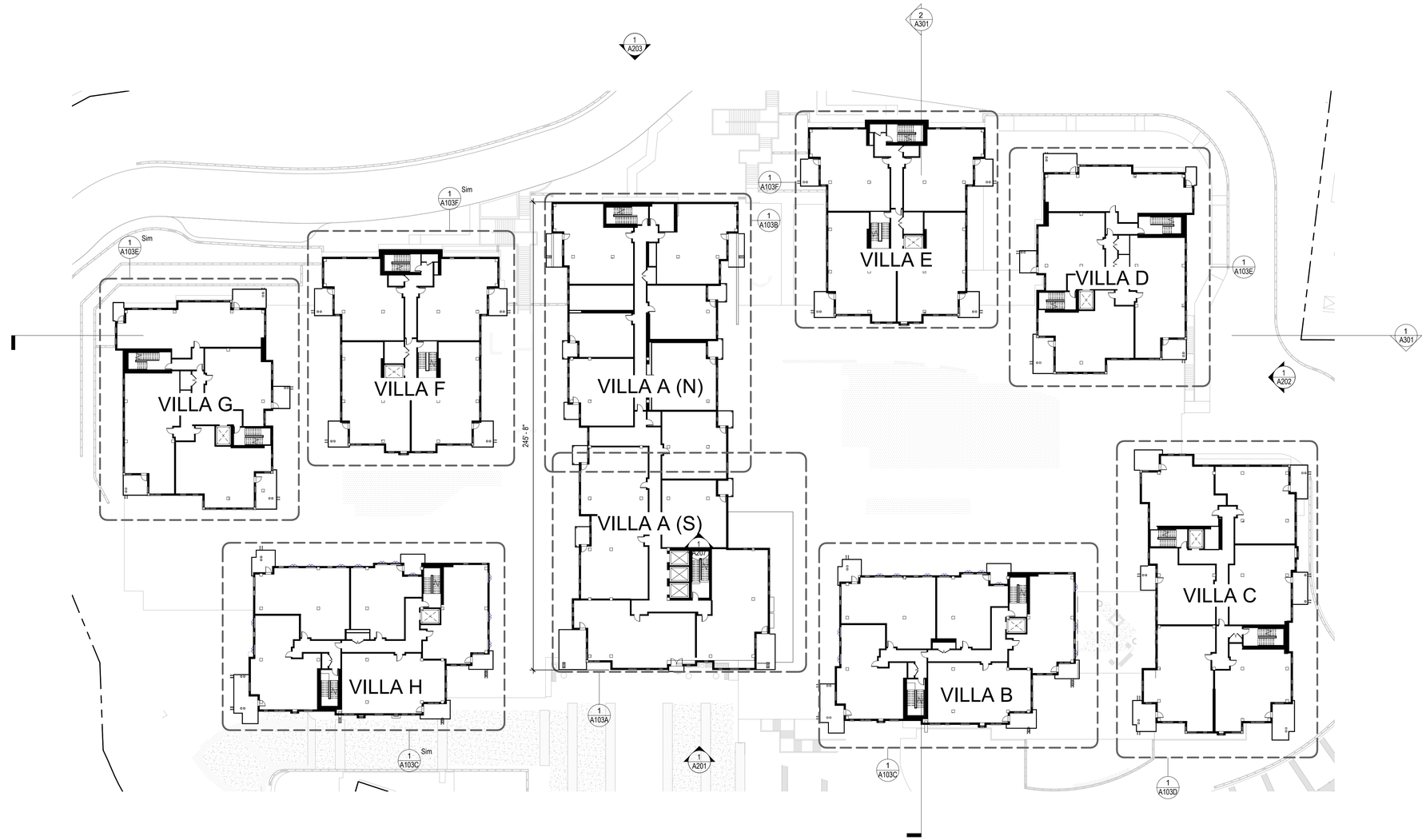

1 **2ND & 3RD FLOOR PLAN - OVERALL**
1" = 30'-0"

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(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

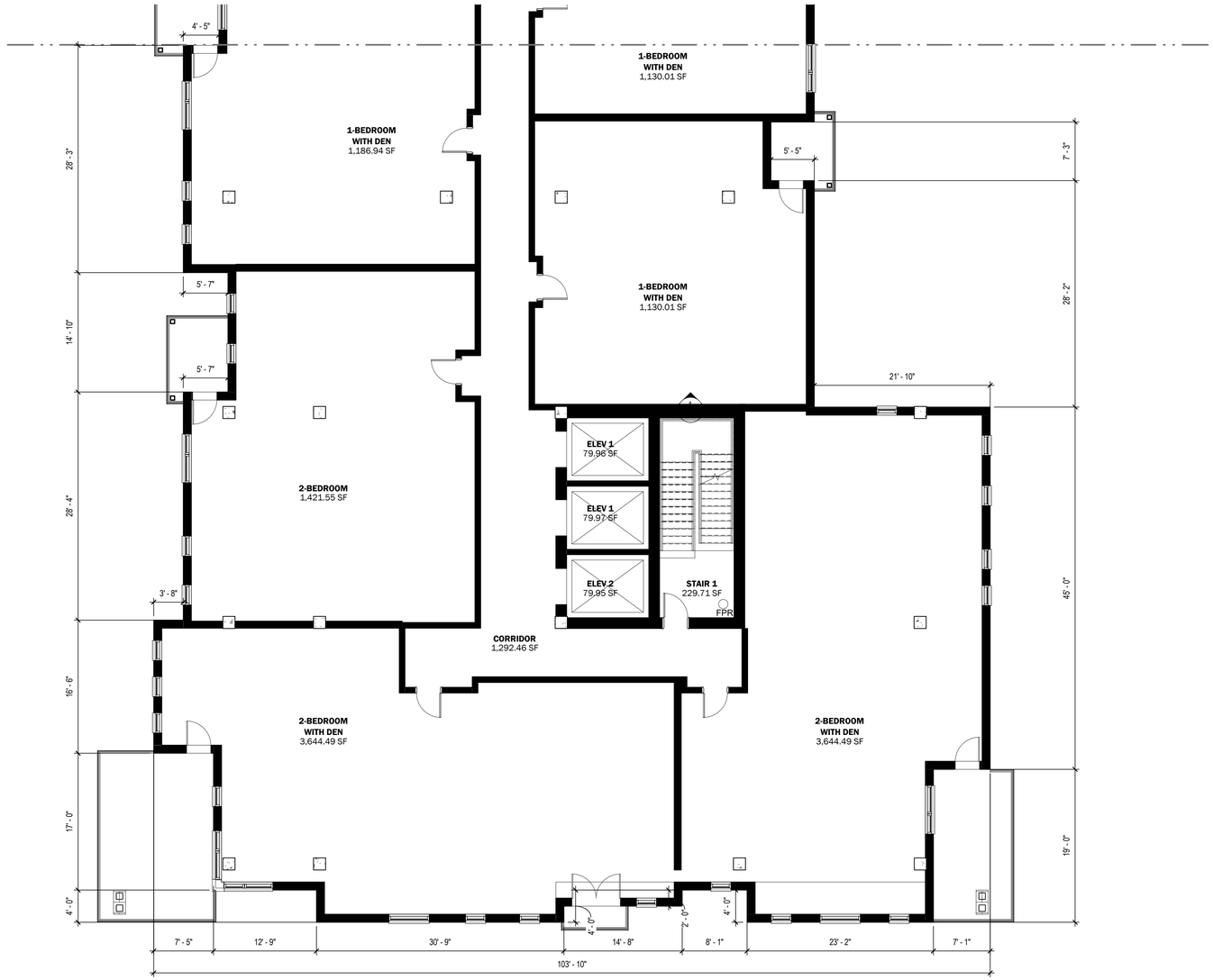
2ND & 3RD FLOOR PLAN - OVERALL

SCALE: 1" = 30'-0"

A103

PLANNING SUBMITTAL

JULY 27, 2021



1 **TYPICAL FLOOR PLAN - VILLA A SOUTH**
1/8" = 1'-0" **TYPICAL FLOORS 2-4**

NO.	DATE	ISSUE

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SEAL

KEY PLAN

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(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

TYPICAL FLOOR PLAN - VILLA A S

SCALE: 1/8" = 1'-0"

A103A

PLANNING SUBMITTAL

JULY 27, 2021

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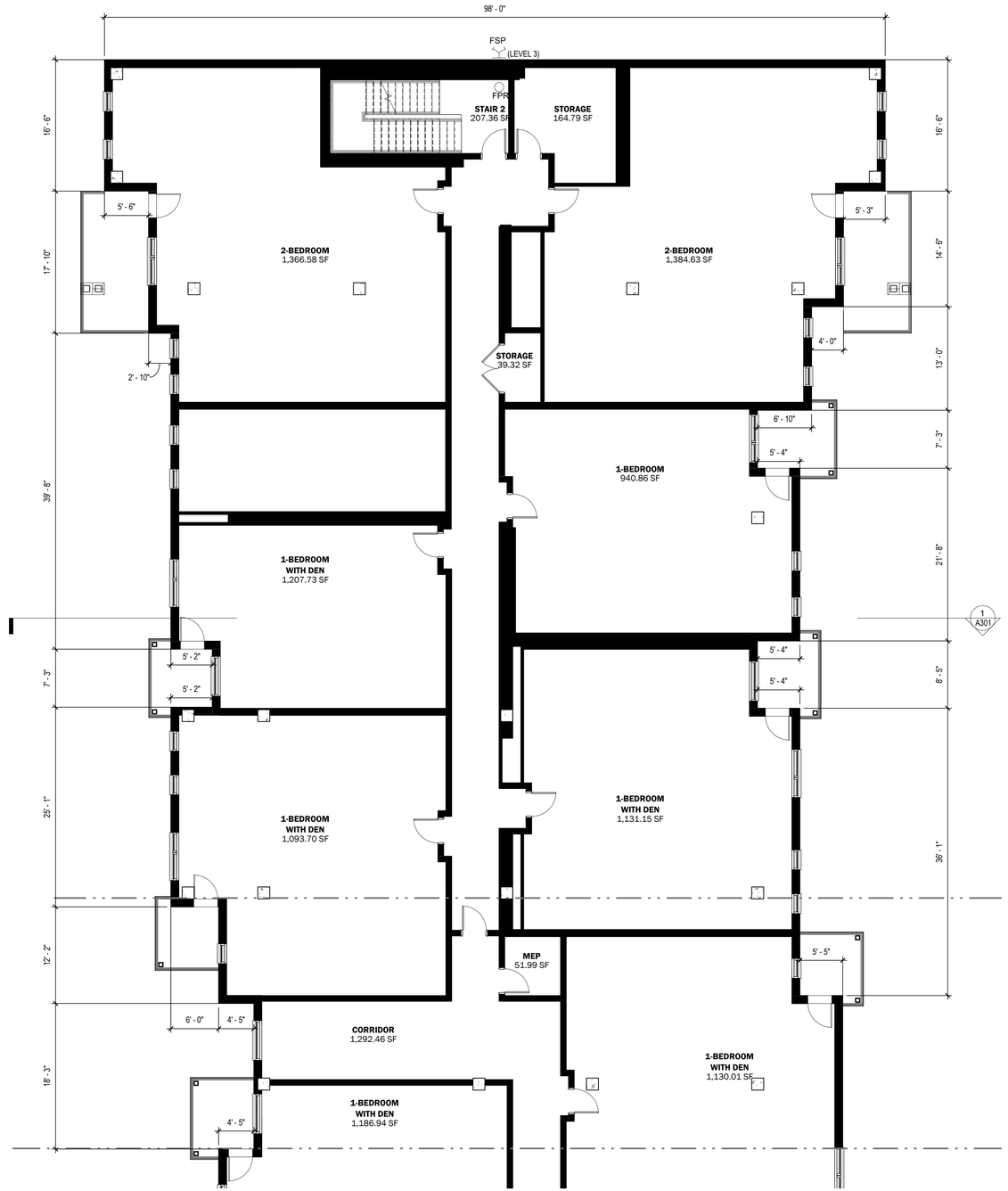

1 **TYPICAL FLOOR PLAN - VILLA A NORTH**
1/8" = 1'-0" **TYPICAL FLOORS 2-5**

NO.	DATE	ISSUE

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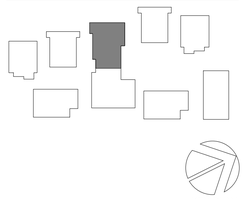

KEY PLAN

PERKINS — EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
COVIA
2185 N CALIFORNIA BLVD, SUITE 215
WALNUT CREEK, CA 94596
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
GATES + ASSOCIATES
2671 CROW CANYON RD
SAN RAMON, CA 94583
(925) 736-8176

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

TYPICAL FLOOR PLAN - VILLA A N

SCALE: 1/8" = 1'-0"

A103B

PLANNING SUBMITTAL

JULY 27, 2021

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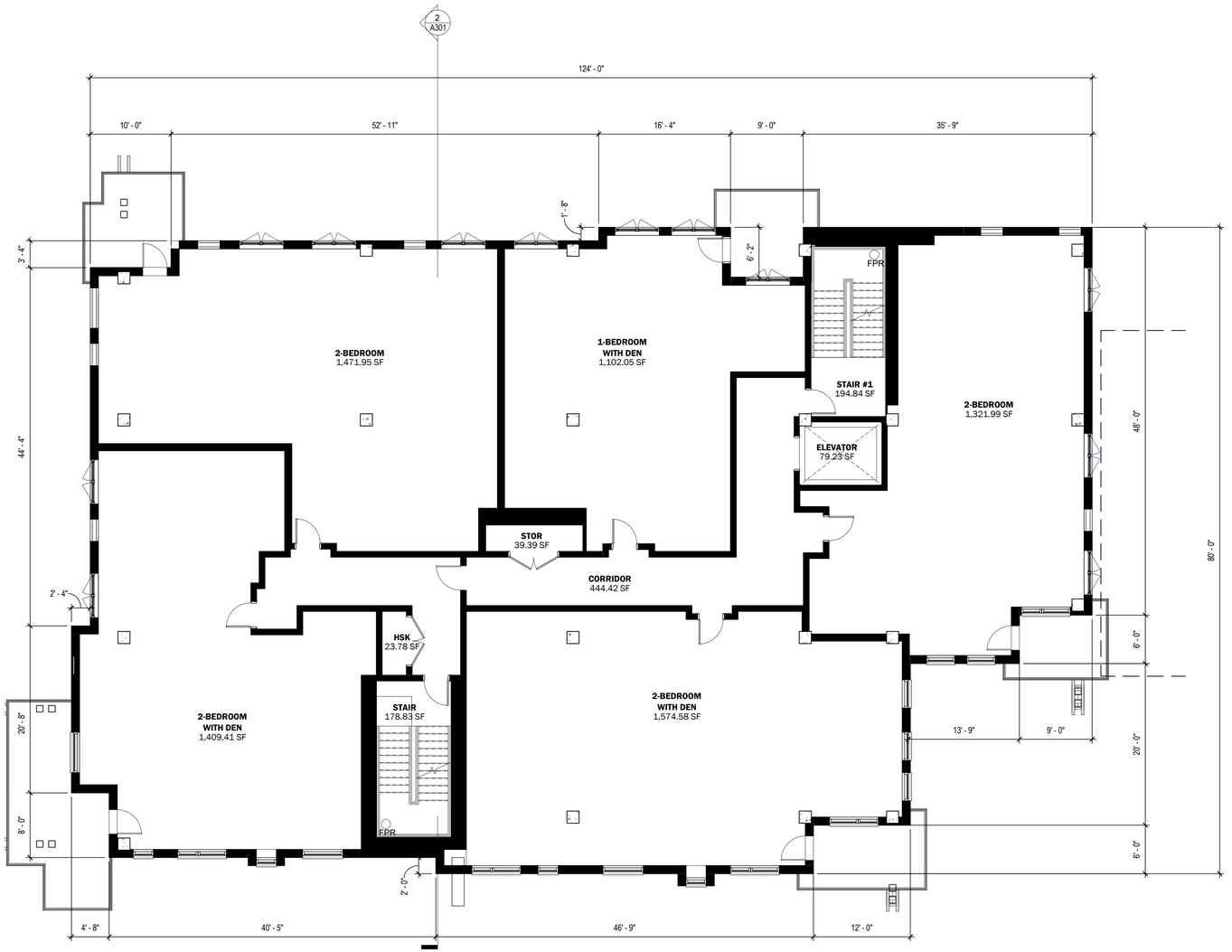

1 **TYPICAL FLOOR PLAN - VILLA B (VILLA H SIM)**

1/8" = 1'-0"

VILLA B: TYPICAL FLOORS 2-4 **VILLA H: TYPICAL FLOORS 2-3**

NO.	DATE	ISSUE

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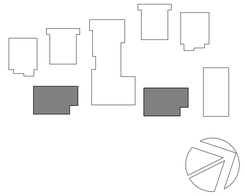

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(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

TYPICAL FLOOR PLAN - VILLA B&H

SCALE: 1/8" = 1'-0"

A103C

PLANNING SUBMITTAL

JULY 27, 2021

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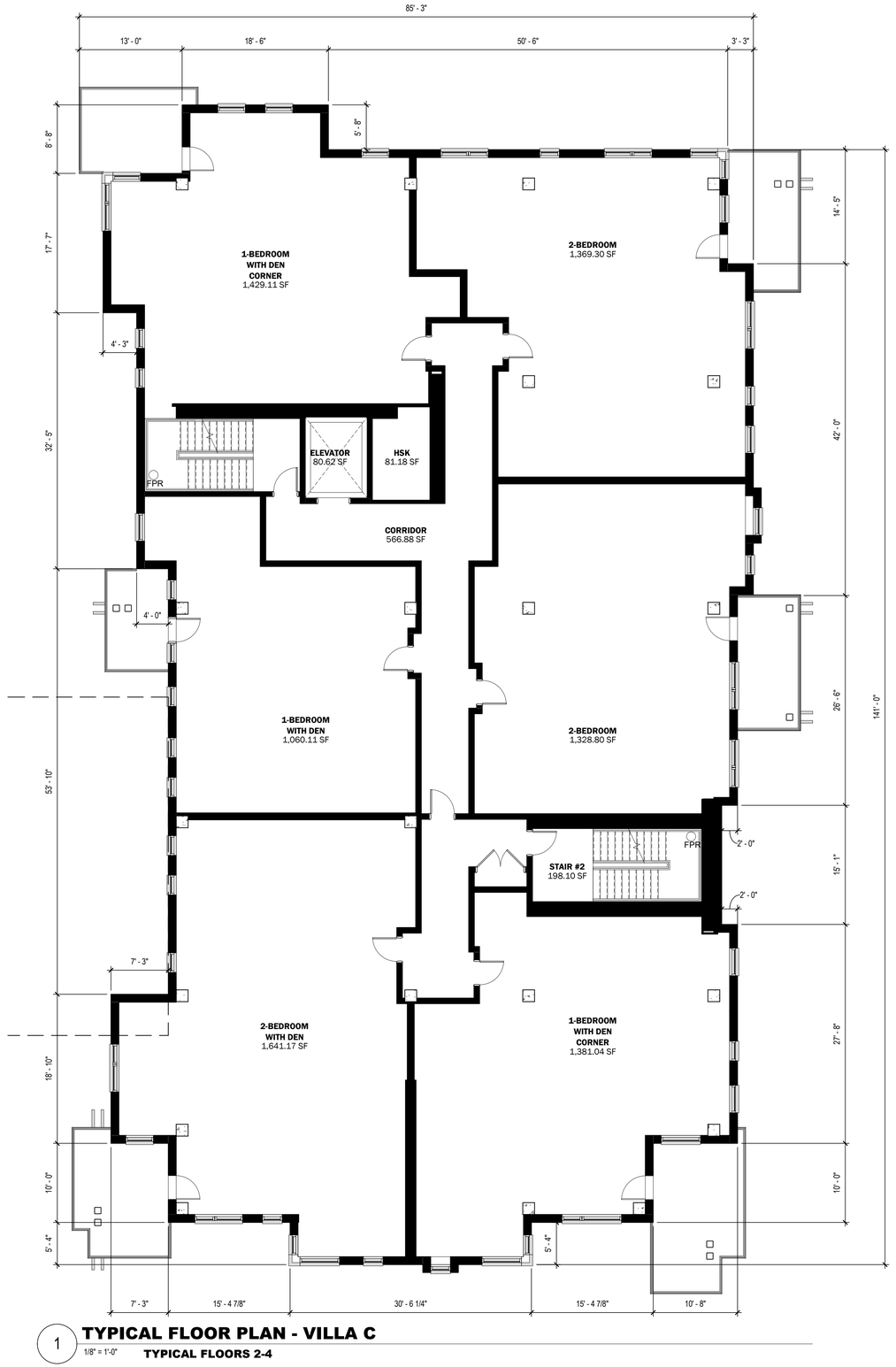

1 **TYPICAL FLOOR PLAN - VILLA C**

1/8" = 1'-0"

TYPICAL FLOORS 2-4

NO.	DATE	ISSUE

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PROJECT TITLE:

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110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

TYPICAL FLOOR PLAN - VILLA C

SCALE: 1/8" = 1'-0"

A103D

PLANNING SUBMITTAL

JULY 27, 2021

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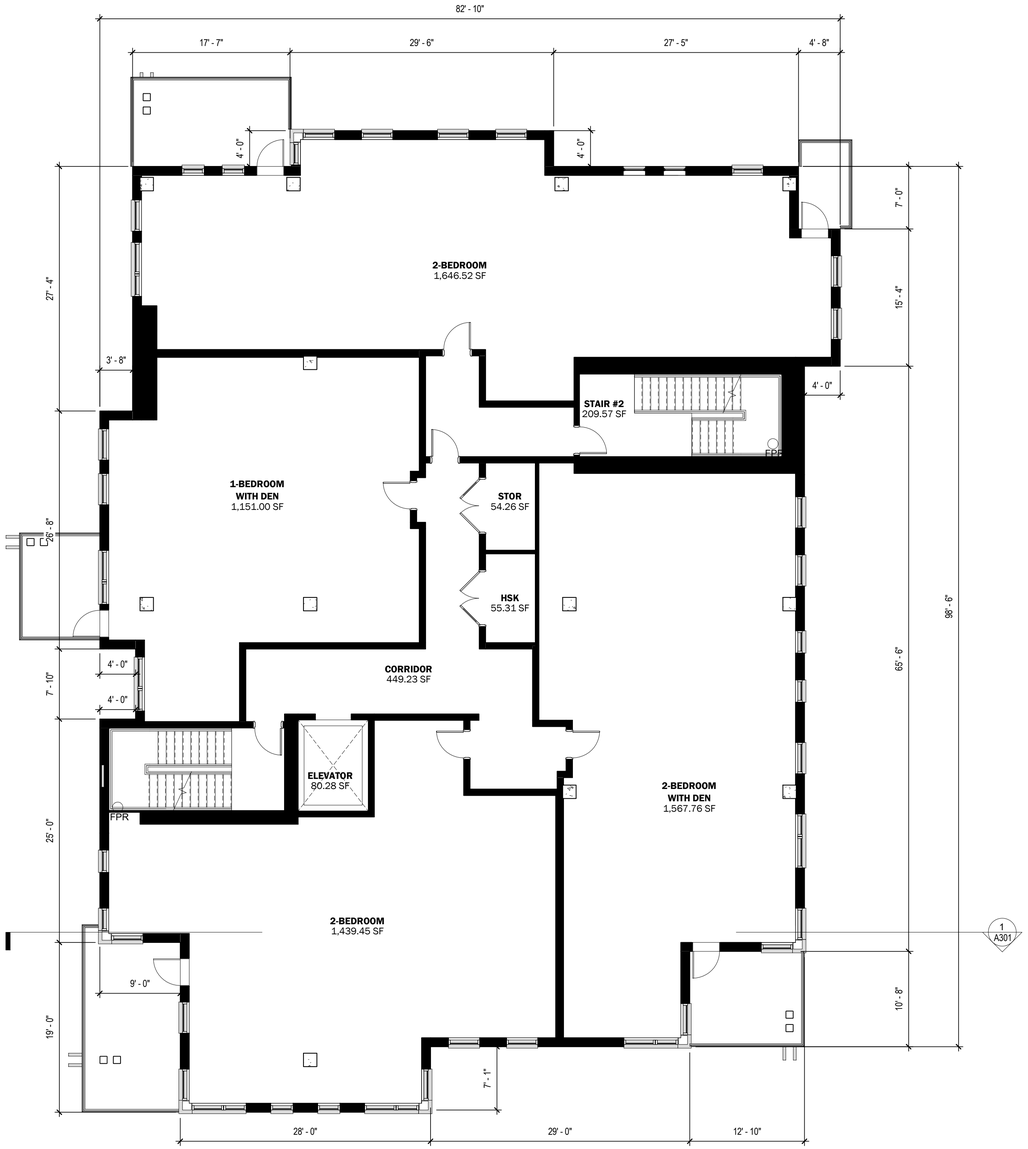

1 **TYPICAL FLOOR PLAN - VILLA D (VILLA G OPP HAND)**
1/8" = 1'-0"
TYPICAL FLOORS 2-3

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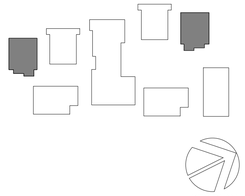

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(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

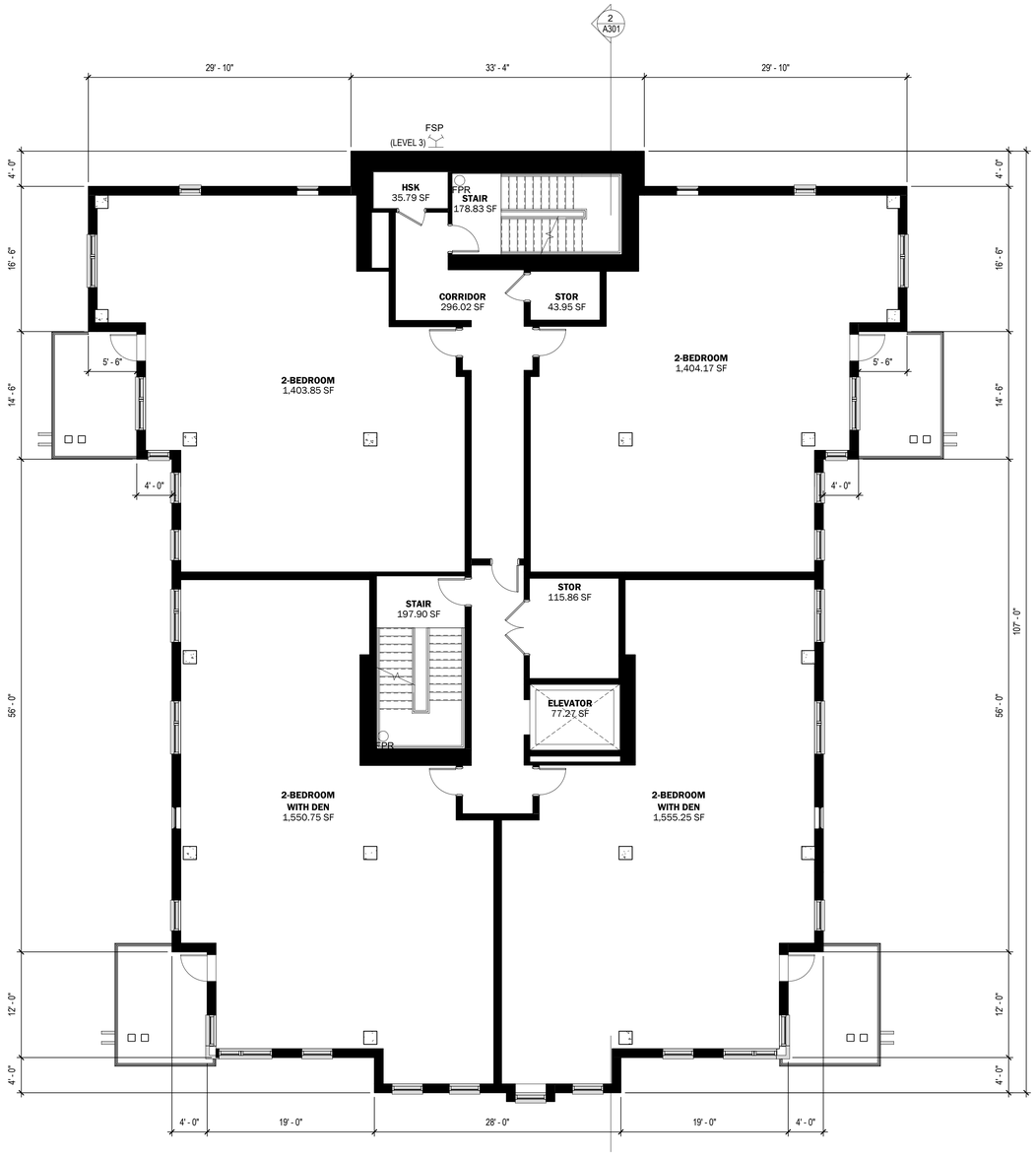
TYPICAL FLOOR PLAN - VILLA D & G

SCALE: 1/8" = 1'-0"

A103E

PLANNING SUBMITTAL

JULY 27, 2021



1 **TYPICAL FLOOR PLAN - VILLA E (VILLA F OPP HAND)**

1/8" = 1'-0" **TYPICAL FLOORS 2-4**

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MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

TYPICAL FLOOR PLAN - VILLA E & F

SCALE: 1/8" = 1'-0"

A103F

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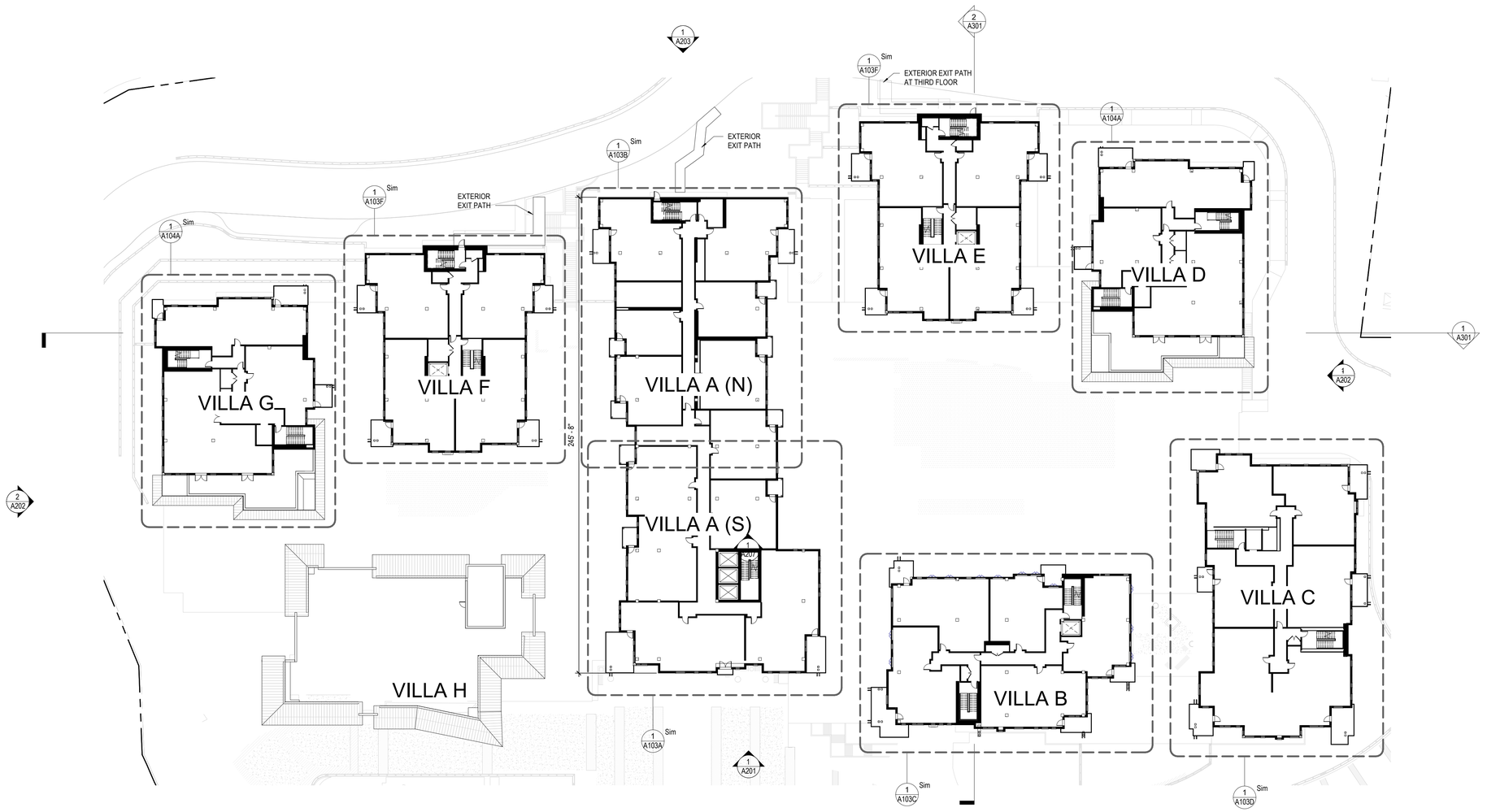
JULY 27, 2021



1 **4TH FLOOR PLAN - OVERALL**
1" = 30'-0"

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DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

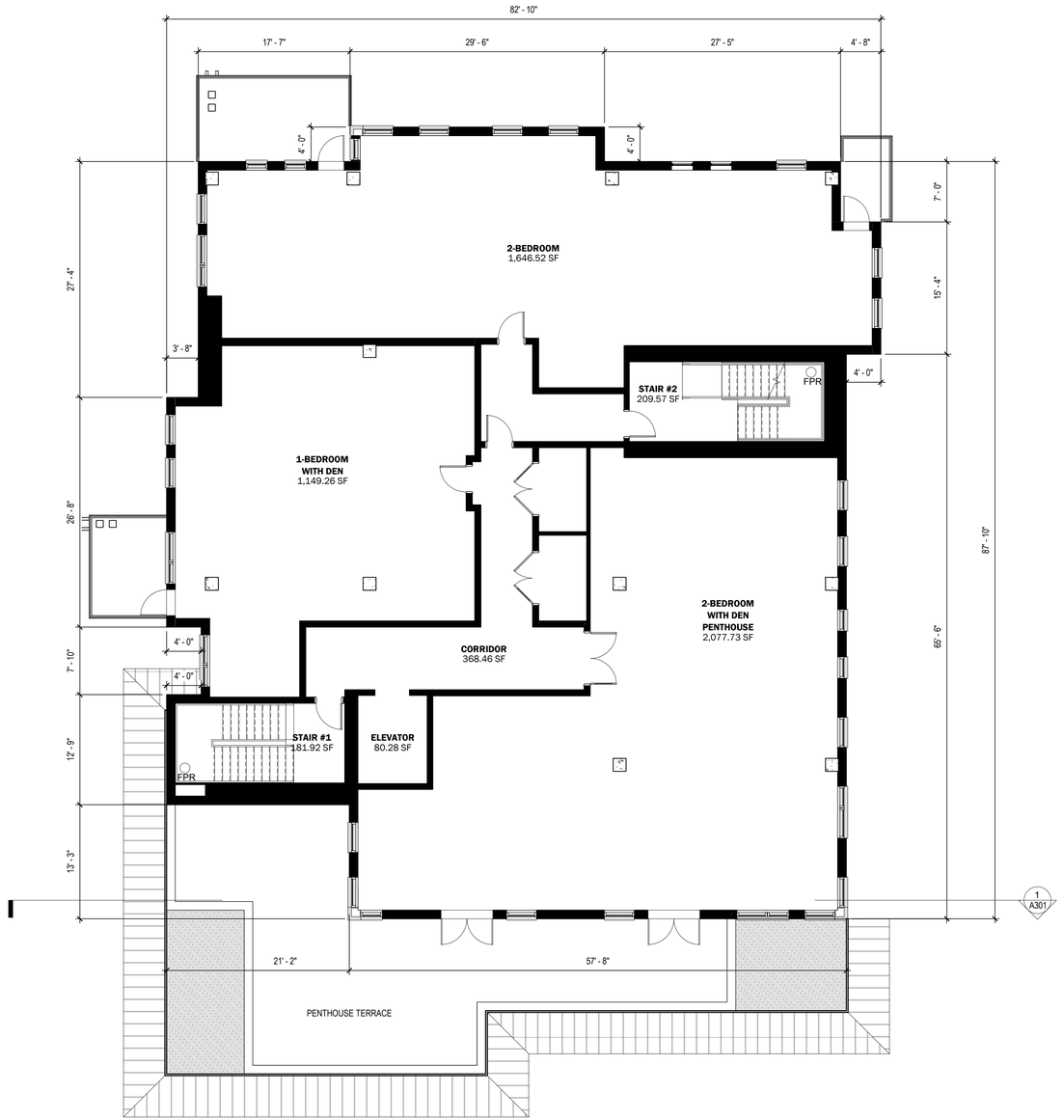
DRAWING TITLE:
4TH FLOOR PLAN - OVERALL

SCALE: 1" = 30'-0"

A104

PLANNING SUBMITTAL

JULY 27, 2021



1 **4TH FLOOR PLAN - VILLA D (VILLA G OPP HAND)**
1/8" = 1'-0"

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NO.	DATE	ISSUE

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KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
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2185 N CALIFORNIA BLVD, SUITE 215
WALNUT CREEK, CA 94596
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
GATES + ASSOCIATES
2671 CROW CANYON RD
SAN RAMON, CA 94583
(925) 736-8176

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

4TH FLOOR PLAN - VILLA D & G

SCALE: 1/8" = 1'-0"

A104A

PLANNING SUBMITTAL

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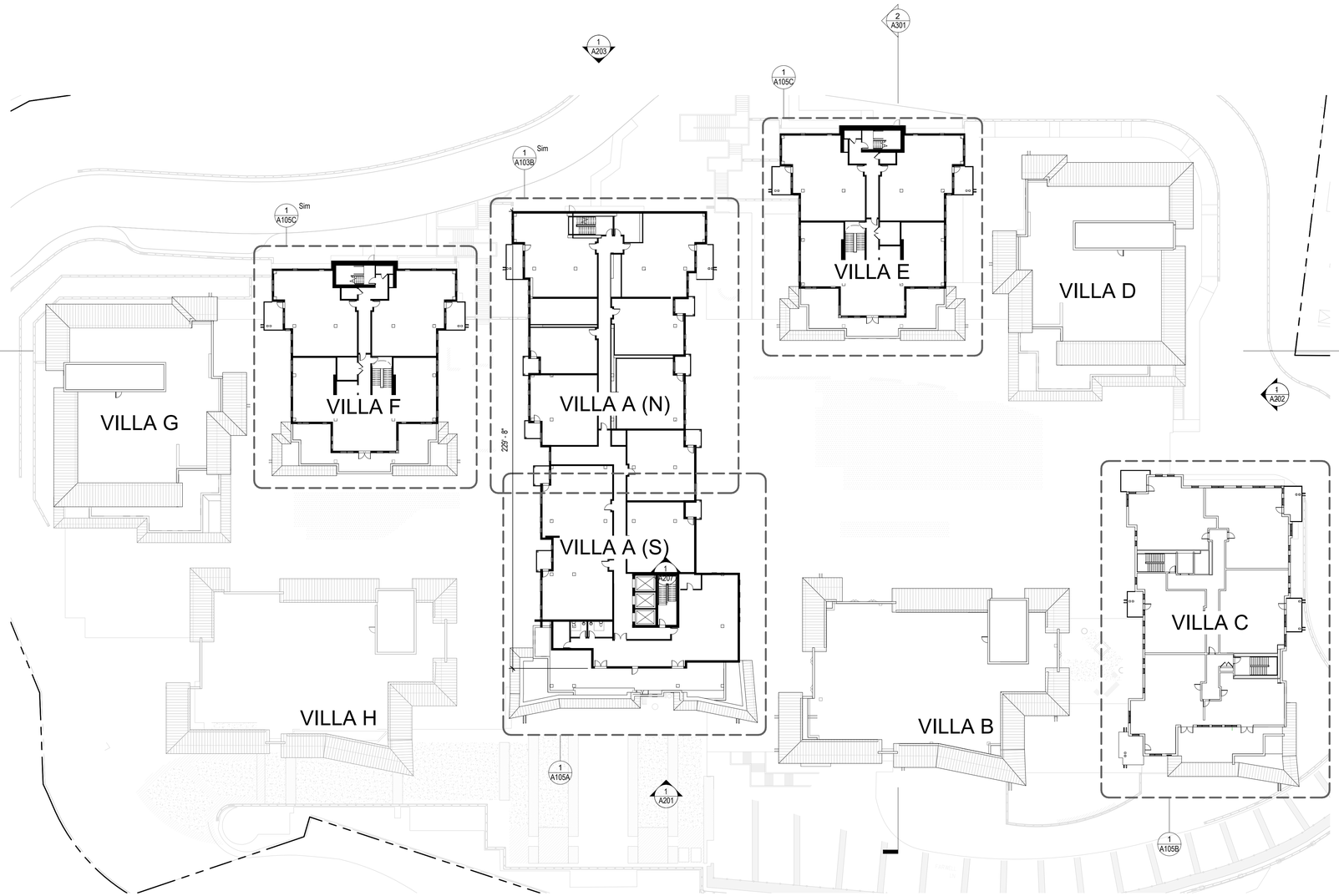

1 **5TH FLOOR PLAN - OVERALL**

1" = 30'-0"

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(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

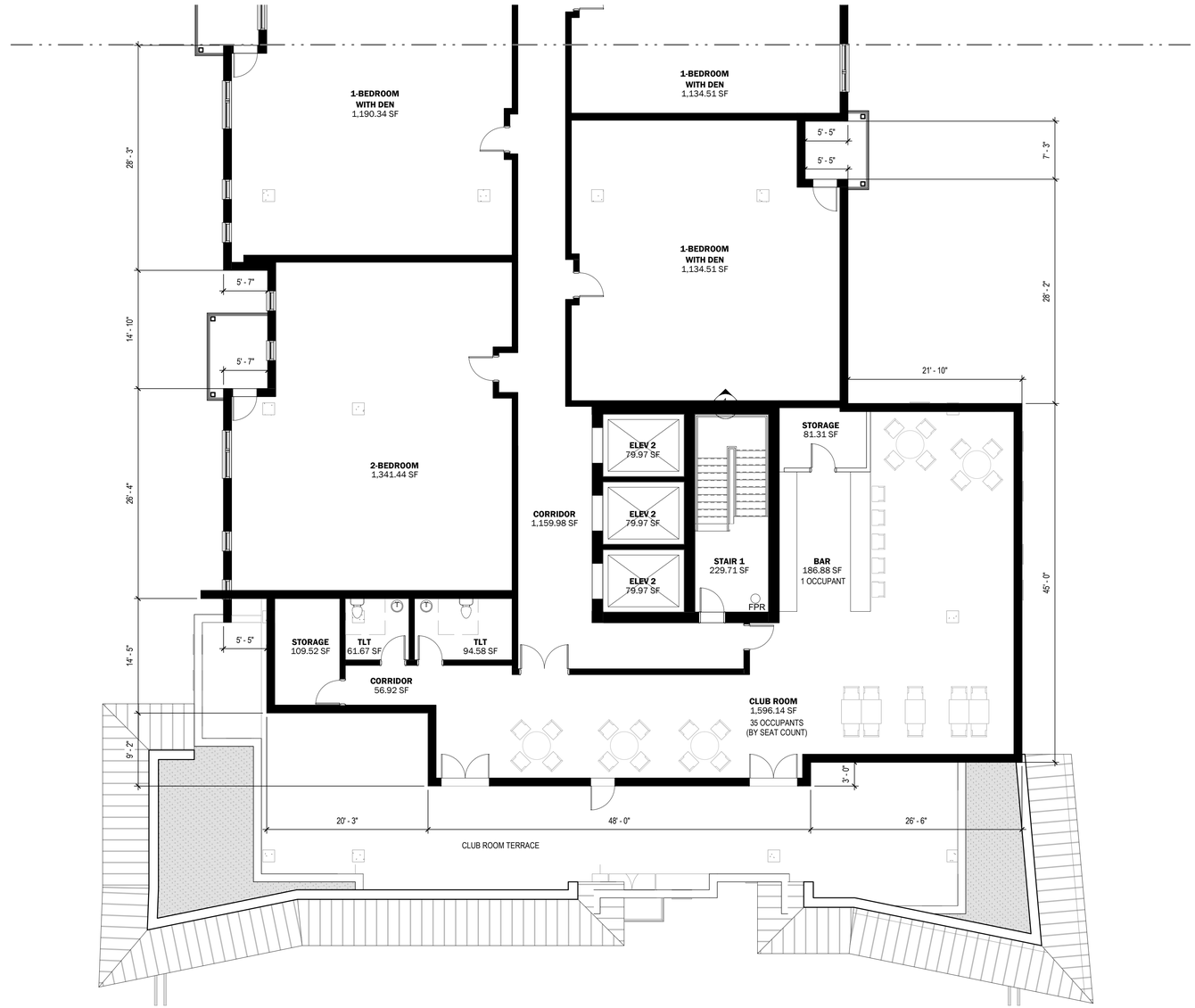
5TH FLOOR PLAN - OVERALL

SCALE: 1" = 30'-0"

A105

PLANNING SUBMITTAL

JULY 27, 2021



1 **5TH FLOOR PLAN - VILLA A SOUTH**
1/8" = 1'-0"

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PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

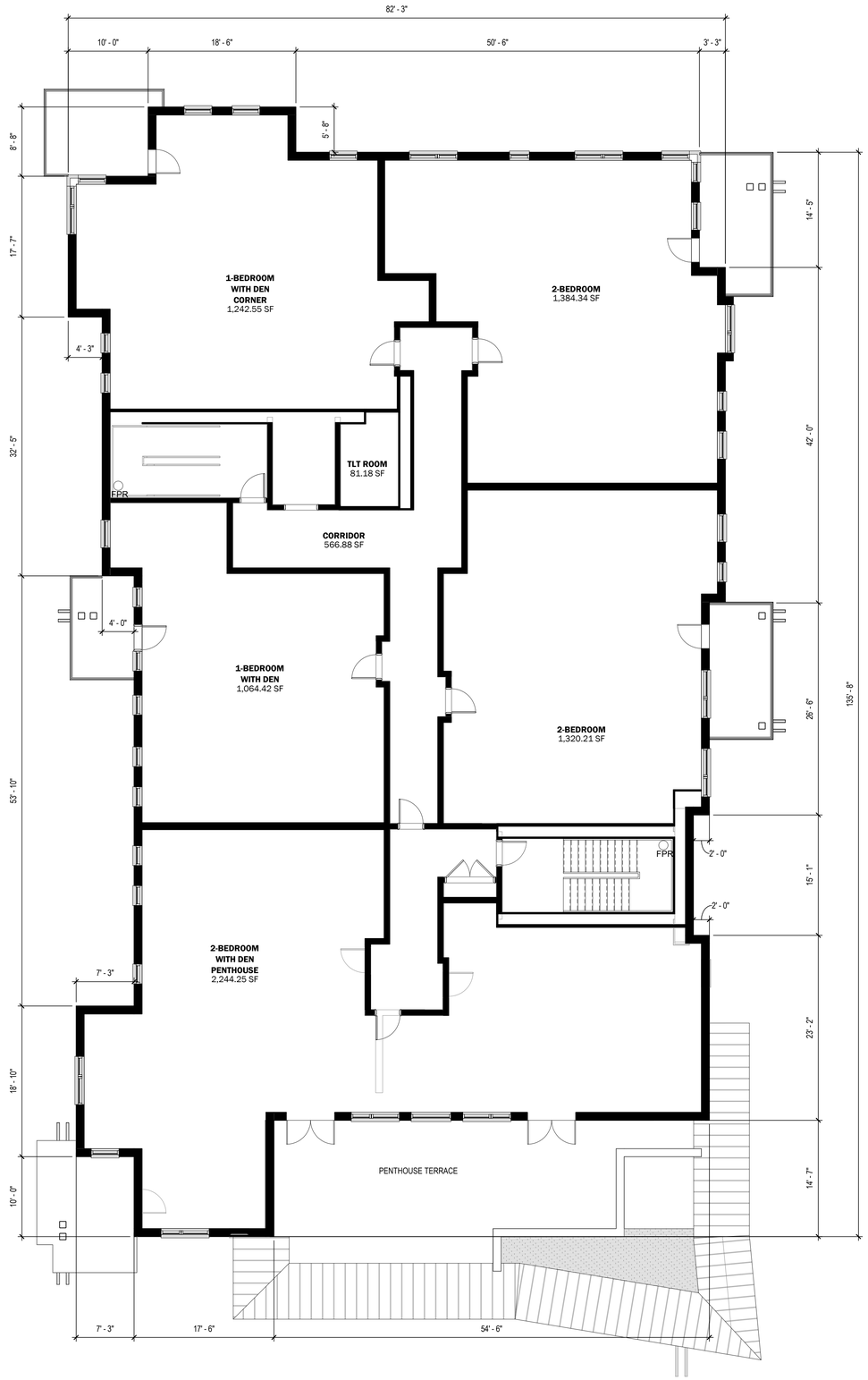
5TH FLOOR PLAN - VILLA A S

SCALE: 1/8" = 1'-0"

A105A

PLANNING SUBMITTAL

JULY 27, 2021



1 **5TH FLOOR PLAN - VILLA C**

1/8" = 1'-0"

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PROJECT TITLE:

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110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

5TH FLOOR PLAN - VILLA C

SCALE: 1/8" = 1'-0"

A105B

PLANNING SUBMITTAL

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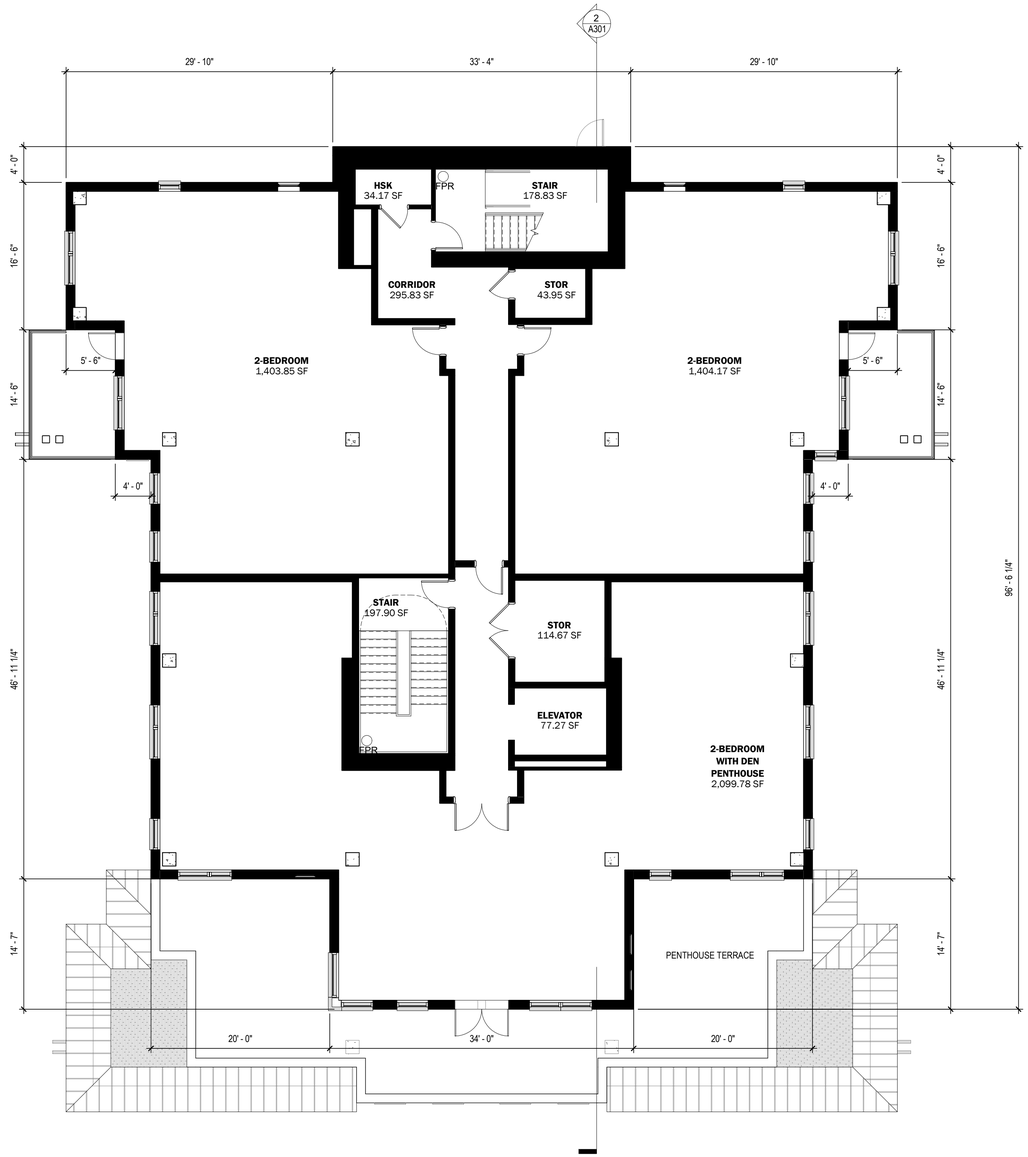

1 **5TH FLOOR PLAN - VILLA E (VILLA F OPP HAND)**
1/8" = 1'-0"

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PROJECT No: 70581.00

DRAWING TITLE:

5TH FLOOR PLAN - VILLA E & F

SCALE: 1/8" = 1'-0"

A105C

PLANNING SUBMITTAL

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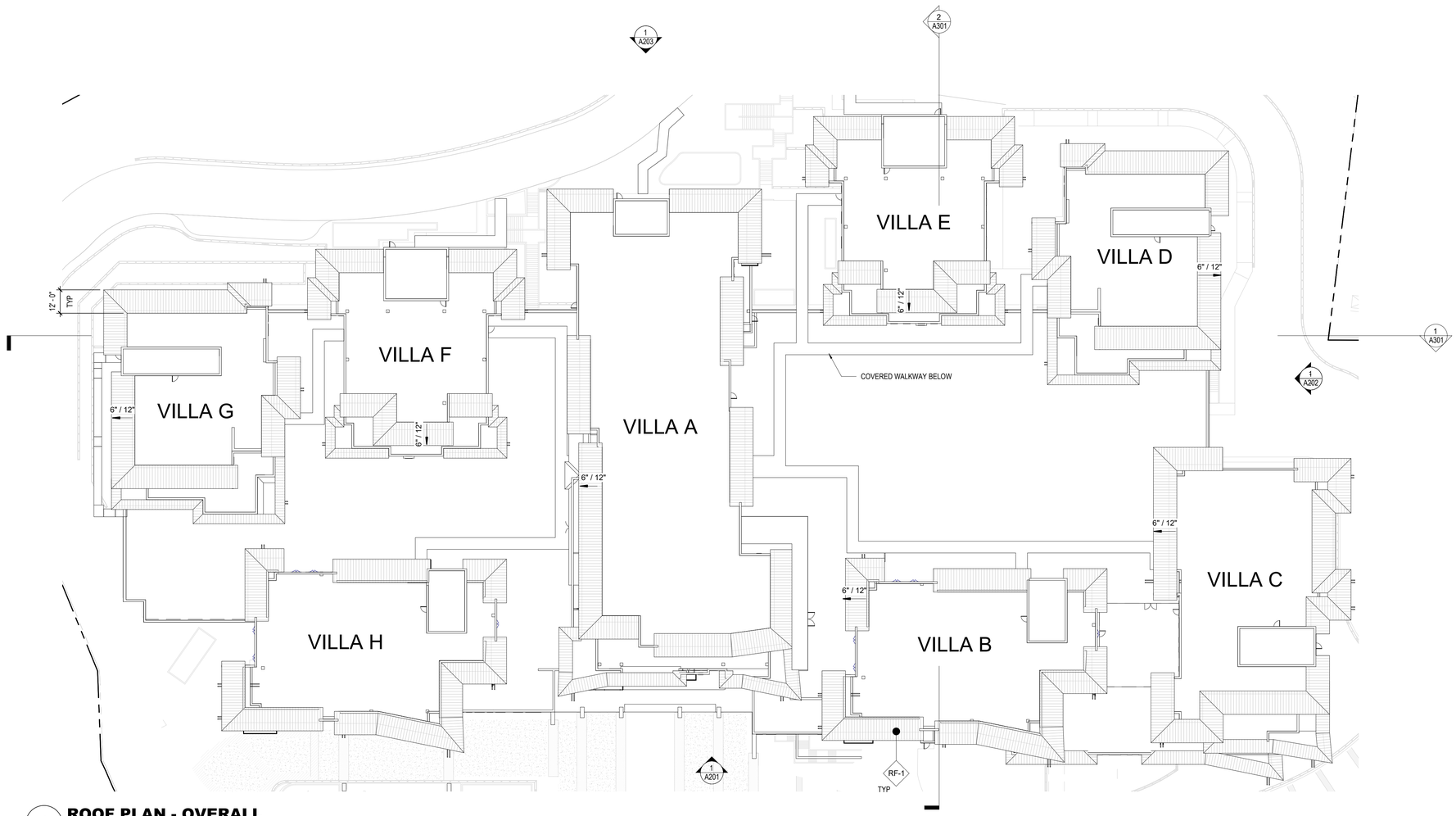

1 **ROOF PLAN - OVERALL**

1" = 30'-0"

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1/13/2021 9:39:52 PM

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
COVIA
2185 N CALIFORNIA BLVD, SUITE 215
WALNUT CREEK, CA 94596
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
GATES + ASSOCIATES
2671 CROW CANYON RD
SAN RAMON, CA 94583
(925) 736-8176

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

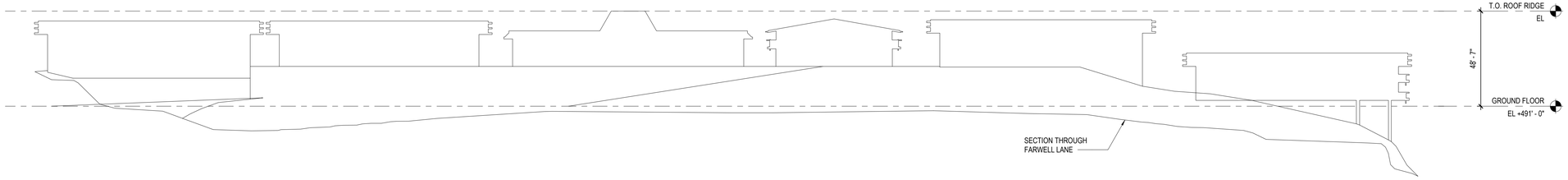
ROOF PLAN - OVERALL

SCALE: 1" = 30'-0"

A106

PLANNING SUBMITTAL

JULY 27, 2021



1 **EXISTING ELEVATION_SOUTH-EAST**

1" = 30'-0"

3 **VIEW LEGEND - EXISTING ELEVATION - SE**

1/2" = 1'-0"

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
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(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

EXISTING EXTERIOR ELEVATIONS

SCALE: As indicated

A201-E

PLANNING SUBMITTAL

JULY 27, 2021

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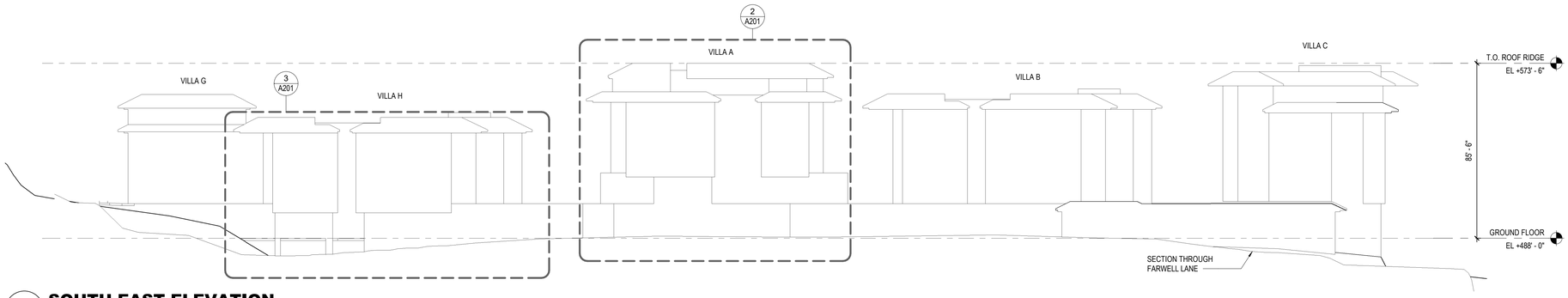
3 VILLA H SOUTH-EAST ELEVATION

3/32" = 1'-0" NOTE: SEE SHEET A204 FOR MATERIAL BOARD

2 VILLA A SOUTH-EAST ELEVATION

3/32" = 1'-0" NOTE: SEE SHEET A204 FOR MATERIAL BOARD



1 SOUTH-EAST ELEVATION

1" = 30'-0"

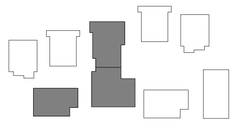
MATERIAL LEGEND

RF-1	ROOF - STANDING SEAM
ST-1	STONE TILE
MC-1	BRUSHED STAINLESS STEEL
EX-1	CONCRETE PANEL SIDING
EX-2	BALCONY FINISH
MP-1	METAL PANEL SIDING
MP-2	VERTICAL STANDING SEAM
MP-3	CONCRETE PANEL SIDING

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL



KEY PLAN

PERKINS — EASTMAN
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(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

EXTERIOR ELEVATIONS SE

SCALE: As indicated

A201

PLANNING SUBMITTAL

JULY 27, 2021

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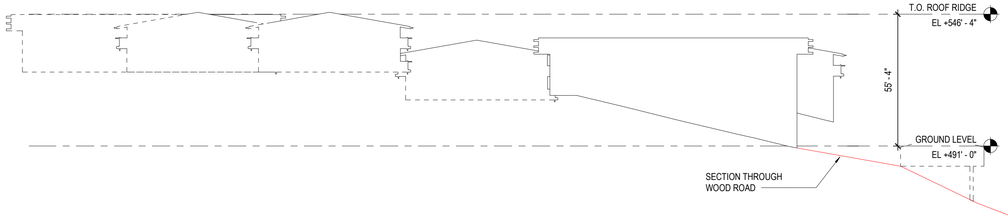
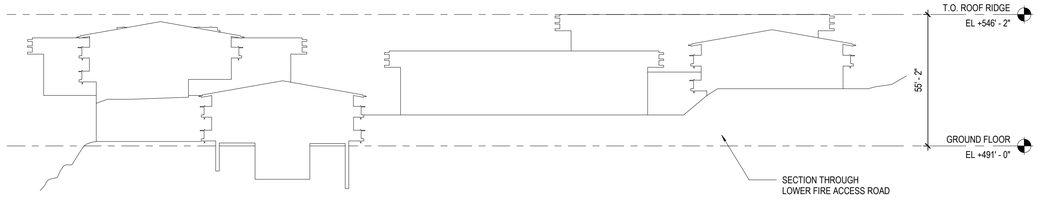


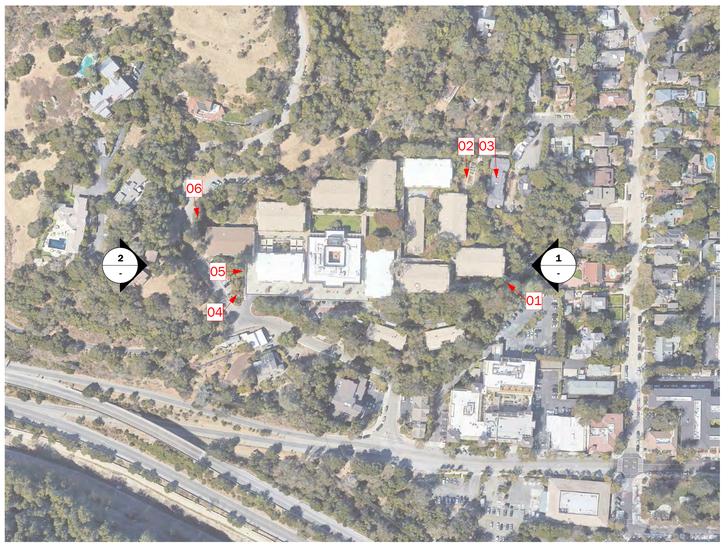
2 EXISTING ELEVATION_SOUTH-WEST

1" = 30'-0"



1 EXISTING ELEVATION_NORTH-EAST

1" = 30'-0"



4 VIEW LEGEND - EXISTING ELEVATION - SW-NE

1/2" = 1'-0"

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS EASTMAN
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(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

EXISTING EXTERIOR ELEVATIONS

SCALE: As indicated

A202-E

PLANNING SUBMITTAL

JULY 27, 2021

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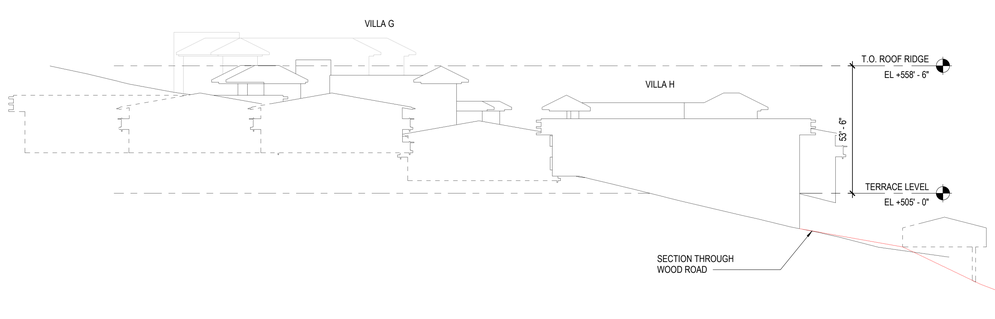
NOTE: SEE SHEET A204 FOR MATERIAL BOARD

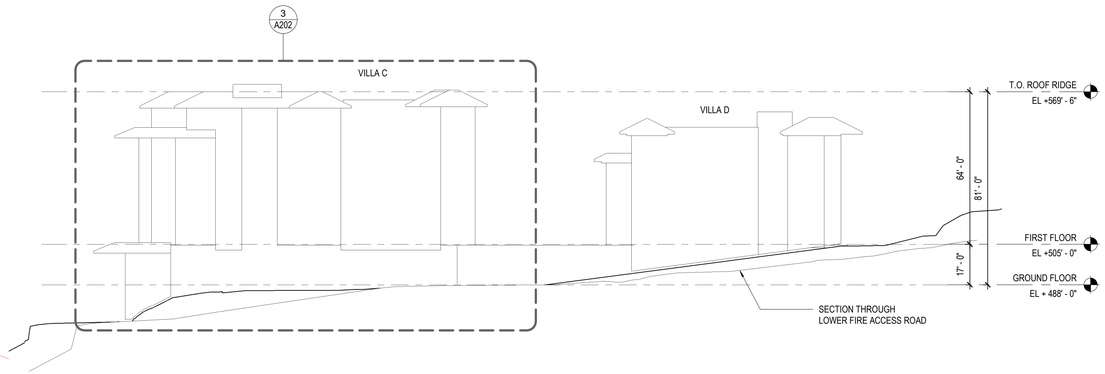
3 VILLA C NORTH-EAST ELEVATION

1/8" = 1'-0"



2 SOUTH-WEST ELEVATION

1" = 30'-0"



1 NORTH-EAST ELEVATION

1" = 30'-0"

MATERIAL LEGEND

RF-1	ROOF - STANDING SEAM
ST-1	STONE TILE
MC-1	BRUSHED STAINLESS STEEL
EX-1	CONCRETE PANEL SIDING
EX-2	BALCONY FINISH
MP-1	METAL PANEL SIDING
MP-2	VERTICAL STANDING SEAM
MP-3	CONCRETE PANEL SIDING

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

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Applicant:
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(925) 736-8176

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

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GLUMAC
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SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

EXTERIOR ELEVATIONS NE & SW

SCALE: As indicated

A202

PLANNING SUBMITTAL

JULY 27, 2021

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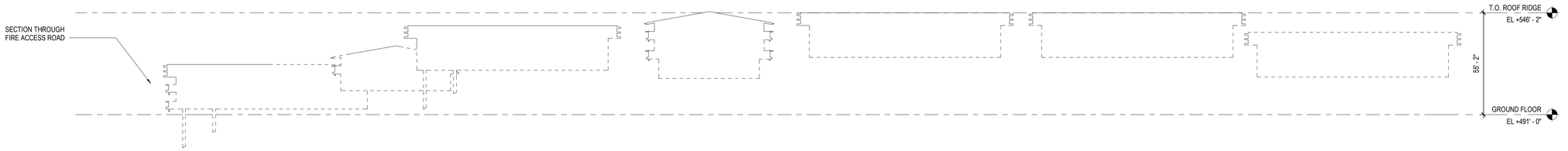
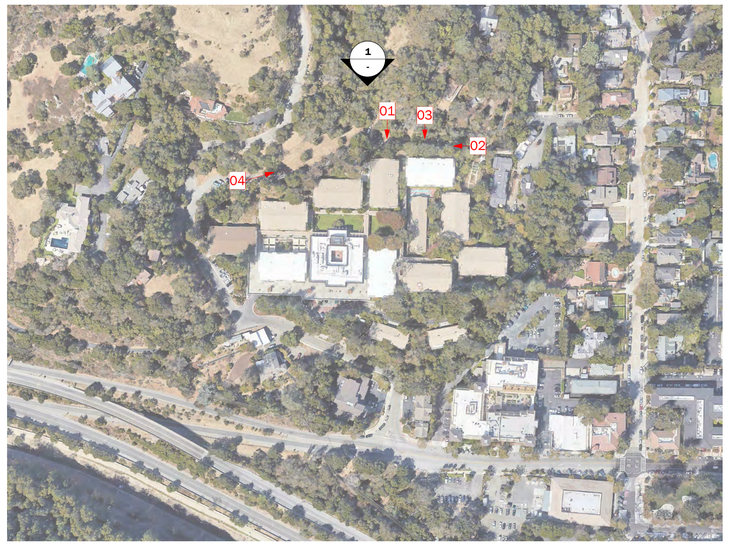


1 **EXISTING ELEVATION_NORTH-WEST**

1" = 30'-0"



3 **VIEW LEGEND - EXISTING ELEVATION - NW**

1/2" = 1'-0"

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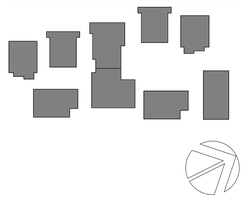
NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL



KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
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690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

EXISTING EXTERIOR ELEVATIONS

SCALE: As indicated

A203-E

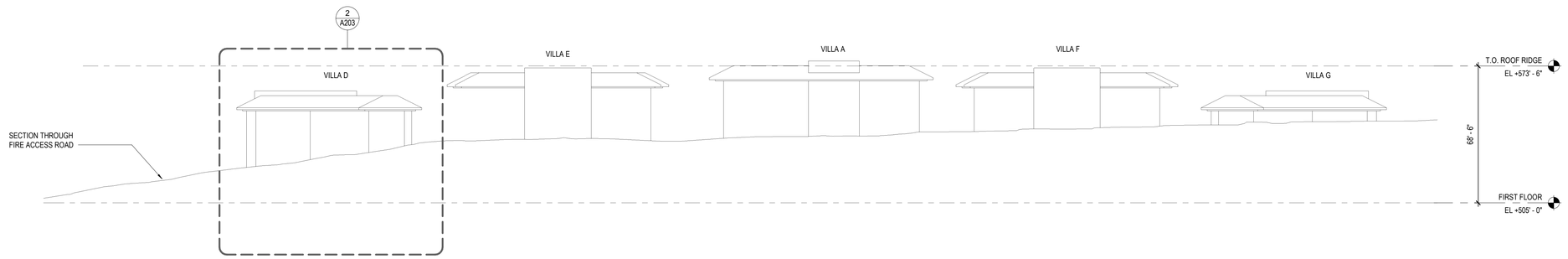
PLANNING SUBMITTAL

JULY 27, 2021

2 VILLA D NORTH-WEST ELEVATION

1/8" = 1'-0"

NOTE: SEE SHEET A204 FOR MATERIAL BOARD



1 NORTH-WEST ELEVATION

1" = 30'-0"

MATERIAL LEGEND

RF-1	ROOF - STANDING SEAM
ST-1	STONE TILE
MC-1	BRUSHED STAINLESS STEEL
EX-1	CONCRETE PANEL SIDING
EX-2	BALCONY FINISH
MP-1	METAL PANEL SIDING
MP-2	VERTICAL STANDING SEAM
MP-3	CONCRETE PANEL SIDING

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

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(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

EXTERIOR ELEVATIONS NW

SCALE: As indicated

A203

PLANNING SUBMITTAL

JULY 27, 2021

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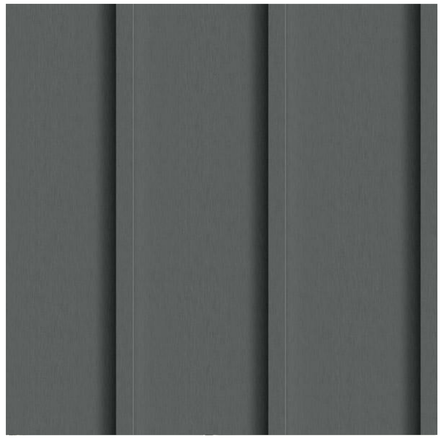
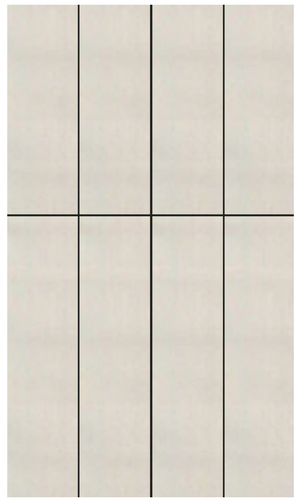
BALCONY GUARDRAIL ASSEMBLY STYLE
(GL-2) GUARDRAIL GLASS
(EX-2) BALCONY FINISH

WOOD-LOOK ALUMINUM SOFFIT

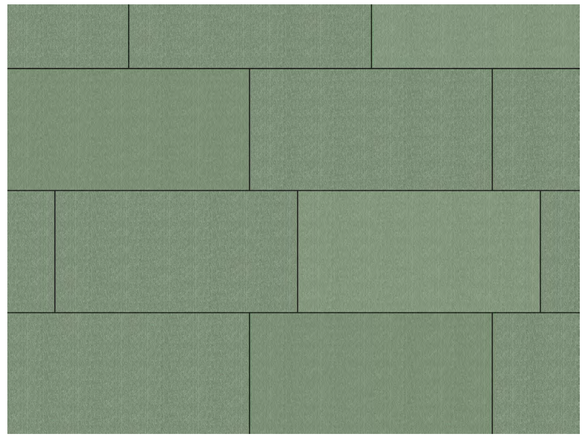


(RF-1)
STANDING SEAM ROOF

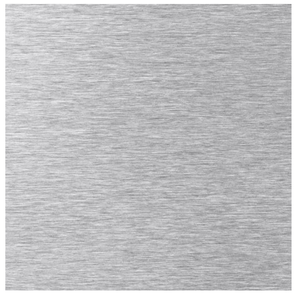
(ST-1)
STONE TILE



(MP-2)
VERTICAL STANDING SEAM

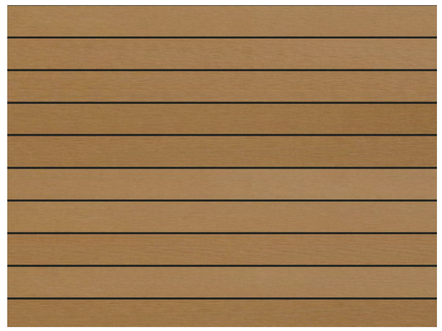


(MP-1)
METAL PANEL SIDING

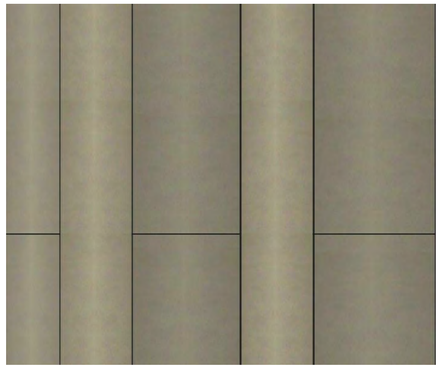


(MC-1)
BRUSHED STAINLESS STEEL (WINDOW FRAMES, RAILINGS, SECONDARY STRUCTURES)

LIGHT FIXTURE EXTERIOR (WALL-MOUNTED SCONCE) AT ENTRY CANOPY



(MP-3)
HORIZONTAL METAL PANEL W/ WOOD VENEER



(EX-1)
CONCRETE PANEL SIDING

LIGHT FIXTURE EXTERIOR (WALL-MOUNTED SCONCE) AT BALCONIES

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

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(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

MATERIAL BOARD

SCALE:

A204

PLANNING SUBMITTAL

JULY 27, 2021

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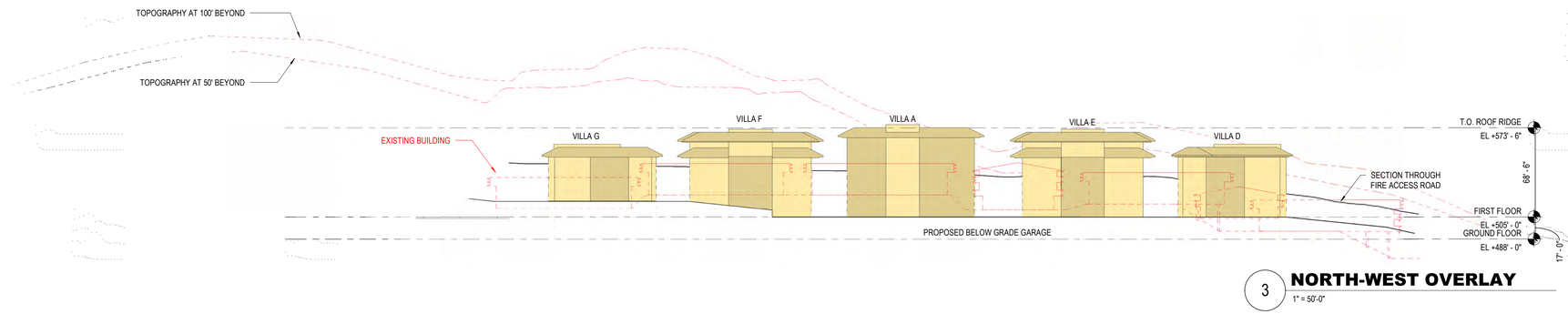
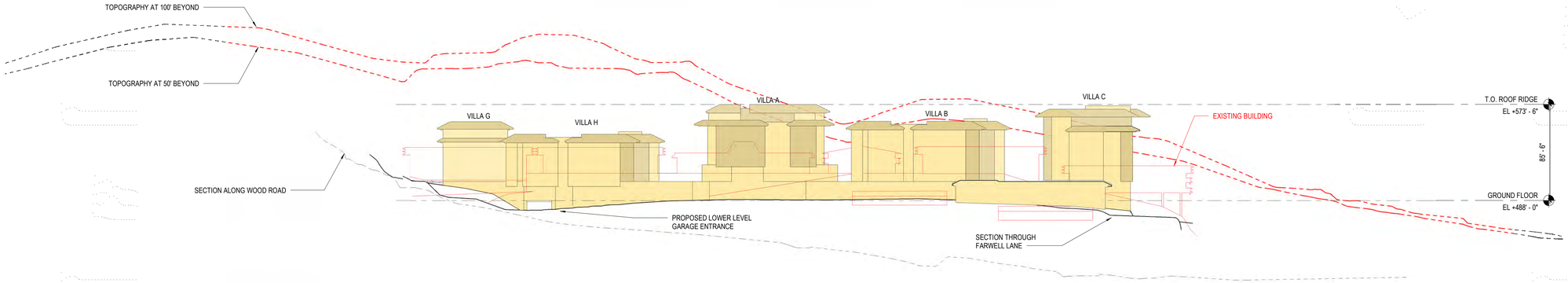
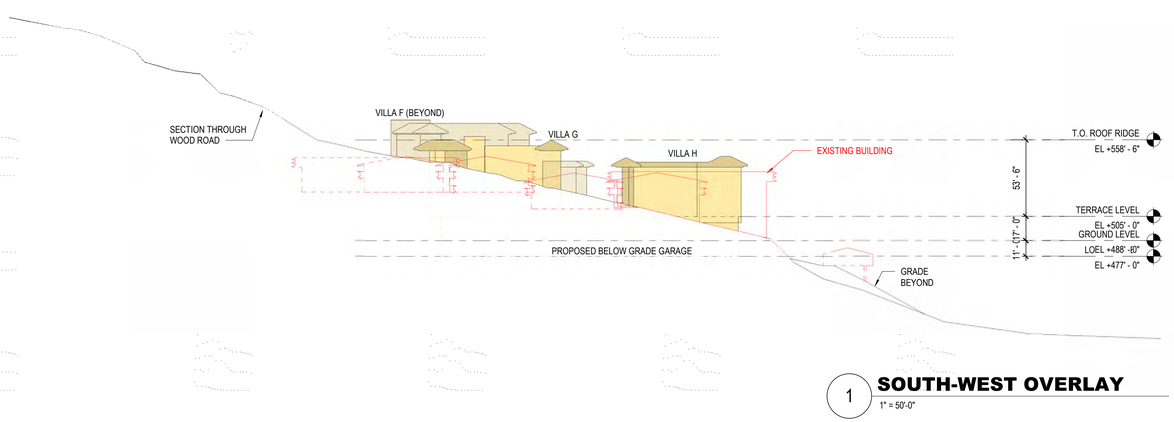


3 **NORTH-WEST OVERLAY**
1" = 50'-0"



2 **SOUTH-EAST OVERLAY**
1" = 50'-0"



1 **SOUTH-WEST OVERLAY**
1" = 50'-0"

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS — EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
COVIA
2185 N CALIFORNIA BLVD, SUITE 215
WALNUT CREEK, CA 94596
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
GATES + ASSOCIATES
2671 CROW CANYON RD
SAN RAMON, CA 94583
(925) 736-8176

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

BUILDING OUTLINES - EXISTING AND PROPOSED

SCALE: As indicated

A205

PLANNING SUBMITTAL

JULY 27, 2021

70580_Los Gatos_Site_R19_detached.rvt
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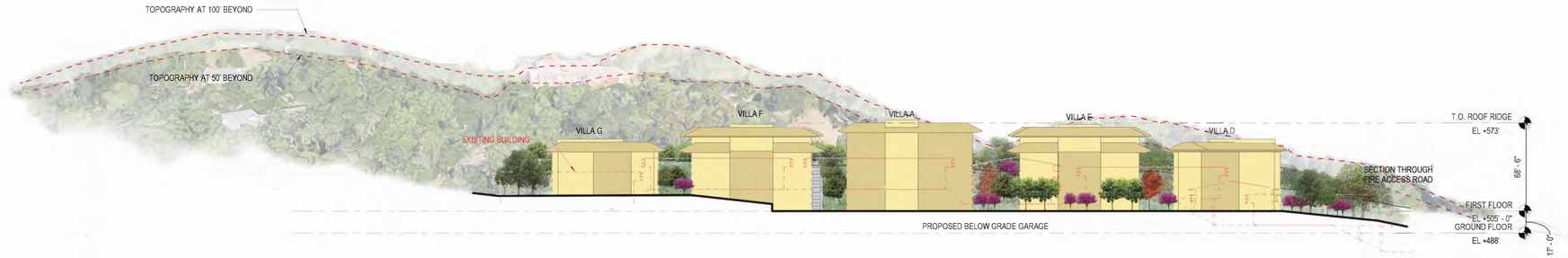
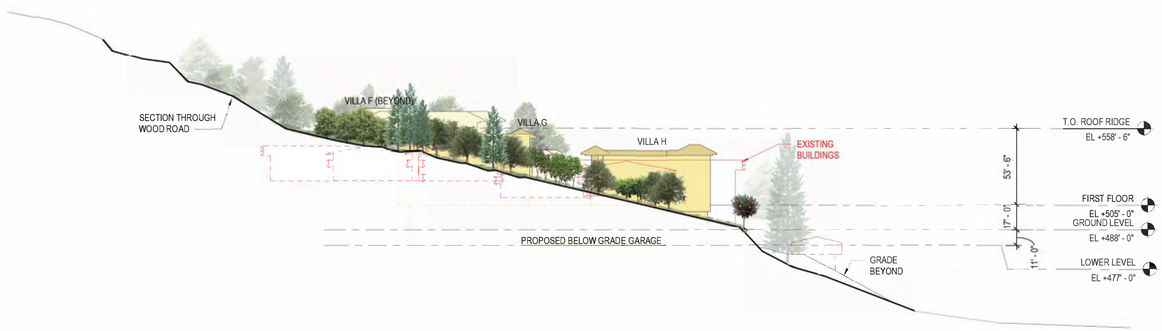


3 **NORTH-WEST OVERLAY**
1" = 50'-0"

2 **SOUTH-EAST ELEVATION**
1" = 50'-0"



1 **SOUTH-WEST ELEVATION**
1" = 50'-0"

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS — EASTMAN
100 Montgomery St., Suite 2300
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MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

ELEVATION OUTLINES - LANDSCAPE OVERLAY

SCALE: As indicated

A206

PLANNING SUBMITTAL

JULY 27, 2021

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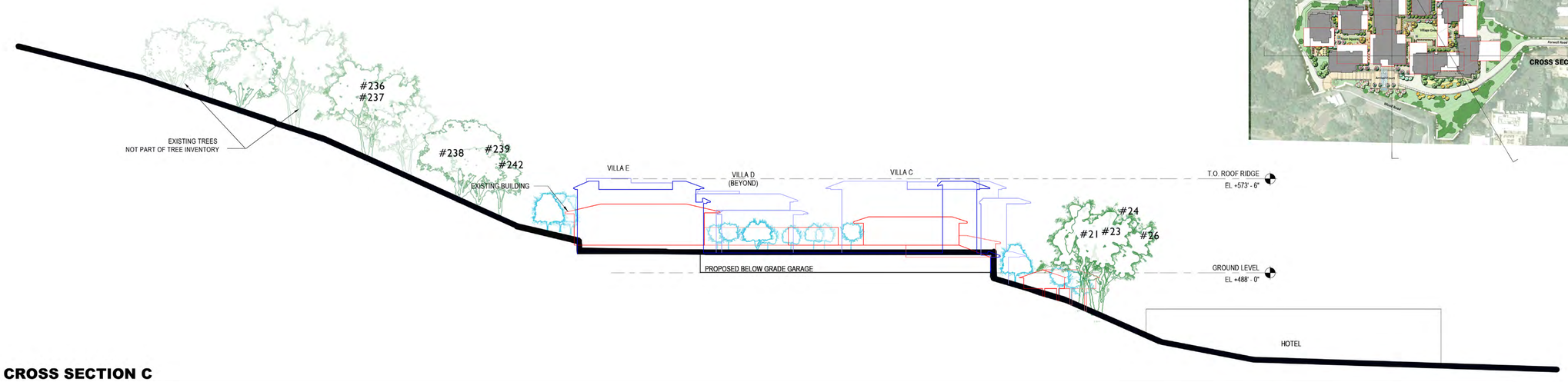
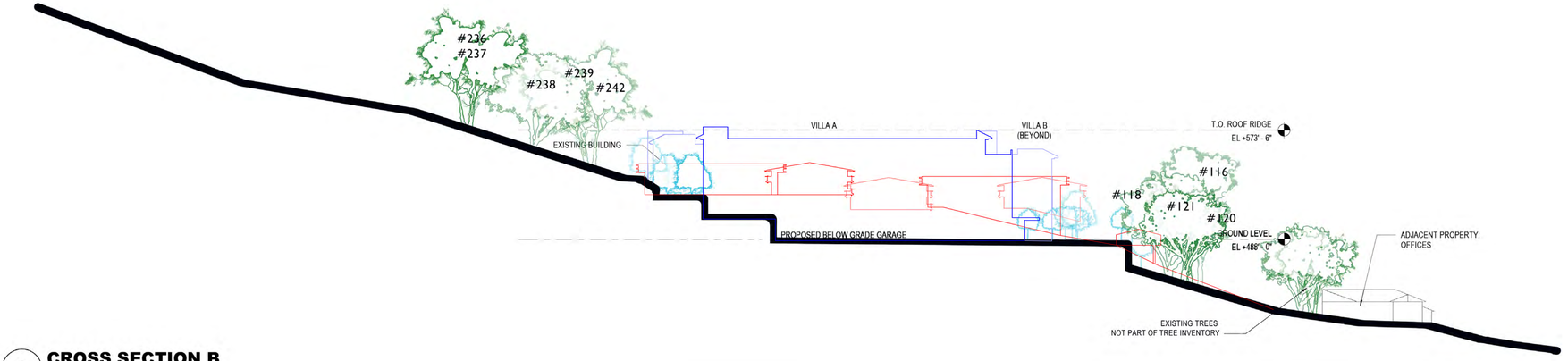


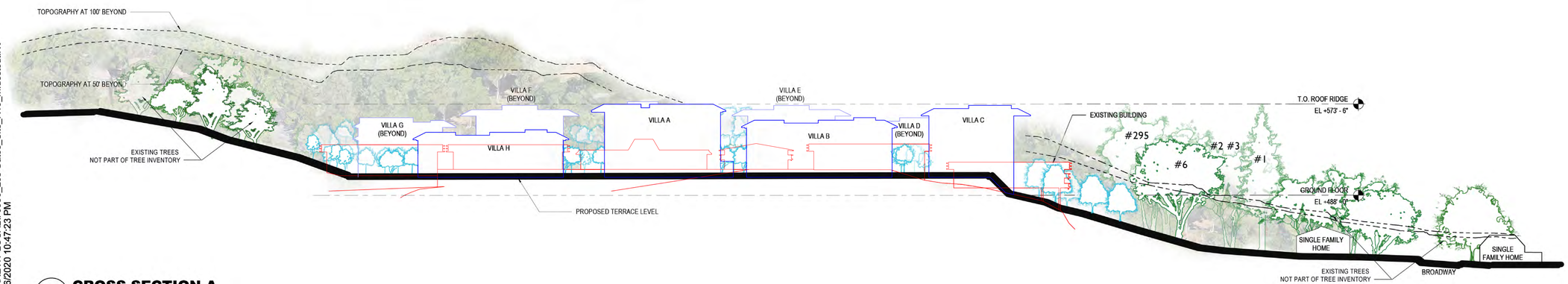
3 CROSS SECTION C

1" = 50'-0"



2 CROSS SECTION B

1" = 50'-0"



1 CROSS SECTION A

1" = 50'-0"

C:\REVIT LOCAL\70580_Los Gatos_Site_R19_m.destout.rvt
8/6/2020 10:47:23 PM

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

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100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

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General Contractor:
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690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

SITE CROSS-SECTIONS

0 50 100

SCALE: As indicated

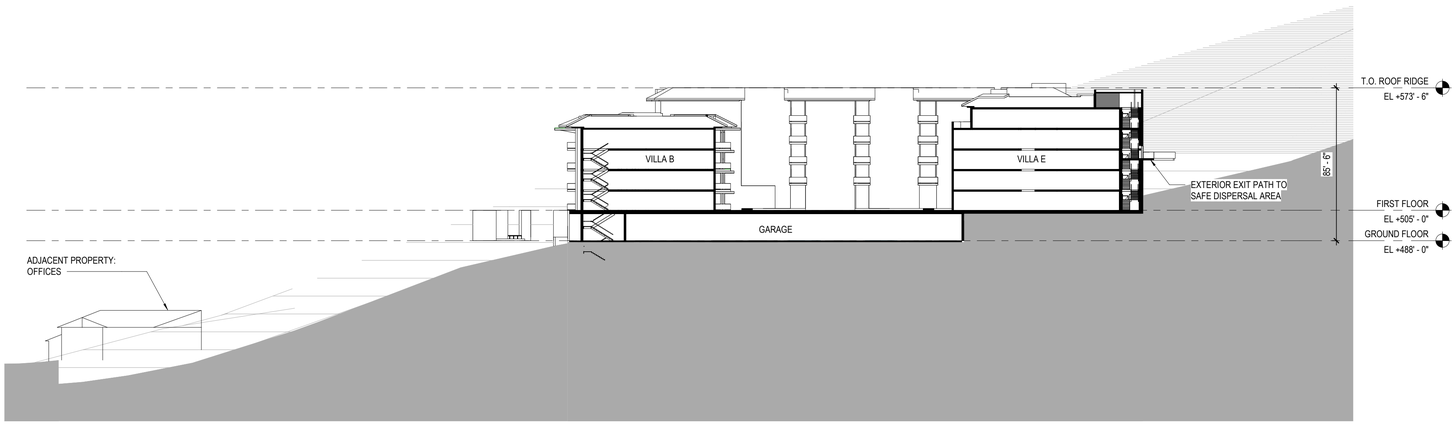
A207

PLANNING SUBMITTAL

JULY 27, 2021

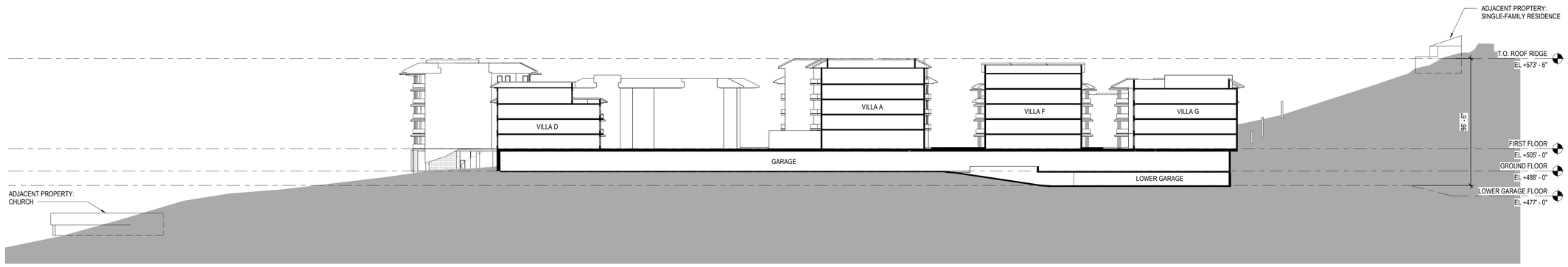
4 ADJACENT PROPERTIES MAP - PROPOSED

1" = 100'-0"



2 SITE - Overall NS Section

1" = 40'-0"



1 SITE - Overall WE Section

1" = 40'-0"

C:\REVIT LOCAL\70580_Los Gatos_Site_R19_m.destout.rvt
10/13/2020 7:40:30 PM

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
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General Contractor:
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690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

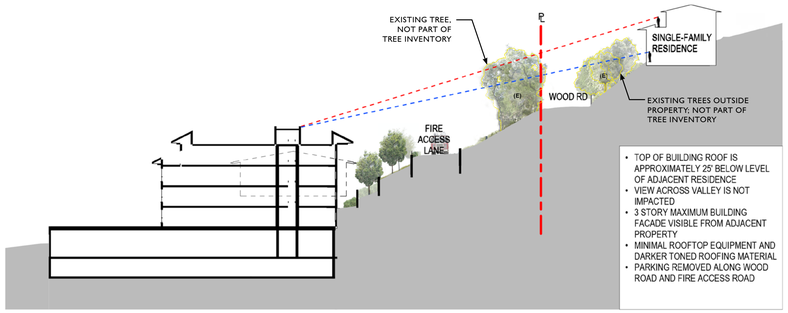
OVERALL SITE SECTION

SCALE: As indicated

A301

PLANNING SUBMITTAL

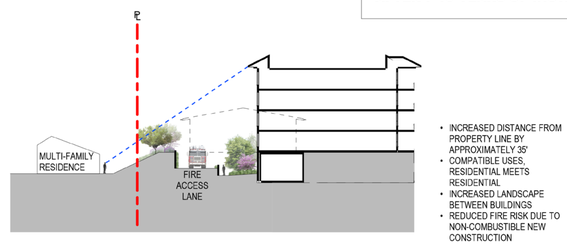
JULY 27, 2021



6 SITE SECTION - ADJACENT PROPERTY B

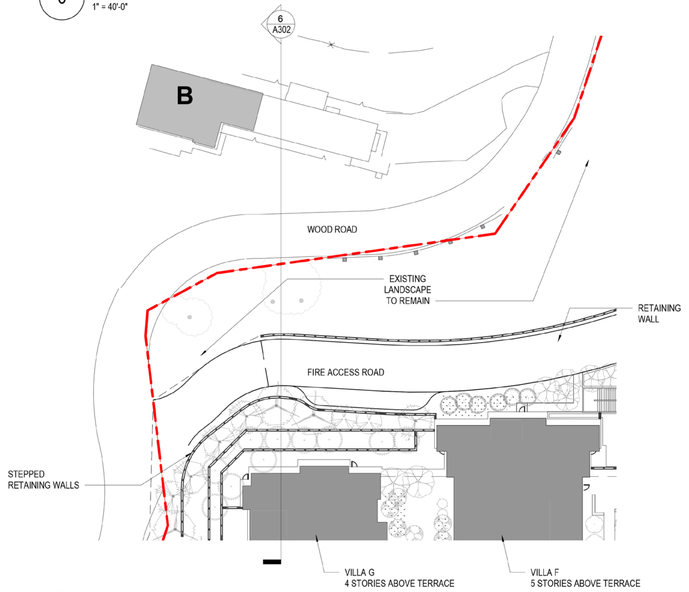
1" = 40'-0"

NOTE: PROPOSED TREES SHOWN ARE AFTER 7-10 YEARS OF INSTALLATION



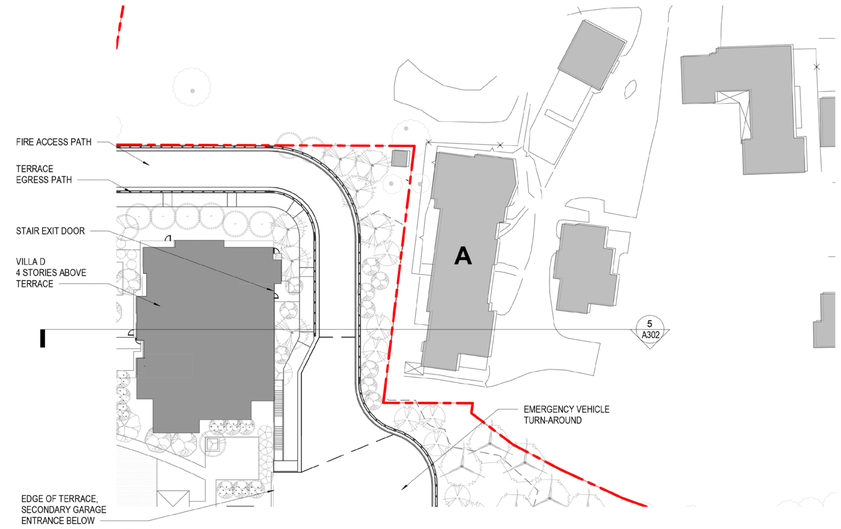
5 SITE SECTION - ADJACENT PROPERTY A

1" = 40'-0"



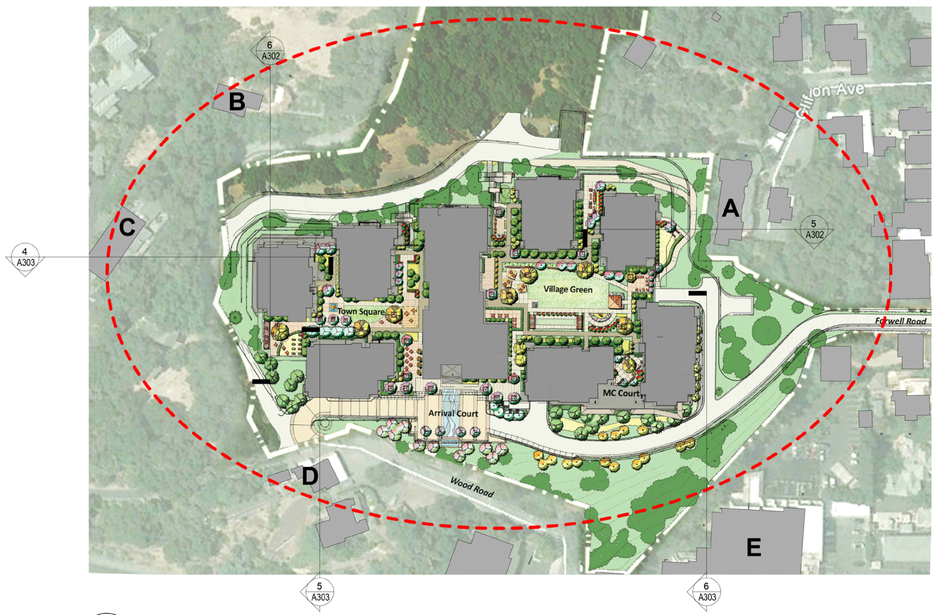
4 ENLARGED SITE PLAN - ADJACENT PROPERTY B

1" = 40'-0"



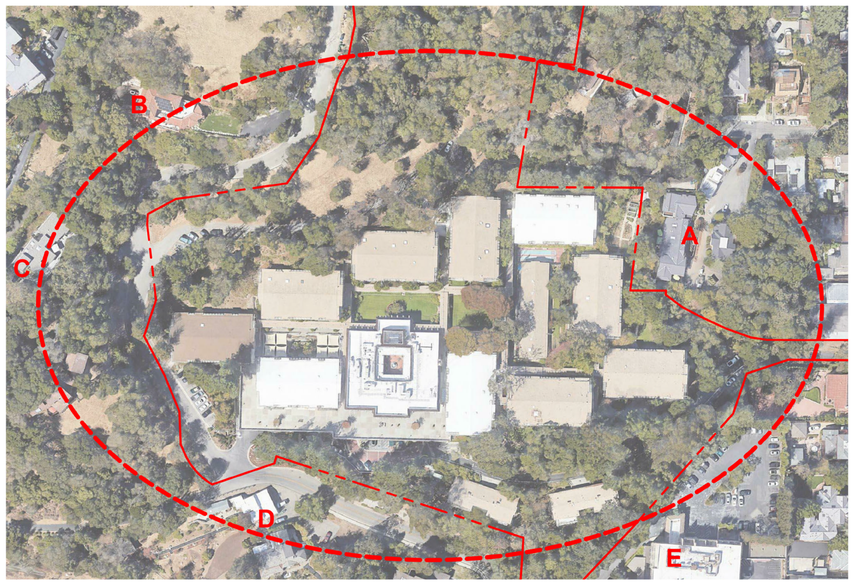
3 ENLARGED SITE PLAN - ADJACENT PROPERTY A

1" = 40'-0"



2 ADJACENT PROPERTIES MAP - PROPOSED

1" = 100'-0"



1 ADJACENT PROPERTIES MAP - EXISTING

1" = 100'-0"

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS — EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
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2185 N CALIFORNIA BLVD, SUITE 215
WALNUT CREEK, CA 94596
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
GATES + ASSOCIATES
2671 CROW CANYON RD
SAN RAMON, CA 94583
(925) 736-8176

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

ADJACENT PROPERTIES SECTIONS

SCALE: As indicated

A302

PLANNING SUBMITTAL

OCTOBER 13 2020

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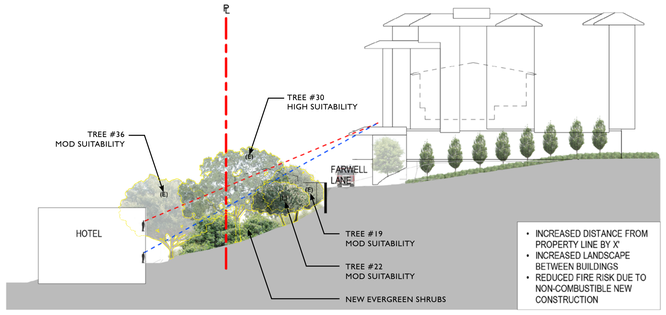
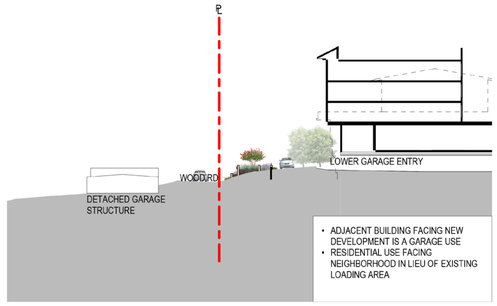
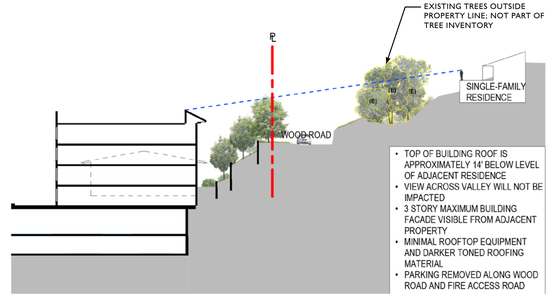
NOTE: PROPOSED TREES SHOWN ARE AFTER 7-10 YEARS OF INSTALLATION



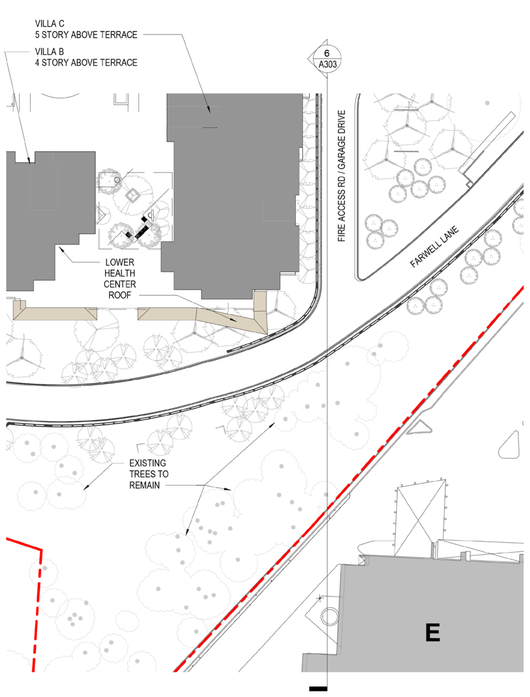
6 **ADJACENT PROPERTY E**
1" = 40'-0"



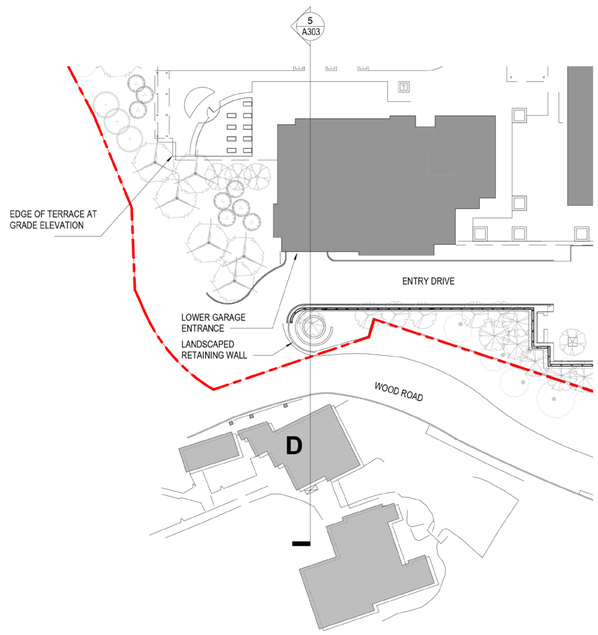
5 **ADJACENT PROPERTY D**
1" = 40'-0"



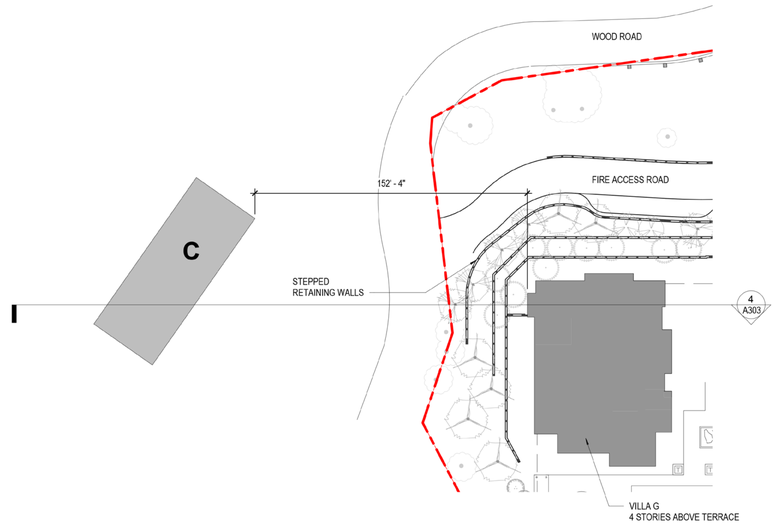
4 **SITE SECTION - ADJACENT PROPERTY C**
1" = 40'-0"



3 **ENLARGED SITE PLAN - ADJACENT PROPERTY E**
1" = 40'-0"



2 **ENLARGED SITE PLAN - ADJACENT PROPERTY D**
1" = 40'-0"



1 **ENLARGED SITE PLAN - ADJACENT PROPERTY C**
1" = 40'-0"

NO. DATE ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

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Applicant:
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General Contractor:
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690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

ADJACENT PROPERTIES SECTIONS

SCALE: 1" = 40'-0"

A303

PLANNING SUBMITTAL

OCTOBER 13, 2020

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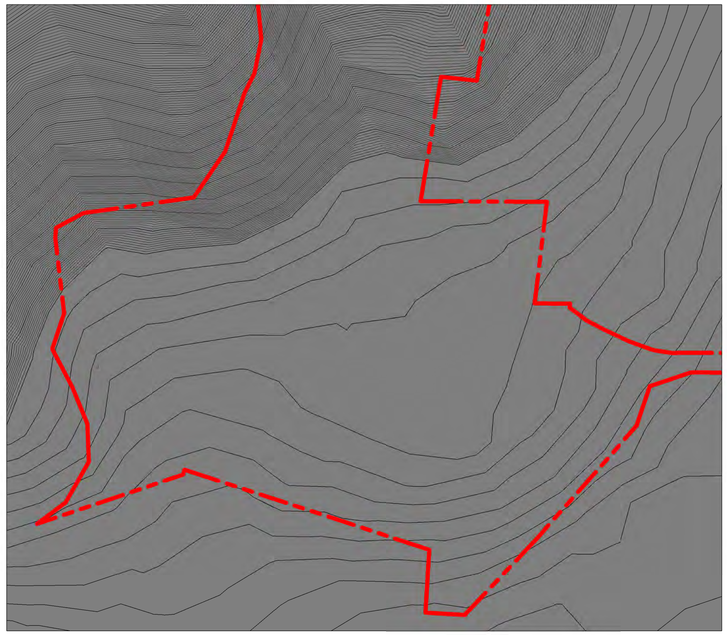
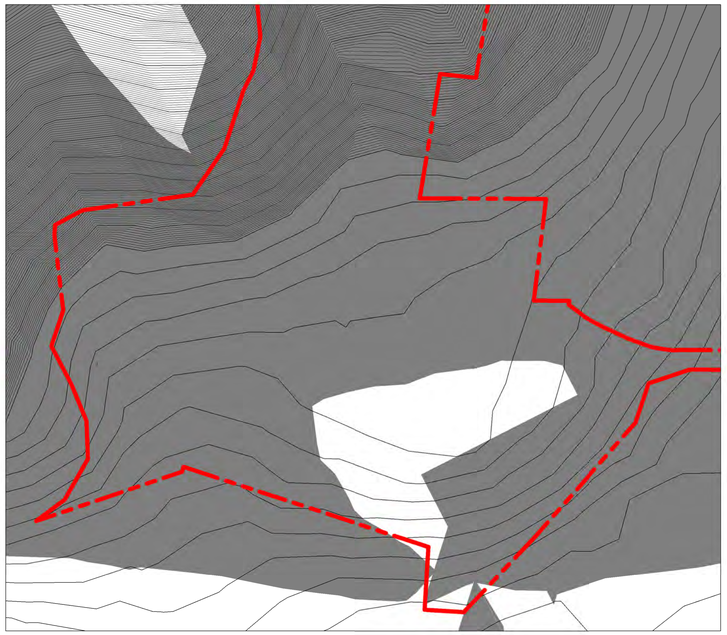


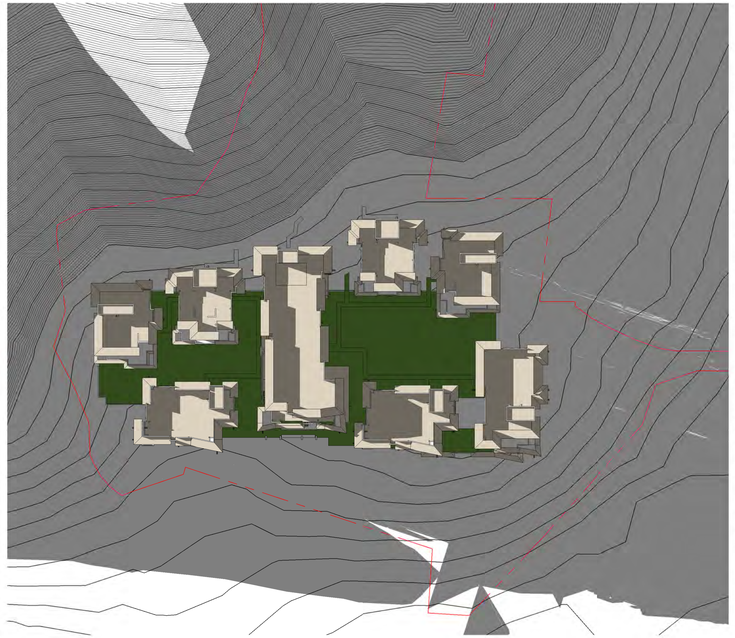
9 **SHADOW STUDY-TERRAIN ONLY_December 21_1500**
1/4" = 1'-0"



8 **SHADOW STUDY-TERRAIN ONLY_December 21_1200**
1/4" = 1'-0"

7 **SHADOW STUDY-TERRAIN ONLY_December 21_0900**
1/4" = 1'-0"

6 **SHADOW STUDY_December 21_1500**
1" = 100'-0"



5 **SHADOW STUDY_December 21_1200**
1" = 100'-0"

4 **SHADOW STUDY_December 21_0900**
1" = 100'-0"

NOTE: SEPARATE STUDY OF SHADOW IMPACT ON TERRAIN ONLY DOES NOT INCLUDE TREES ON HILLSIDE AS A CONSERVATIVE APPROACH TO UNDERSTAND THE IMPACT OF THE HILLSIDE ON SITE SHADING PRIOR TO THE PROPOSED DEVELOPMENT.

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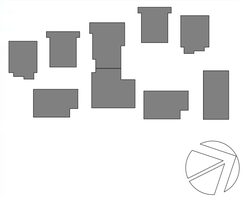
10/13/2020 7:33:36 PM

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL



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(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

SHADOW STUDY - DECEMBER

SCALE: As indicated

A400

PLANNING SUBMITTAL

JULY 27, 2021

6 **SHADOW STUDY-TERRAIN ONLY_June 21_1500**
1/4" = 1'-0"

5 **SHADOW STUDY-TERRAIN ONLY_June 21_1200**
1/4" = 1'-0"

4 **SHADOW STUDY-TERRAIN ONLY_June 21_0900**
1/4" = 1'-0"

3 **SHADOW STUDY_June 21_1500**
1" = 100'-0"

2 **SHADOW STUDY_June 21_1200**
1" = 100'-0"

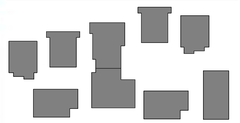
1 **SHADOW STUDY_June 21_0900**
1" = 100'-0"

NOTE: SEPARATE STUDY OF SHADOW IMPACT ON TERRAIN ONLY DOES NOT INCLUDE TREES ON HILLSIDE AS A CONSERVATIVE APPROACH TO UNDERSTAND THE IMPACT OF THE HILLSIDE ON SITE SHADING PRIOR TO THE PROPOSED DEVELOPMENT.

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL



KEY PLAN

PERKINS — EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
COVIA
2185 N CALIFORNIA BLVD, SUITE 215
WALNUT CREEK, CA 94596
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
GATES + ASSOCIATES
2671 CROW CANYON RD
SAN RAMON, CA 94583
(925) 736-8176

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

SHADOW STUDY - JUNE

SCALE: As indicated

A401

PLANNING SUBMITTAL

JULY 27, 2021

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10/13/2020 7:34:06 PM

2 **SITE PHOTOS 01-10**

1" = 1'-0"

1 **AERIAL VIEW DIAGRAM_SITE PHOTOS 01-10**

1" = 100'-0"

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

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PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

SITE PHOTOS

SCALE: As indicated

A402

PLANNING SUBMITTAL

JULY 27, 2021

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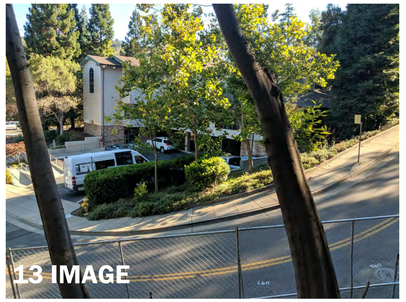

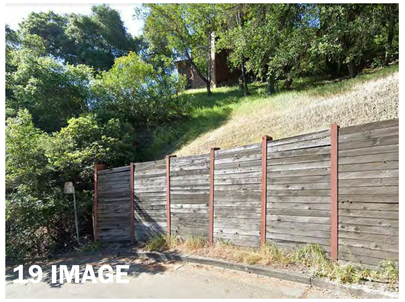

2 **SITE PHOTOS 11-20**

1" = 1'-0"

1 **AERIAL VIEW DIAGRAM_SITE PHOTOS 11-20**

1" = 100'-0"

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS EASTMAN
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T. +1 415 926 7900

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(925) 736-8176

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PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

SITE PHOTOS

SCALE: As indicated

A403

PLANNING SUBMITTAL

JULY 27, 2021

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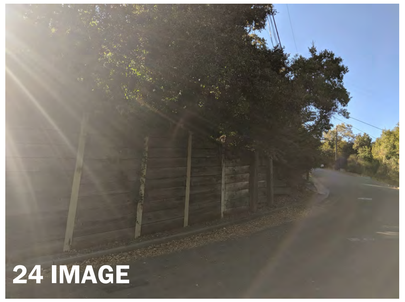

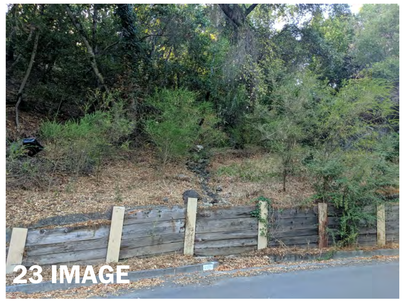

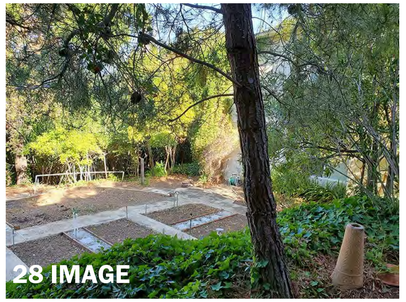

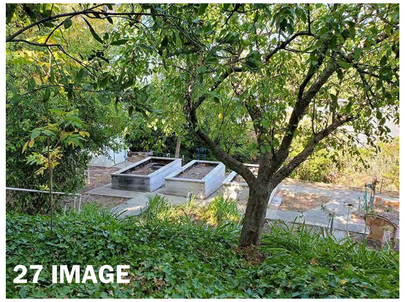

1 **SITE PHOTOS 21-29**

1" = 1'-0"

2 **AERIAL VIEW DIAGRAM_SITE PHOTOS 21-29**

1" = 100'-0"

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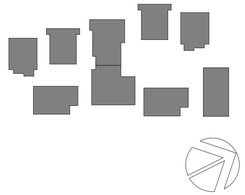
NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL



KEY PLAN

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Applicant:
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PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

SITE PHOTOS

SCALE: As indicated

A404

PLANNING SUBMITTAL

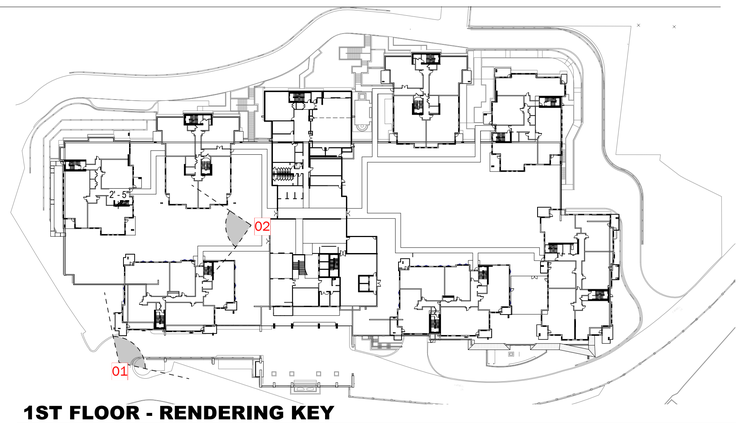
JULY 27, 2021

02 **RENDERING IMAGE - COURTYARD**

12" = 1'-0"

01 **RENDERING IMAGE - APPROACH**

12" = 1'-0"



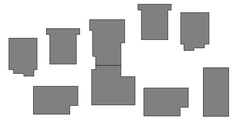
1ST FLOOR - RENDERING KEY

1" = 80'-0"

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL



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PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

RENDERING IMAGES

SCALE: As indicated

A405

PLANNING SUBMITTAL

JULY 27, 2021

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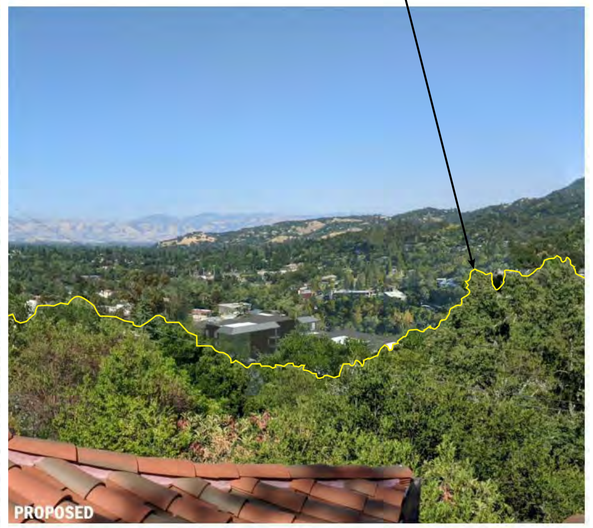
VIEW CORRIDORS
135 WOOD ROAD

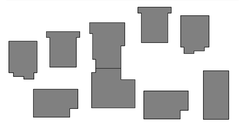


VIEW CORRIDORS
49 E MAIN STREET

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL



KEY PLAN

PERKINS EASTMAN
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Applicant:
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(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

PERSPECTIVE - BEFORE AND AFTER

SCALE:

A406

PLANNING SUBMITTAL

JULY 27, 2021

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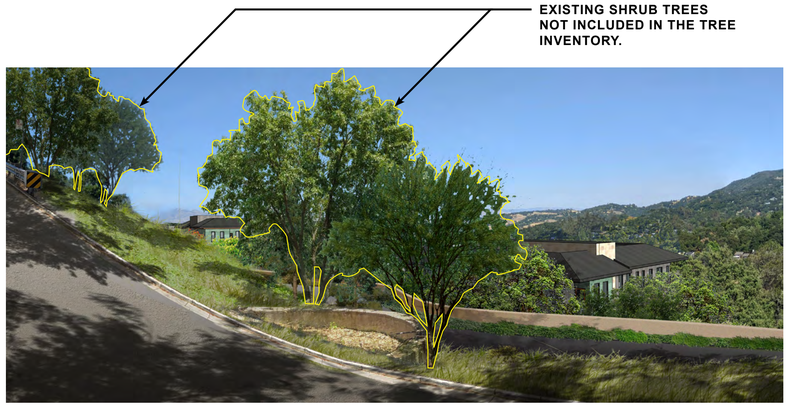
VIEW 1 **DIAGRAM OF BUILDING MASSING WITHOUT LANDSCAPE**
(SHOWN FOR REFERENCE OF ARCHITECTURE BEYOND)

VIEW 2 **DIAGRAM OF BUILDING MASSING WITH NEW PLANTINGS ON SITE**

(7 YEAR GROWTH)

VIEW 3 **DIAGRAM OF BUILDING MASSING WITH NEW PLANTINGS ON SITE AND EXISTING SHRUB TREES TO REMAIN ALONG WOOD ROAD**

VIEW 4 **RENDERED BUILDINGS WITH NEW PLANTINGS ON SITE AND EXISTING SHRUB TREES TO REMAIN ALONG WOOD ROAD**



VIEW 4 **RENDERED BUILDINGS WITH NEW PLANTINGS ON SITE AND EXISTING SHRUB TREES TO REMAIN ALONG WOOD ROAD**

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

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PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

RENDERED IMAGE PROGRESSION

SCALE: 1" = 30'-0"

A407

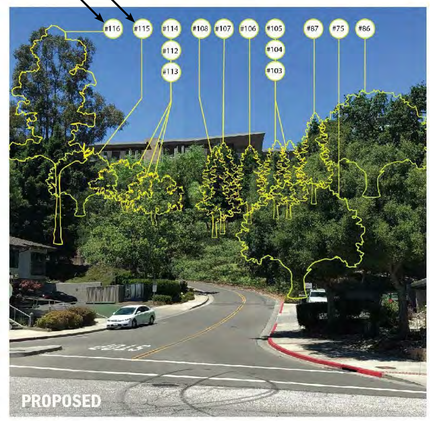
PLANNING SUBMITTAL

JULY 27, 2021

VIEW CORRIDORS

S SANTA CRUZ AVENUE & WOOD ROAD

TREE #115 AND 116 ARE OUTSIDE THE PROPERTY LINE AND WILL REMAIN INTACT.



VISUALIZATION

Farwell/Broadway

VISUALIZATION

121 Wood Road

EXISTING

PROPOSED

NO. DATE ISSUE

SEAL

KEY PLAN

PERKINS EASTMAN
677 Washington Blvd.
Suite 101
Stamford, CT 06901
T. +1 203 251 7400
F. +1 203 251 7474

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
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(408) 842-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

PERSPECTIVE - BEFORE AND AFTER

SCALE:

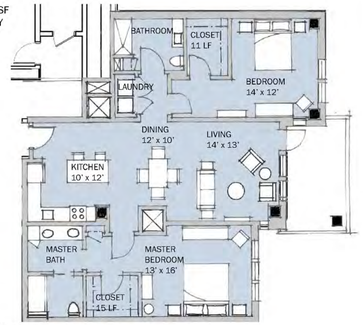
A408

PLANNING SUBMITTAL

JULY 27, 2021

TWO BEDROOM

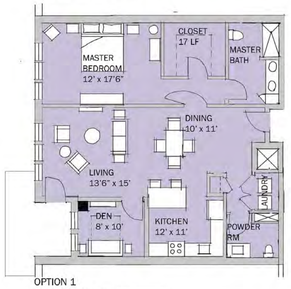
- 64 UNITS (38%)
- AVG AREA: +/- 1,532 SF
- +1 PATIO OR BALCONY



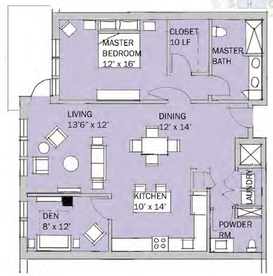
BUILDING A, E, F:
28 UNITS
1,500 SF

ONE BEDROOM WITH DEN

- 45 UNITS (27%)
- AVG AREA: +/- 1,171 SF
- +1 PATIO OR BALCONY



OPTION 1

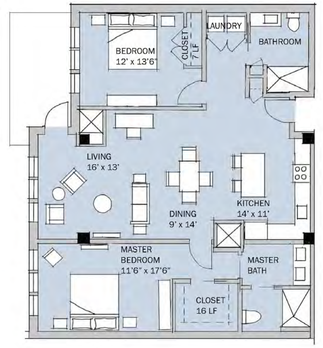


OPTION 2

BUILDING A:
24 UNITS
1,200 SF

TWO BEDROOM

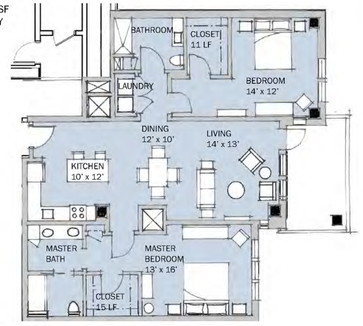
- 64 UNITS (38%)
- AVG AREA: +/- 1,532 SF
- +1 PATIO OR BALCONY



BUILDING A:
4 UNITS
1,400 SF

TWO BEDROOM

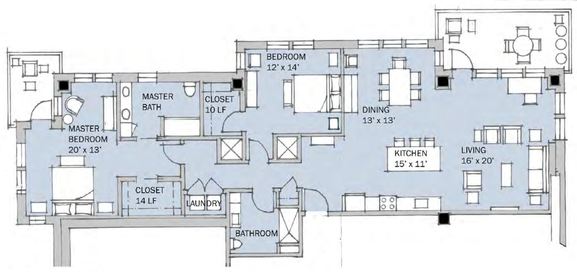
- 64 UNITS (38%)
- AVG AREA: +/- 1,532 SF
- +1 PATIO OR BALCONY



BUILDING A, E, F:
28 UNITS
1,500 SF

TWO BEDROOM

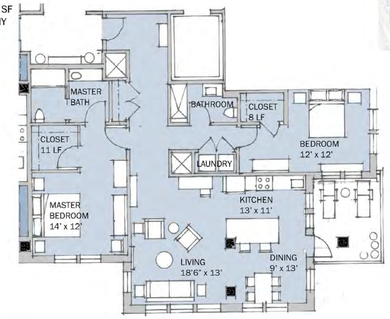
- 64 UNITS (38%)
- AVG AREA: +/- 1,532 SF
- +1 PATIO OR BALCONY



BUILDING D,G:
7 UNITS
1,660 SF

TWO BEDROOM

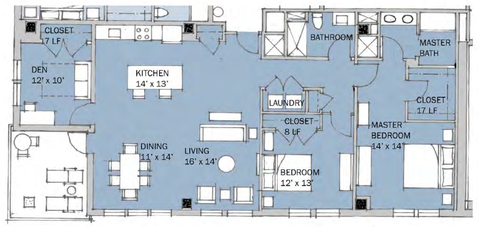
- 64 UNITS (38%)
- AVG AREA: +/- 1,532 SF
- +1 PATIO OR BALCONY



BUILDING D,G:
8 UNITS
1,500 SF

TWO BEDROOM WITH DEN

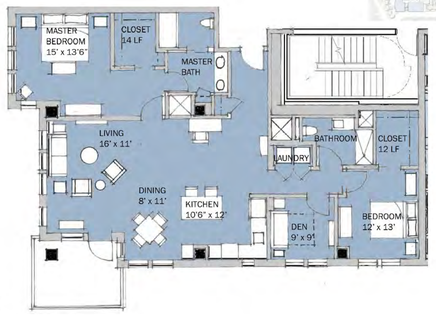
- 45 UNITS (27%)
- AVG AREA: +/- 1,680 SF
- +1 PATIO OR BALCONY



BUILDING D,G:
8 UNITS
1,750 SF

TWO BEDROOM WITH DEN

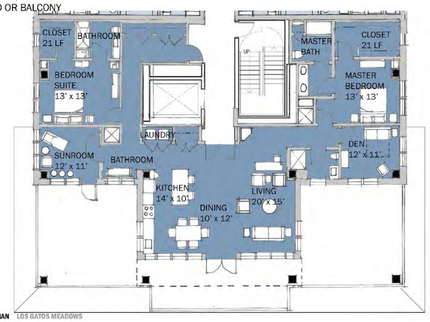
- 45 UNITS (27%)
- AVG AREA: +/- 1,680 SF
- +1 PATIO OR BALCONY



BUILDING E,F:
20 UNITS
1,900 SF

TWO BEDROOM WITH DEN (PENTHOUSE)

- 5 UNITS (3%)
- AVG AREA: +/- 2,018 SF
- +1 PATIO OR BALCONY

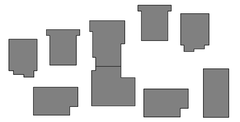


BUILDING E,F:
2 UNITS
2,280 SF

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL



KEY PLAN

PERKINS — EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
COVIA
2185 N CALIFORNIA BLVD, SUITE 215
WALNUT CREEK, CA 94596
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
GATES + ASSOCIATES
2671 CROW CANYON RD
SAN RAMON, CA 94583
(925) 736-8176

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

TYPICAL IL UNIT PLANS

SCALE: 1" = 30'-0"

A501

PLANNING SUBMITTAL

JULY 27, 2021

C:\REVIT LOCAL\70580_Los Gatos_Site_R19_m.destout.rvt
10/13/2020 7:41:56 PM

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Photo 1, Shows the Patio's in the rear of their Apartments at the Carraige House Apartment. Netting in far trees, to be cut

Photo's 2 and 3 shows the view that I would get from my Lower property at [redacted]

Photos 4 and 5 are the view that I would get from my Patio (deck) overlook the L.C. Meadows.

Esther Grand [redacted]

Received 1/12/22 11:38 AM

From: Niki Omidi [redacted]
Sent: Wednesday, January 12, 2022 11:52 AM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: 110 Wood Road project concerns

EXTERNAL SENDER

Hi Sean,

I had left a voicemail on your answering service last week to discuss my concerns regarding 110 Wood Road, but I never heard from you. In any case, the story poles went up just before the holidays and it's very concerning to me how huge and visually invasive they are into the hillside, especially from my house's view (I'm at [redacted]). Is the height of Villa C (or perhaps Villa D, I can't tell which from the story poles) necessary need to be so tall? I'll be glad to include photos, if you ask for them. The visual impact of these buildings is on par with the Sacred Heart Jesuit Center (Testarossa winery), except the Center enjoys both a historical status as well as the fortune of being set quite aways back up into the hills. This Covia project on 110 Wood Road is proposing the same visual girth or magnitude as the Jesuit Center, but smack dab on top of those of us who enjoy south east views of the hills from our elevated vantage points.

Is this topic up for discussion? Please email me back, or call me at [redacted].

Niki Omidi

From: Julie Southern [redacted]>
Sent: Wednesday, January 12, 2022 12:22 PM
To: Sean Mullin <SMullin@losgatosca.gov>
Cc: Matthew Southern [redacted]>; C So [redacted]>
Subject: 110 Wood Road comments for 12 Jan 2022 meeting

EXTERNAL SENDER

Hello Sean
I hope this is not too late for today's meeting.
I attended the Open house that the Meadows held on Monday as well as almost all prior 9 Open Houses.
I have also attempted to attend all counsel meetings that have discussed this project.

I am an interested neighbor!

Overall I am in favor of the rebuild. The Meadows services are greatly needed.

As a 30+ year resident of Wood Road though, I have a few (more) thoughts now that the orange poles are up:
1) The 30+ additional feet with the higher 3+ story buildings are quite visible. Though none directly block my across the valley view, the bulk does block view.
2) I like that they are proposing Solar, though I hope that does not add more than a foot above the existing flags today.
3) More parking is good for the workers but it will add more traffic to the Wood Road traffic. Before they closed, workers that parked offsite walked up the road.
4) Wood Road is getting LOTS of attention by people on foot and by car, especially that the flags are up - many driving to the top/end of Wood Road, and really adding to the traffic flow. This also exasperates the fact there is only a side walk a few feet up the Road. It might be nice to have some sort of sidewalk or street marking where bikes or people could walk safely when they rebuild. I understand a sidewalk may be out of the question due to tree roots, etc. but might be nice.
5) This also leads to my consistent request that they not close off the Broadway exit to neighbors.
i) It saved us during the 1997 fire. And with increased traffic, it would be a shame to remove this access to cars.
ii) It would also give neighbors an alternative during summer traffic months that sometimes are impossible to get off of Wood Road.
iii) And it seems like cars are now driving even faster on South bound S. Santa Cruz Avenue making it again difficult and sometimes unsafe to exit Wood Road.
6) The PG&E (and Comcast) line on the back of Meadows, on the Road edge is a key candidate for underground work. It serves most all the other houses on Wood Road and is quite 'sketchy' looking now (leaning).
7) Water pressure. I mentioned it at the Open House, but was curious if the water pressure would be impacted favorably with the project? Some homes suffer from water pressure.
8) The white roofs today are an eye soar. Will the new structure be able to use more friendly waterproofing colors?
Thank you - I will try to state this by raising my hand tonight, but have had technical difficulty before.
Best Regards,
Julie

From: Clare Southern <[redacted]>
Sent: Wednesday, January 12, 2022 3:08 PM
To: Sean Mullin <SMullin@losgatosca.gov>
Cc: Julie Southern <[redacted]>; Matthew Southern <[redacted]>
Subject: Re: 110 Wood Road comments for 12 Jan 2022 meeting

EXTERNAL SENDER

Hi Sean,

Here are alternative views of the Meadows. Want to highlight two concerns that a few people brought up on the call related to the size of the increase + the powerline.

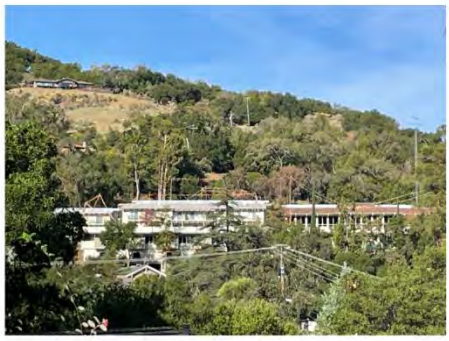
Mass increase:

Upper Wood Road (Jan)

LGHS Fields (Jan)

Jones Trail (Jan)

Near Head of Jones Trail (November)



Severely leaning powerline. (Hillside burned in 1997 due to PG&E fire).

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Friday, January 28, 2022 8:41 AM
To: Town Manager <Manager@losgatosca.gov>
Subject: Online Form Submittal: Customer Feedback Form

EXTERNAL SENDER

Customer Feedback Form

We'd like to hear from you! Please complete the online form to share your concerns, suggestions, or praise with us.

Contact Information

Name:	Claudia Galbo
Address:	[redacted]
City:	Los Gatos
State:	CA
Zip:	95033-8330
Home Phone Number:	[redacted]
Daytime Phone Number:	*Field not completed.*
Email Address:	[redacted]
Please let us know how we are doing or what we can do for you!	I would like to express deep concern about the HUGE UGLY EYESORE MONSTROSITY that appears to be planned above the downtown area(west side). I cannot believe that the town would approve such a huge, out of place building that overpowers the view and is literally all you can see as you enter town from the west. Los Gatos is known for its natural beauty and location, PLEASE don't destroy it by allowing this monstrosity. It is/will be a huge detriment to the city's reputation.

From: Jennifer Armer <JArmer@losgatosca.gov>
Sent: Monday, February 14, 2022 8:51 AM
To: Morgan Slain <[redacted]>
Cc: Sean Mullin <SMullin@losgatosca.gov>
Subject: RE: Thanks and comments on Los Gatos Meadows proposal

Good Morning Morgan,

Thank you for stopping by the Town's booth at the Farmers Market yesterday, it was a pleasure to talk with you. By copy of this message I am forwarding your comments to Senior Planner Sean Mullin for inclusion in future public meetings' staff report materials (along with all Public Comments) regarding the proposed project at 110 Wood Road.

As the primary staff liaison for the project, Mr. Mullin can be reached at SMullin@LosGatosCA.gov or 408-354-6823 should you need anything further at this time.

Thank you for reaching out to the Town of Los Gatos and voicing your comments.

Sincerely,
Jennifer

Jennifer T.C. Armer, AICP ● Planning Manager
Community Development Department ● 110 E. Main Street, Los Gatos CA 95030
Ph: 408.399.5706 ● jarmer@losgatosca.gov
www.losgatosca.gov ● https://www.facebook.com/losgatosca

TOWN OF LOS GATOS GENERAL PLAN 2040

General Plan update, learn more at www.losgatos2040.com

TOWN OF LOS GATOS HOUSING ELEMENT

Housing Element update, learn more at https://engagelosgatoshousing.com

COMMUNITY DEVELOPMENT HOURS:
Counter Hours: 8:00 AM – 1:00 PM**,** Monday – Friday
Phone Hours: 8:00 AM – 5:00 PM, Monday – Friday

Town offices are now open. In accordance with the Santa Clara County Public Health Office Order, we REQUIRE masks indoors regardless of vaccination status. All permit submittals are to be done online via our Citizen's Portal platform. All other services can be completed at the counter. For more information on permit submittal, resubmittal, and issuance, please visit the Building and Planning webpages.

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Think Green, please consider the environment before printing this e-mail.

From: Morgan Slain <[redacted]>
Sent: Monday, February 14, 2022 8:33 AM
To: Jennifer Armer <JArmer@losgatosca.gov>
Subject: Thanks and comments on Los Gatos Meadows proposal

EXTERNAL SENDER

Hi Jennifer,

Thanks again for taking time to talk with me at the farmers market yesterday.

Following up on our conversation, here are my comments as a 22-year Los Gatos resident and homeowner on Broadway about the Los Gatos Meadows proposal:

1) Developers need to make more of an effort to scale and design the project to be in keeping with the character of the Town, especially since the project is so close to the heart of our downtown. The current proposal looms over our town square and dominates the view from many places in Town. In particular, the height of the project should be scaled back so as not to be so intrusive.

2) The building envelope should more closely match the prior development so that not as many trees need to be removed, particularly heritage trees.

3) The small road leading to Broadway should never be used for regular vehicular traffic, self driving or otherwise. That road is not designed for regular traffic. It runs right over a residential sidewalk in an area where many residents walk and children play. Vehicles exiting from Los Gatos Meadows in the past frequently picked up speed on the downhill grade, ignored the private stop sign, and almost struck pedestrians. Wood Road is well designed and perfectly suitable for all vehicles entering and exiting the area.

4) With more residents in the area, particularly elderly residents, the crosswalks at the intersection of Santa Cruz Ave. and Broadway will need more safety protection for pedestrians. This is a busy intersection with zero protection for pedestrians, while motorists often tend to be in "freeway mode" coming off of or about to enter Highway 17.

Thanks,
Morgan

Morgan Slain
Director
Bronco Venture Accelerator | Santa Clara University

From: Irving MITSUNAGA <[redacted]>
Sent: Monday, March 28, 2022 12:30 PM
To: Council <Council@losgatosca.gov>
Subject: Los Gatos Meadows

EXTERNAL SENDER

TO: Town Council, Los Gatos
FROM: Irving & Evelyn Mitsunaga
RE: Los Gatos Meadows Project to Re-build

We support the rebuild of The Meadows on Wood Road, Los Gatos. We feel Los Gatos needs more living spaces exactly like the residential community that Covia is planning.

We have lived at our current address ([redacted]) since 1974. Because Broadway residents are considered neighbors of the project, we have been invited to attend Town Halls and Informational meetings, in person before Covid 19 shutdowns and then via Zoom during the pandemic. We have been impressed with the re-build team's willingness to listen to and address neighbor's concerns. We especially appreciate their commitments to providing a fire-safe site and to maintaining the natural woodland area.

This project is personal for us, because the more we learn, the more we want to live at the Los Gatos Meadows, a residental community with purpose and connectivity to the town. We are active, social seniors who want to stay near downtown and continue to enjoy and contribute to community affairs, as we have for more than 45 years. Obviously we don't move often, and we want our last move to be the right move. We think there is a significant number of town residents who are in our age category and want to stay within walking distance of downtown. However, we are concerned that continuing delays to this project mean that we, and many other long-time residents, will not be here to enjoy this beautiful facility.

We encourage the Town to allow this re-build to go forward. Thank you.

Irving & Evelyn Mitsunaga
[redacted]
Los Gatos, CA 95030
[redacted]

From: Laverne Nolan <[redacted]>
Sent: Tuesday, March 29, 2022 10:24 AM
To: Council <Council@losgatosca.gov>
Subject: Meadows Rebuild

EXTERNAL SENDER

As a resident of Los Gatos and a senior I strongly approve of the Meadows being rebuilt. It was terrible that they didn't stay open during the process of permitting the rebuild.

There is nothing in the immediate area that compares with the services that the Meadows provided.
The senior services in our Town are sorely lacking. We need to step up the game. Speed up the permitting
process.

Laverne Nolan
[redacted]

From: Gillian Verga [redacted]>
Sent: Wednesday, March 30, 2022 10:03 PM
To: Council <Council@losgatosca.gov>
Subject: Support for Los Gatos Meadows rebuild

EXTERNAL SENDER
Dear Town Council,

I'm writing in support of the Los Gatos Meadows rebuild to be presented on April 5th. I believe the benefits of making this retirement community more modern and a better place for seniors are far more important than the impact on the neighborhood's view.

I live on Broadway, and I can see the story poles from my living room window - so I am definitely impacted by the view. But my thinking is this: when I look out my window, or walk around town, I see a mix of buildings and greenery. When the Meadows is built, and we're all used to seeing it, it will just be one more building mixed with the greenery. I don't think it dominates more than other buildings I see around town. I have walked around the Almond Grove, and from many - even most - places, you can't see the story poles at all.

On the other hand, I'm now looking at retirement homes for my mom, so I can appreciate the need for this housing. The places she's considering are all new construction, modern, nicely appointed facilities with full services. Many of them are semi high-rise buildings. She'll be selling her home of 53 years, so she can afford a nice roomy place, maybe even a 2-bedroom unit. When I think about the Meadows from the perspective of a potential resident, their designs make perfect sense to build a beautiful community for seniors.

I also love the Meadows plan to have a self-driving shuttle that takes people down the hill onto Broadway, right across from my house. That means the residents can walk the remaining flat half-block into town and enjoy the coffee, shopping, restaurants, etc. One of the biggest challenges for seniors is having to stop driving, so walking access to downtown is huge for this facility and its residents.

Frankly, it seems pretty selfish to stand in the way of this development and deny hundreds of seniors a place to live - many of them near families in Los Gatos - just because our view will change a little. And, we could stall, talk about it for months - but we have a housing shortage, and I'd rather Covia get this built, make the housing available, and move on to build something else as soon as they can. Let's stop the delays and discussions that make it so hard to build new housing in our area. Let's approve this project and get more senior housing in Los Gatos.

Sincerely,
Gillian Verga
[redacted]

DATE: April 4, 2022

TO: Town Council

FROM: Joel Paulson, Community Development Director

SUBJECT: Requesting Approval of a Planned Development for Construction of a Senior Living Community, Removal of Large Protected Trees, and Site Improvements Requiring a Grading Permit on Property Zoned R:PD. **Located at 110 Wood Road**. APN 510-47-038. Planned Development Application PD-20-001 and Environmental Impact Report EIR-21-002. APPLICANT: Rockwood Pacific. PROPERTY OWNER: Covia Communities.

REMARKS:

In their March 17, 2022 letter, the applicant requested that their application be remanded back to the Planning Commission to further address the Commission's feedback (Attachment 9). Since the Planning Commission had already acted on the current project, its recommendation was forwarded to the Council for consideration. The applicant submitted an updated request that the Council hearing be continued to a date uncertain to allow them time to continue to evaluate the Planning Commission's feedback and to update the project plans accordingly (Attachment 12). Given the applicant's previous request and their indication that updates to the application are forthcoming, a continuance to a date uncertain is not appropriate and staff recommends that the Council remand the application back to the Planning Commission for review of a revised application.

Attachment 13 includes public comments received between 11:01 a.m., Thursday, March 31, 2022, and 11:00 a.m., Monday, April 4, 2022.

PREPARED BY: Sean Mullin, AICP
Senior Planner

Reviewed by: Town Manager, Assistant Town Manager, Town Attorney, Finance Director, and Director of Parks and Public Works

ATTACHMENTS:

Previously received under separate cover:

1. May 2021 Draft Environmental Impact Report (available online at www.losgatosca.gov/110WoodRoad)
2. August 2021 Final Environmental Impact Report and Mitigation Monitoring and Reporting Program (available online at www.losgatosca.gov/110WoodRoad)

Previously received with the April 5, 2022, Staff Report:

3. Required Findings
4. Draft Resolution to certify the Final EIR, make the required CEQA Findings of Fact (included as Exhibit A), and adopt the Mitigation Monitoring and Reporting Program (included as Exhibit B)
5. January 12, 2022 Planning Commission Staff Report (with Exhibits 3-14)
6. January 12, 2022 Planning Commission Addendum Report (with Exhibits 16-17)
7. January 12, 2022 Planning Commission Desk Item Report (with Exhibit 18-19)
8. January 12, 2022 Planning Commission Verbatim Minutes
9. Letter from the Applicant, dated March 17, 2022
10. Planned Development Ordinance with Exhibit A Rezone Area and Exhibit B Development Plans, July 27, 2021
11. Public Comments received between 11:01 a.m., January 12, 2022, and 11:00 a.m., March 31, 2022

Received with this Addendum Report:

12. Letter from the applicant requesting a continuance, dated April 1, 2022
13. Public Comments received between 11:01 a.m., Thursday, March 31, 2022, and 11:00 a.m., Monday, April 4, 2022

April 1, 2022

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

RE: Rebuild of Los Gatos Meadows / PD-20-001
Request for Continuance

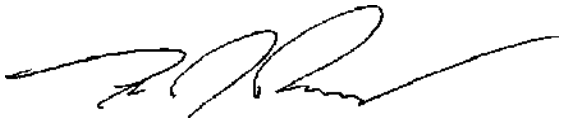
Dear Sean:

As discussed, on behalf of the owner of Los Gatos Meadows, we hereby request a continuance of the Town Council hearing for our proposed rebuild project. In part due to feedback received by the Planning Commission and others, we intend to update our application.

Incidentally, as of today, Covia Communities has merged into Front Porch Communities and Services so going forward all references to the property owner shall be to Front Porch Communities and Services.

We look forward to continuing to collaborate 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 Front Porch Communities and Services (Owner)

c: Chris Ichien, VP of Life Plan Operations, Front Porch Communities and Services
Diana Jamison, Chief Capital Strategy Office, Front Porch Communities and Services.

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From: Julie Southern [redacted]
Sent: Monday, April 04, 2022 10:41 AM
To: PublicComment <PublicComment@losgatosca.gov>
Subject: Public Comment Item #_16 - the Meadows at 110 Wood Road

EXTERNAL SENDER
Hello Town

I am a long time resident and neighbor of the Meadows at 110 Wood Road. I have been on record several times thru their application process and want to be sure you have this again.

1) I am for the rebuilding of the Meadows. It provides a needed service and they have been good neighbors over the years.

2) The current orange poles highlighted the height proposed, and was alarming. But as I understand, with a reduction of a floor (or two), it would be more like the current structure bulk and acceptable.

3) Farwell Lane should be left open, even if just for the Service Vehicles supporting the Meadows, like it did before the Meadows closed. Closing an access road to a hillside already burned in the 1997 fire (which my house was one) is shorsighted.

I appreciate the many neighbor meetings the Meadows has held over the years to keep us informed.

Thank you
Julie Southern
Wood Road, Los Gatos

April 1, 2022

Elaine M. Seid
15559 Union Ave., # 3016
Los Gatos, CA 95032
3495 Lakeside Drive #1271
Reno, Nevada 89509
T: (408) 412-3568
Elaine@EMSeidEstateLaw.com
www.EMSeidEstateLaw.com

Via email
Mayor Rob Rennie
Vice Mayor Maria Ristow
Member Marico Sayoc
Member Mary Badame
Member Matthew Hudes

Re: **Los Gatos Meadows**

Dear Honorable Members of the Council:

I support the Los Gatos Meadows Project under consideration at your April 5 meeting. My husband and I are on the waiting list to buy into this housing project when it becomes available and when we are in need.

I have been a resident of Los Gatos for over thirty years, a member of the Los Gatos Morning Rotary, a volunteer for Jazz on the Plazz and attended numerous meetings of the Town's Complete Streets & Transportation Commission and its predecessor the Bicycle and Pedestrian Advisory Commission to advocate safe roads for bicycling

We own a home in Los Gatos that is single story that we have remodeled with the idea we could age in place. However, we are realistic to know there is a chance either of us could become too frail to live alone in our home without assistance. We are fortunate to have The Terraces nearby where we could remain in Los Gatos and near our current home. However, the Terraces is in high demand, and it is difficult to secure housing larger than a one bedroom or studio. When we heard the Meadows would be redeveloped into large apartments, we jumped at the opportunity to be on the waiting list.

The advantage of the Meadows to us is it would be a safe place with onsite healthcare services and exercise facilities to allow us to age gracefully and safely. The Meadows is in a scenic location and is designed with pleasing surrounding. We could safely descend to the street level on Broadway Ave through an elevator (?) and walk around downtown to patronize our favorite restaurants, coffee shops, bakeries, stores, the farmer's market and attend Jazz on the Plazz, and the many events sponsored by the Los Gatos Chamber of Commerce and service clubs. We would not need a car or worry about parking. We prefer to walk. The town is very walkable. The Town of Los Gatos is a unique special place located in an area of natural beauty and resources with a vibrant and active downtown. We want to be able to continue to live here.

It would be an advantage to the community should we move out of our single-family house in a very desirable neighborhood and make it available to a family in need of a home in a great community with outstanding schools. We all know homes for families in Los Gatos are in short supply and in high demand. The Meadows would add to the housing supply in Los Gatos in a meaningful way for seniors who already live here and want to stay as they age.

We believe the Meadows to be a beautiful project operated by a well-regarded nonprofit. We understand the developers have taken care to listen to our desires in designing the project, have taken public safety and wildfire preparedness into consideration, and have strived to minimize the development footprint. The hillside on which the Meadows is located is steep and a challenge to develop. We commend the developers on a job well done. We disagree the structure will be overbearing to its surrounding neighborhood.

The planning commission's decision to deny the Los Gatos Meadows' application because its plans do not include low-income housing is short sighted and myopic. The Town of Los Gatos alone cannot solve the housing shortage. Even if the entire Los Gatos Meadows project were designated low-income housing, it would not solve the current housing shortage in the bay area. And who would pay for the construction and maintenance of the Meadows as low-income housing? Certainly not the Town of Los Gatos. Recent reports are the Town of Los Gatos is way behind on funding its very much needed infrastructure, let allow subsidizing low-income house in the magnitude of Meadows.

In my humble opinion, in this situation, it makes more sense to allow the private sector to market attractive senior housing in downtown Los Gatos to entice Los Gatos homeowners to relinquish and move out of their desirable single-family homes, some perhaps on large lots. The movement of seniors from their desirable homes into denser housing on less real estate opens housing opportunities for new homeowners. Or, perhaps, houses on large lots left by seniors could be redeveloped with attractive denser housing.

Thank you for reading and considering my comments. I encourage your support for this project.

Very truly yours,

ELAINE M. SEID

Encl.

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Minutes of the Town Council Meeting
April 5, 2022

The Town Council of the Town of Los Gatos conducted a regular meeting utilizing teleconference and electronic means consistent with Government Code Section 54953, as Amended by Assembly Bill 361, in response to the state of emergency relating to COVID-19 and enabling teleconferencing accommodations by suspending or waiving specified provisions in the Ralph M. Brown Act (Government Code § 54950 et seq.) and Town of Los Gatos Resolution 2021-044 on Tuesday, April 5, 2022 at 7:00 p.m.

MEETING CALLED TO ORDER AT 7:00 P.M.

ROLL CALL

Present: Mayor Rob Rennie, Vice Mayor Maria Ristow, Council Member Mary Badame, Council Member Matthew Hudes, Council Member Marico Sayoc (all participating remotely).
Absent: None

PRESENTATIONS

Mayor Rennie presented a proclamation in honor of National Poetry Month and invited Town Poet Laureate, Jen Siraganian, to read her poem entitled Los Gatos 2022.

Mayor Rennie presented a proclamation in honor of National Public Safety Telecommunications Week, April 10-16, 2022 and thanked the Town's Dispatchers for their service and dedication.

CLOSED SESSION REPORT

Robert Schultz, Town Attorney, stated Council met in closed session as duly noted on the agenda and that there is no reportable action.

COUNCIL/TOWN MANAGER REPORTS

Council Matters

- Council Member Hudes stated he attended the CalCities Peninsula Division event "Growth You Can Count On"; Senior Service Committee and Senior Service Sub-Committee meetings; Silicon Valley Regional Interoperability Authority (SVRIA) Board meeting as an alternate; Chamber of Commerce Awards Luncheon; Housing Element Update community meeting; met with KCAT president; toured the Los Gatos-Saratoga Recreation facility; met with the developers of Los Gatos Meadows; and met with the neighbors of 118 Olive Street.

Council Matters – continued

- Council Member Sayoc announced the next CalCities Peninsula Division meeting will focus on Governor Newsom's Cares Court and attended the Council Policy Committee meeting.
- Council Member Badame stated she met with Supervisor Joe Simitian; Frank Rockwood, developer of 110 Wood Rd; residents on a variety of topics; neighbors appealing 118 Olive Street and the applicant; attended the Chamber of Commerce Awards Luncheon; Senior Service Sub-Committee as an observer; Housing Element Update community meeting; Democracy Tent community meeting; and the Council Policy Committee meeting.
- Vice Mayor Ristow stated she has been assisting with bike skills classes for elementary school children; attended the Safe Routes to School Board of Directors meeting; Los Gatos Meadows community meeting as a resident; Belmont Villages of Los Gatos with Council Member Sayoc and The Club ribbon cuttings; Los Gatos Pollinator Project meeting; Interfaith Unity Passover Seder with Mayor Rennie and Council Member Sayoc; met with Los Gatos-Saratoga Recreation Executive Director; Senior Service Committee chair Tom Picraux; City of Seaside planners; NUMU ArtNow High School Exhibition Event.
- Mayor Rennie stated he attended the Bay Area Air Quality Management District (BAAQMD) Special Board and Stationary Source Committee meetings; Valley Transportation Authority (VTA) Special Board meeting; Yosemite Policy Makers Conference; California Native Garden Foundation event; West Valley Mayors and Mangers meeting; Senior Service Committee meeting; ribbon cutting at The Club; Chamber of Commerce Awards Luncheon; Interfaith Unity Passover Seder; provided testimony on Senate Bill 1100 at a Senate Committee meeting; participated in the installation of solar panels on a local nonprofit; spoke at the Democracy Tent community meeting; met with Los Gatos-Saratoga Union High School District Superintendent; met with residents regarding cannabis and Shannon Road; neighbors of 118 Olive Street; and met with the owners of Hero Ranch.

Manager Matters

- Announced a Town Council, Planning Commission, and Housing Element Advisory Board Study Session on the Nuts and Bolts of Affordable Housing will be held on April 6, 2022 at 6:00 p.m.
- Announced the Planning Commission will begin deliberations on the Draft 2040 General Plan on April 13, 2022.
- Announced Adult Commissioner recruitment is underway; the application period closes on May 27 at 4:00 p.m. Interviews are scheduled for June 7, 2022.

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)

1. Approve Closed Session Meeting Minutes of March 12, 2022.
2. Approve Draft Meeting Minutes of the March 15, 2022 Town Council Meeting.
3. Adopt a Resolution Reaffirming Resolution 2021-044 Regarding Brown Act Compliance and Teleconferencing and Making Findings Pursuant to Government Code Section 54953, as Amended by Assembly Bill 361, During the COVID -19 Pandemic. **RESOLUTION 2022-013**

Consent Items – continued

4. Authorize the Town Manager to Execute a Certificate of Acceptance and Notice of Completion for the Fiscal Year 2020/21 Street Repair and Resurfacing Project (CIP No. 811-9901), Completed by Pavement Coatings, and Authorize the Town Clerk to File for Recordation.
5. Americans with Disabilities Act Transition Plan (CIP No. 812-0129):
   a. Authorize the Town Manager to Execute a First Contract Amendment to the Consultant Services Agreement with Disability Access Consultants, LLC for Additional Services, in an Amount of $40,000 for a Total Agreement Not to Exceed $170,000; and
   b. Authorize An Expenditure Budget Adjustment in the Amount of $40,000 to the Project from Available General Fund Appropriated Reserve (GFAR) for Fiscal Year 2021/22.
6. Adopt A Resolution Authorizing an Application to the California Department of Parks and Recreation's Recreational Trails Program for the Los Gatos Creek Trailhead Connector Project. **RESOLUTION 2022-014**
7. Authorize the Town Manager to Execute a Third Amendment to an Agreement for Consultant Services with Mintier Harnish for Preparation of the General Plan Update and Environmental Impact Report (EIR).
8. Adopt Amendments to the Town Council Late Night Entertainment Policy No. 1-03 to Clarify the Use of Public Right-of-Way and Semi-Permanent Parklets for Entertainment as Recommended by the Town Council Policy Committee. **POLICY 1-03**
9. Authorize the Town Manager to Execute an Amended and Restated Agreement Between the County of Santa Clara and the Town of Los Gatos for Weed Abatement Services.
10. Approve the Senior Service Committee Request to Seek Targeted Solicitations to Host a Community Reception Per the Town Solicitation and Donation Policy.

Opened public comment.

No one spoke.

Closed public comment.

MOTION: **Motion** by **Vice Mayor Ristow** to approve consent items 1-10. **Seconded** by **Council Member Sayoc.**

VOTE: **Motion passed unanimously.**

VERBAL COMMUNICATIONS

Joanne Rodgers

- Commented on increasing housing units and in opposition of allowing marijuana dispensaries.

Verbal Communications – continued

Stacey Hein
- Commented on the effect of marijuana on teens.

Stephen Guruwaiya
- Commented in opposition of allowing marijuana dispensaries.

PUBLIC HEARINGS

11. Introduction and First Reading of an Ordinance Repealing and Replacing Article III of Chapter 10 of the Los Gatos Town Code Regulating Food Service Ware by Food Facilities to Align with New State Laws.

Robert Schultz, Interim Town Attorney, presented the staff report.

Opened public comment.

Kamron Emami, Youth Commission Environmental Sub-Committee Chair
- Commented in support of the ordinance.

Jack Noymer, Youth Commission Environmental Sub-Committee Co-Chair
- Commented in support of the ordinance.

Sasha Balasingham, Youth Commission Chair
- Commented in support of the ordinance.

Quincy Scott, Youth Commission Vice Chair
- Commented in support of the ordinance.

Closed public comment.

Council discussed the item.

MOTION: **Motion** by **Council Member Badame** to introduce by title only, an ordinance repealing and replacing Article III of Chapter 10 of the Los Gatos Town Code Regulating Food Service Ware by Food Facilities to align with new State laws. **Seconded** by **Vice Mayor Ristow.**

VOTE: **Motion passed unanimously.**

Town Clerk Neis read the title of the ordinance.

OTHER BUSINESS

12. Approve the Employment Agreement Between the Town of Los Gatos and Gabrielle Whelan for Appointment to Town Attorney and Authorize the Mayor to Execute the Agreement.

Laurel Prevetti, Town Manager, presented the staff report.

Opened public comment.

No one spoke.

Closed public comment.

Council discussed the item.

MOTION: **Motion** by **Council Member Hudes** to approve the employment agreement between the Town of Los Gatos and Gabrielle Whelan for appointment to Town Attorney and authorize the Mayor to execute the agreement. **Seconded** by **Council Member Sayoc.**

VOTE: **Motion passed unanimously.**

PUBLIC HEARINGS

13. Introduce an Ordinance Approving a Military Equipment Funding, Acquisition, and Use Policy Pursuant to Assembly Bill 481.

Derek Moye, Interim Captain, presented the staff report.

Opened public comment.

No one spoke.

Closed public comment.

Council discussed the item.

MOTION: **Motion** by **Vice Mayor Ristow** to introduce by title only, an ordinance approving a military equipment funding, acquisition, and use policy pursuant to Assembly Bill 481 including the Los Gatos-Monte Sereno Police Department Policy 704. **Seconded** by **Council Member Badame.**

VOTE: **Motion passed unanimously.**

Public Hearing Item #13 – continued

Town Clerk Neis read the title of the ordinance.

OTHER BUSINESS

14. Discuss and Provide Direction Regarding Fiscal Analysis of the Draft 2040 General Plan.

Joel Paulson, Community Development Director, presented the staff report.

Opened public comment.

Phil Koen
- Commented on the need for a fiscal analysis of the Draft 2040 General Plan to be completed before moving the Draft 2040 General Plan forward.

Jak Van Nada
- Commented on the need for a fiscal analysis of the Draft 2040 General Plan to be completed before moving the Draft 2040 General Plan forward.

Closed public comment.

Council discussed the item.

MOTION: **Motion** by **Council Member Hudes** that the scope of a fiscal impact analysis should be based on the Draft General Plan maximum buildout at the existing level of service provided by the Town without raising taxes or other revenue sources, that the analysis would include options 1 through 4 contained in Attachment 1, that the amount of money to be spent on the study would be no more than $27,260, and the analysis be complete prior to the Planning Commission completing its General Plan consideration. **Seconded** by **Council Member Badame.**

VOTE: **Motion fails 2-3. Council Member Sayoc, Vice Mayor Ristow, Mayor Rennie voting no.**

MOTION: **Motion** by **Council Member Badame** to implement options 1 and 2 contained in Attachment 1 for additional fiscal analysis of the Draft 2040 General Plan. **Seconded** by **Mayor Rennie.**

VOTE: **Motion fails 2-3. Council Member Hudes, Council Member Sayoc, Vice Mayor Ristow voting no.**

No further action was taken.

Recess 9:34 p.m.
Reconvene 9:42 p.m.

PUBLIC HEARINGS

15. Consider an Appeal of a Planning Commission Decision Approving a Request for Demolition of an Existing Single-Family Residence and Construction of a New Single-Family Residence to Exceed Floor Area Ratio Standards with Reduced Front and Side Yard Setbacks on Nonconforming Property Zoned R-1D. Located at 118 Olive Street. APN 410-15-022. Architecture and Site Application S-21-013. PROPERTY OWNER: Thomas and Meredith Reichert. APPLICANT: Jay Plett, Architect. **RESOLUTION 2022-015**

Sean Mullin, Senior Planner, presented the staff report.

Opened public comment.

Shelli Baker, Appellant
- Stated the reasons for the appeal.

Jay Plett, Applicant and Thomas Reichert, Property Owner
- Commented on the project.

Ed Pearson
- Commented on the amount of grading that would be required and that it isn't shown on the plans.

Darren
- Commented on the limited parking on the street, the size of the proposed home, and requested Council implement a construction management plan.

Bonnie Hurwitz
- Commented on the limited parking on the street and construction impacts to the neighborhood.

Thomas Reichert, Property Owner
- Addressed comments.

Public Hearing Item #15 – continued

Shelli Baker, Appellant
- Commented on the difficulty of the process and requested increased outreach guidance for property owners.

Public Hearing Item #15 – continued

Closed public comment.

Council discussed the item.

MOTION: **Motion** by **Vice Mayor Ristow** to deny the appeal but to grant the project with the following conditions: 1) increase the west side yard set-back from 3 feet to 4 feet; 2) grant the exception to reduce the east side yard set-back from the required 5 feet to 4 feet; 3) and increase the front yard set-back from 10 feet to 12 feet 6 inches. **Seconded** by **Council Member Hudes.**

VOTE: **Motion passed unanimously.**

16. Requesting Approval of a Planned Development for Construction of a Senior Living Community, Removal of Large Protected Trees, and Site Improvements Requiring a Grading Permit on Property Zoned R:PD. Located at 110 Wood Road. APN 510-47-038. Planned Development Application PD-20-001 and Environmental Impact Report EIR-21-002. APPLICANT: Rockwood Pacific. PROPERTY OWNER: Covia Communities. **RESOLUTION 2022-016**

Vice Mayor Ristow recused due to proximity to the project.

Sean Mullin, Senior Planner, presented the staff report.

Opened public comment.

Christopher Ichien, Applicant
- Commented on the project.

Catherine Somers, Chamber of Commerce Executive Director
- Commented in support of the application.

Fred
- Commented in support of the application.

Christopher Ichien, Applicant
- Addressed comments.

Closed public comment.

Council discussed the item.

Public Hearing Item #16 – continued

MOTION: **Motion** by **Council Member Sayoc** to certify the final EIR and approve the planned development application as modified by option B by taking the following actions:

- Adopt a resolution to certify the final EIR, make the CEQA Findings of Fact (Attachment 4, Exhibit A), and adopt the Mitigation Monitoring and Reporting Program (Attachment 4, Exhibit B);
- Make the required finding that the zone change is internally consistent with the General Plan and its elements, and other required findings (Attachment 3) and approve the application (PD-20-001) subject to the performance standards and development plans (Option B, Attachment D that includes BMP housing); (Attachment 10, Exhibit B);
- Waive the reading of the Ordinance and ask the Town Clerk to read the title of the proposed Ordinance; and
- The applicant to provide the Architecture and Site (A&S) materials and the application to go through the Planning Commission for its review.

Seconded by **Mayor Rennie.**

VOTE: **Motion fails 2-2-1. Council Member Hudes and Council Member Badame voting no. Vice Mayor Ristow recused.**

MOTION: **Motion** by **Council Member Badame** to remand the application back to the Planning Commission with consideration of Council comments. **Seconded** by **Council Member Hudes.**

VOTE: **Motion passed 4-0-1. Vice Mayor Ristow recused.**

ADJOURNMENT

The meeting adjourned at 11:25 p.m.

Respectfully submitted:

_____

Jenna De Long, Deputy Clerk

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TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT

MEETING DATE: 10/25/2023

ITEM NO: 3

DATE: October 20, 2023

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Study Session to Discuss Revisions to a Previously Considered Project Requesting Approval of a Planned Development for a Senior Living Community, Removal of Large Protected Trees, and Site Improvements Requiring a Grading Permit on Property Zoned R:PD. **Located at 110 Wood Road.** APN 510-47-038. An Environmental Impact Report (EIR) and Mitigation Monitoring and Reporting Program Have Been Prepared for this Project. Planned Development Application PD-20-001 and Environmental Impact Report EIR-21-002. Applicant: Frank Rockwood. Property Owner: Covia Communities. Project Planner: Sean Mullin.

RECOMMENDATION:

Conduct a study session to discuss and provide feedback on revisions to a previously considered project requesting a Planned Development (PD) for a senior living community, removal of large protected trees, and site improvements requiring a grading permit on property Zoned R:PD, located at 110 Wood Road.

BACKGROUND:

The subject site is approximately 10.84 acres consisting of two underlying parcels at the intersection of Wood Road and South Santa Cruz Avenue. The site has been occupied by the Los Gatos Meadows since 1971, a senior living development approved under a PD ordinance in 1968.

On April 9, 2008, the Conceptual Development Advisory Committee (CDAC) reviewed a preliminary proposal for redevelopment of the subject property. The staff report and minutes of the CDAC meeting are available at www.losgatosca.gov/110WoodRoad.

In February 2019, the Los Gatos Meadows facility initiated a month's long closure and transition process to relocate all residents. By September 2019, the facility was vacant. While the

BACKGROUND (continued):

PREPARED BY: SEAN MULLIN, AICP
Senior Planner

Reviewed by: Planning Manager and Community Development Director

property owner, Covia Communities, has completed the closure process, the property continues to be staffed to provide on-going maintenance and to ensure security of the property.

On February 12, 2020, an application was filed by Frank Rockwood of Rockwood Pacific requesting a new PD zoning for the property for the purpose of building a new senior living community. The existing zoning is Residential, Planned Development (R:PD) and the General Plan Land Use designation is Medium Density Residential.

A Draft Environmental Impact Report (EIR) for the project was prepared and circulated for a 45-day public review period from May 28, 2021, through July 12, 2021. The Final EIR, which includes the Response to Comments, was distributed on September 3, 2021. These environmental documents are available at www.losgatosca.gov/110WoodRoad.

On January 12, 2022, the Planning Commission considered the application and forwarded a recommendation of denial to the Council based on the following concerns:

- Building heights;
- Tree removal;
- Lack of diversity in housing types;
- Concentration of luxury housing units; and
- Ratio of the number of units (fewer than existing) to the overall height (greater than existing).

Additionally, the Planning Commission voted not to certify the Final EIR because it is based on a project that the Planning Commission found to be inappropriate, and environmental review is not required for denial of a project. The Planning Commission staff reports and meeting minutes are available at www.losgatosca.gov/110WoodRoad.

On April 5, 2022, The Town Council considered the application and several options presented by the applicant developed to respond to the concerns expressed by the Planning Commission. Following public comment and Council discussion, the application was remanded back to the Planning Commission for further discussion with consideration of comments provided by the Town Council. The Town Council comments included, but are not limited to, the following:

- Concern with proposed building heights, tall wall plains, and lack of screening;
- Appreciative of applicant's regard for fire safety;
- Preference for Options A and B;
- Support removal of penthouse units;

BACKGROUND (continued):

- Not supportive of removing parking to reduce grading; and
- Provide full set of drawings and details of revised project.

The Town Council staff reports and meeting minutes are available at www.losgatosca.gov/110WoodRoad.

DISCUSSION:

The applicant requested the opportunity to present to the Planning Commission a revised submittal in a conceptual fashion prior to submitting a revised full submittal (Exhibit 1). The purpose of this study session is to review and provide input to the applicant on the revised submittal as described in the applicant's letter. The Planning Commission should consider whether the revised submittal adequately responds to the comments and concerns expressed by the Planning Commission and Town Council on January 12, 2022, and April 5, 2022, respectively.

The revised submittal described in the applicant's letter (Exhibit 1) pulls back the upper floors of the front portion of Villa A and adds a sixth floor to the rear portion of Villa A. Additionally, the revised submittal removes the top floors of Villas B and C and adds a floor to Villas E, F, and G. These revisions would push the taller building mass to the rear/uphill portions of the site and reduce building mass at the front/downhill portions of the site. As a result, the maximum building heights of Villas A (rear), E, F, and G would increase by 11.5 feet. Maximum building heights of Villas A (front), B and C would decrease by 11.5 feet. Maximum building heights of Villas D and H would be unchanged.

The revised submittal includes changes in the number of units and unit types. Total continuing care units would increase from 174 to 186 units through elimination of the penthouse units and redistribution of the one- and two-bedroom units. Additionally, the number of supporting care units would increase from 17 to 24.

Lastly, the revised submittal reduces grading off-haul by approximately 13,552 cubic yards by reducing the size of the parking garages. Total parking spaces, including tandem spaces, would be reduced from 200 to 181 parking spaces.

CONCLUSION:

Staff recommends that the Planning Commission conduct a study session to discuss and provide feedback on revisions to the previously considered project requesting a PD for a senior living community, removal of large protected trees, and site improvements requiring a grading permit on property Zoned R:PD located at 110 Wood Road.

NEXT STEPS:

Following this study session, the applicant will be asked to prepare a formal resubmittal for staff review prior to further consideration by the Planning Commission and Town Council.

EXHIBITS:

1. Letter from Applicant, dated September 25, 2023

September 25, 2023
Revised October 12, 2023

Sean Mullin
Senior Planner
Town of Los Gatos
110 E. Main St.
Los Gatos, CA 95030

RE: Rebuild of Los Gatos Meadows
Response to Feedback on the Current Submittal

Dear Sean:

We are submitting this letter with the intent (1) to provide the Town with an update on the status of the Los Gatos Meadows Rebuild Project (the "Project") and, (2) to request an opportunity to preview our Project refinements with the Planning Commission, as further described herein.

LOS GATOS MEADOWS REBUILD PROJECT STATUS UPDATE

We recognize that it has been nearly 18 months since the Project was remanded back to the Planning Commission at the April 5, 2022 Town Council Meeting. We have not been sitting idle during this time.

First and foremost, the project team has been studying a range of refinements to our current formal proposal dated July 21, 2021 (the "Current Submittal") that specifically address concerns that were raised on January 12, 2022 by the Planning Commission and on April 5, 2022 by the Town Council. These refinements are discussed in the body of this letter, as well as visually depicted in the attached appendices.

Prior to submitting an updated proposal, we are requesting an opportunity to preview these refinements with the Planning Commission with the expectation of seeking their input. We are not requesting that the Planning Commission take any actions, other than to provide their input on our proposed refinements. We anticipate resubmitting an updated proposal after this meeting (the "Revised Submittal").

Incidentally, note that since the submission of the Current Submittal, Covia (formerly Episcopal Senior Communities) became affiliated with Front Porch Communities and

Services. While this transition occurred during our 2021/2022 planning review process, a key CEO leadership change resulted in the need to "pause" the Project until the new CEO was onboarded and brought up to speed on the Project. This transition was completed this April. Also, during this period, there was an extraordinary increase in construction pricing followed by a significant increase in interest rates requiring a thorough re-evaluation of the financial feasibility of the project. Fortunately, the results of the re-evaluation are favorable. It is with renewed enthusiasm and unequivocal commitment that we offer the following project refinements to the Planning Commission for review and consideration.

PROPOSED REFINEMENTS

The Tradeoff Between Height/Massing versus Housing

The primary theme of comments made by the Planning Commission and the Town Council related to the height/massing of our proposed project. Based on our extensive market analysis (updated just recently), we believe that the demand for the type of senior housing with services we are proposing is deep and would justify a project with many more units than currently proposed. However, we also appreciate that the Current Submittal has the potential to create a few limited impacts on public views. While we have studied a broad array of responses to the range of issues raised, our primary focus has been on exploring opportunities to mitigate the visual impacts without compromising our goal to replace as many of the prior units as practical, all while maintaining the level of services and amenities to make this project an asset to the broader Los Gatos community.

Re-Allocation of Height and Massing

The Current Submittal was developed with a sensitivity to a range of impacts, including visual impacts. However, we understand that there are particularly high sensitivities to Villa B, Villa C and the front portion of Villa A. Conversely, as revealed by the installation of the story poles, there is less of a visual impact from Villa E, Villa F, Villa G and the rear portion of Villa A. Accordingly, we are contemplating a resubmittal that effectively reallocates the massing from Villas B and C to Villas E, F and G and from the front portion of Villa A to the rear portion of Villa A**.** The reallocation of massing effectively minimizes the visual impact from public viewsheds of Villas B, C and the front portion of Villa A. **See Appendix A for additional details regarding this contemplated change.**

Change in Unit Mix

Several comments made during the Planning Commission (but not the Town Council) 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 accommodations 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 boomer generation and beyond.

The unit sizes and unit mix of the proposed project are based on focus group studies with local residents and decades of Front Porch'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 Current Submittal aligns well with current local and market preferences.

However, because this was such an important consideration of the Planning Commission, we are contemplating adjustments to the proposed unit mix that would eliminate the five top-story penthouse units entirely and would modestly reduce the average unit size. **See Appendix B for additional details regarding the contemplated adjustment to the unit mix.**

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 incorporated a substantial increase in the number of below grade parking spaces that would necessitate a substantial volume of soil off-hauls.

We believe our Current Submittal 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, based on concerns expressed by the Planning Commission with respect to off-haul impacts, we are contemplating an approximate ten percent reduction in the number of parking spaces and the volume of soil to be removed. **See Appendix C for additional details regarding this contemplated reduction in parking area.**

Community Benefit

Our Justification Letter of January 6, 2022 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 of January 6, 2022). The new community will provide an appealing and inviting place for people to continue to live in Los Gatos while not being burdened or isolated by home ownership. This transition allows for desired housing to open up and attract new families to the area to participate in schools and civic life.

In addition to the onsite community benefits previously identified, Front Porch is seeking opportunities to leverage its existing capabilities to provide services to the broader

community. To that end, Front Porch has recently entered into a purchase and sale agreement for the acquisition of 142 S. Santa Cruz and currently expects to close on the acquisition of this property shortly. Although this property is separate and apart from the Los Gatos Meadows project, Front Porch is contemplating utilizing this property as a hub of wellness, education, and engagement services for seniors in the broader community.

Candidate services include expansion and/or support of existing Front Porch community services offerings such as Home Match, Creative Spark, Well Connected, Social Call, along with technology pilots and research through the Front Porch Center for Innovation and Wellbeing. **See Appendix D for additional information on these Front Porch Programs.** Furthermore, we intend to also explore new potential offerings such as care navigation support, enhanced health support offering in partnership with a health system, an option similar to a Program of All-Inclusive Care for the Elderly (PACE), virtual health, health and nutrition education, home technology demonstration and support, and home modification support.

We anticipate a highly synergistic relationship between the two properties, thus expanding and enhancing the community benefits associated with our stand-alone Project. Through the new community and the services offered at 142 S. Santa Cruz, Front Porch will be participating actively in the life of an age-friendly Los Gatos, supporting and aligning with many of the goals of the Senior Services Roadmap adopted by the Town Council this past summer.

It will take additional time to determine the appropriate programming for this building, but the intent would be to offer services consistent with the current applicable land use restrictions for the property.

EIR and Project Description

It is our intent to avoid the need to materially reassess any of the impacts assessed during the preparation of the draft EIR.

The Revised Submittal is expected to require a similar level of staffing and only a modest increase in the number of residents in comparison to the Current Submittal.

See Appendix E for a redline of excerpts of the Project Description from the Draft EIR (for ease of review by the Town's EIR Consultant).

* * *

Our current project team began our journey to rebuild Los Gatos Meadows five 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 appreciate the comments provided by members of the public, the Planning Commission and Town Council. Subject to the caveat that there are multiple, and in some cases conflicting, goals and varying degrees of concern for the applicable range of issues, our Revised Submittal is intended to be responsive to this feedback.

We look forward to continuing to work with you and the community in providing the residents of Los Gatos with a markedly improved, beautiful and safer version of Los Gatos Meadows.

Respectfully,

_____
Francesco J. Rockwood
Rockwood Pacific Inc. (Applicant)
On behalf of Front Porch Communities and Services (Owner)

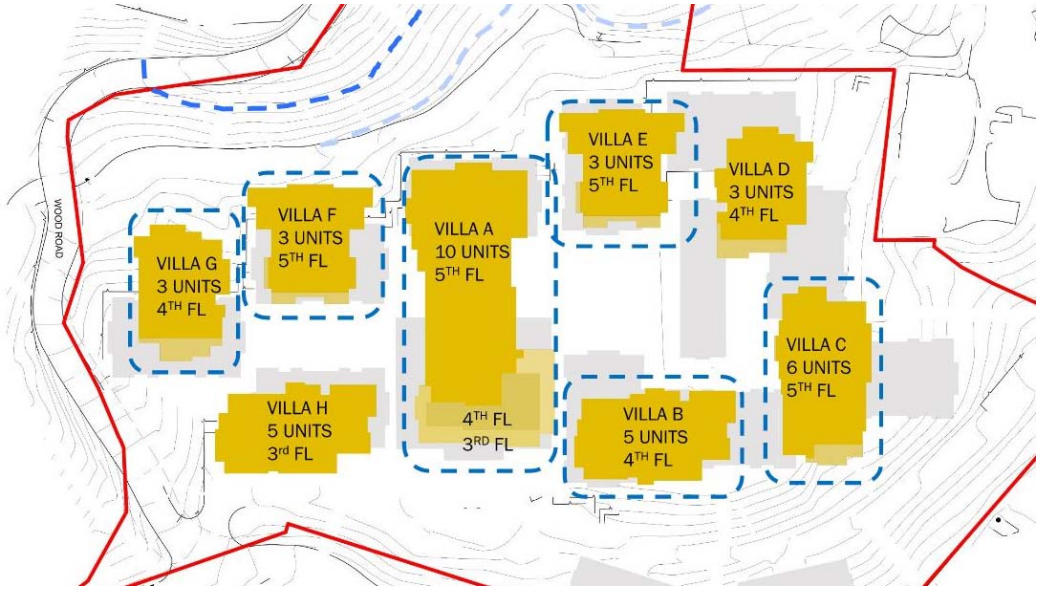
c: Chris Ichien, Divisional Vice President of Operations,
Front Porch Communities and Services

Attachments regarding Contemplated Resubmittal
Appendix A – Reallocation of Height and Massing
Appendix B – Change in Unit Mix
Appendix C – Reduction in Net Off-Haul
Appendix D – Overview of Front Porch Community Services
Appendix E – Redline of Excerpts from Draft EIR Project Description

Appendix A – Reallocation of Height and Massing

For the Revised Submtital, we are proposing to make changes to the height and massing of Villas A, B, C, E, F and G (see areas outlined in blue in Figure 1).

Figure 1: Number of Levels | Units on Top Level | Current Submittal



More specifically, we are proposing to reduce the height of Villa B and Villa C by one floor and to lower the front portion of Villa A (see areas outlined in green in Figure 2) and to effectively reallocate this massing by adding a floor to Villa E, Villa F, and Villa G and to increase the back portion of Villa A (see areas outlined in red in Figure 2).

Figure 2: Number of Levels | Units on Top Level | Revised Submittal

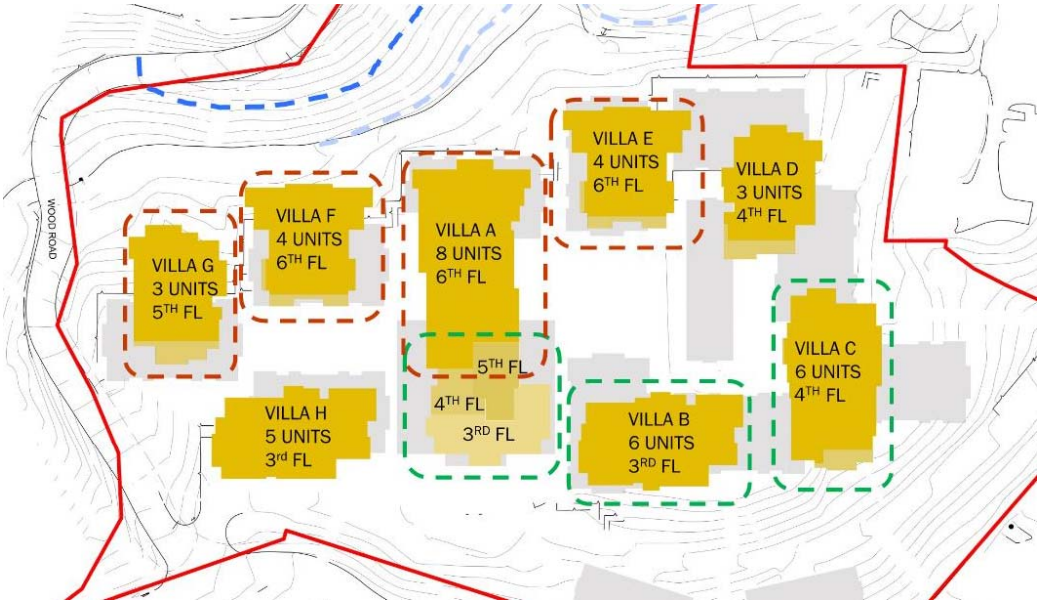


Figure 3 summarizes the change in building heights of the Revised Proposal in comparison to the existing improvements. Note the numerical figures indicate difference in height between Revised Submittal and existing improvements.

Figure 3: Height Comparison – Revised Submittal v. Existing Improvements

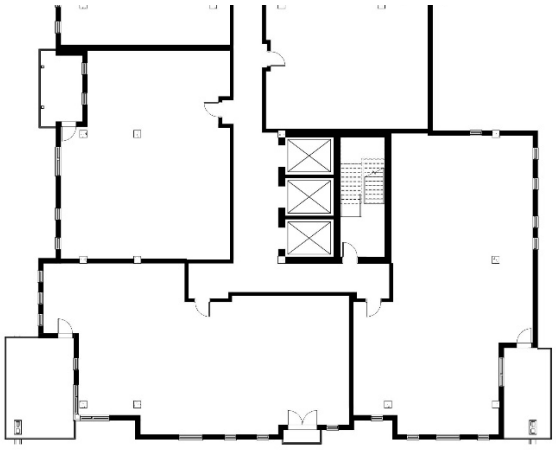
See Figure 4 for a summary of the number of units, gross square feet and maximum height of the Revised Proposal in comparison to the Current Submittal. Note that height figures are in comparison to ground level (+488' above sea level).

Figure 4: Summary of Units, Gross Square Feet and Maximum Height

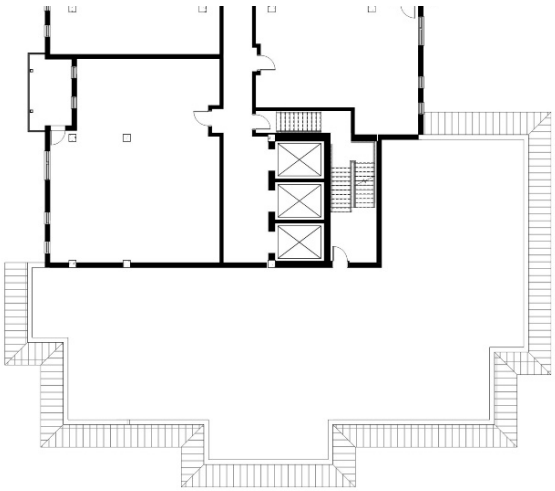
	Current Submittal			Revised Submittal		
	Units	GSF	Height	Units	GSF	Height
Villa A	46	157,054	85.5	50	157,179	97.0
Villa B	20	41,483	70.5	18	26,862	59.0
Villa C	29	56,891	81.5	23	40,461	70.0
Villa D	15	31,426	70.5	15	31,518	70.5
Villa E	18	40,712	82.0	23	48,643	93.5
Villa F	17	40,712	82.0	22	48,643	93.5
Villa G	14	31,426	70.5	18	39,689	82.0
Villa H	15	31,112	59.0	17	28,206	59.0
Total	174	430,816		186	421,201	

Figures 5 and 6 provide additional plan view and section details regarding the contemplated changes to Villa A.

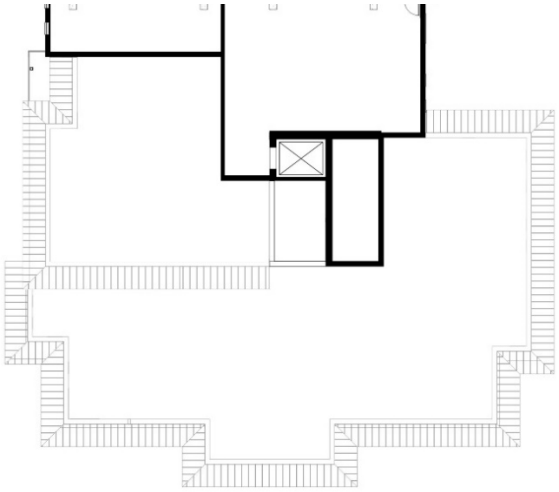
Figure 5: Plan View of Villa A | Revised Submittal



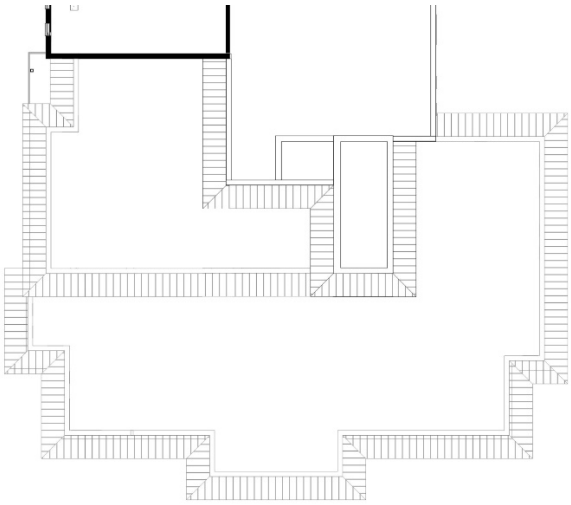
Revised Submittal – Building A 3F



Revised Submittal – Building A 4F

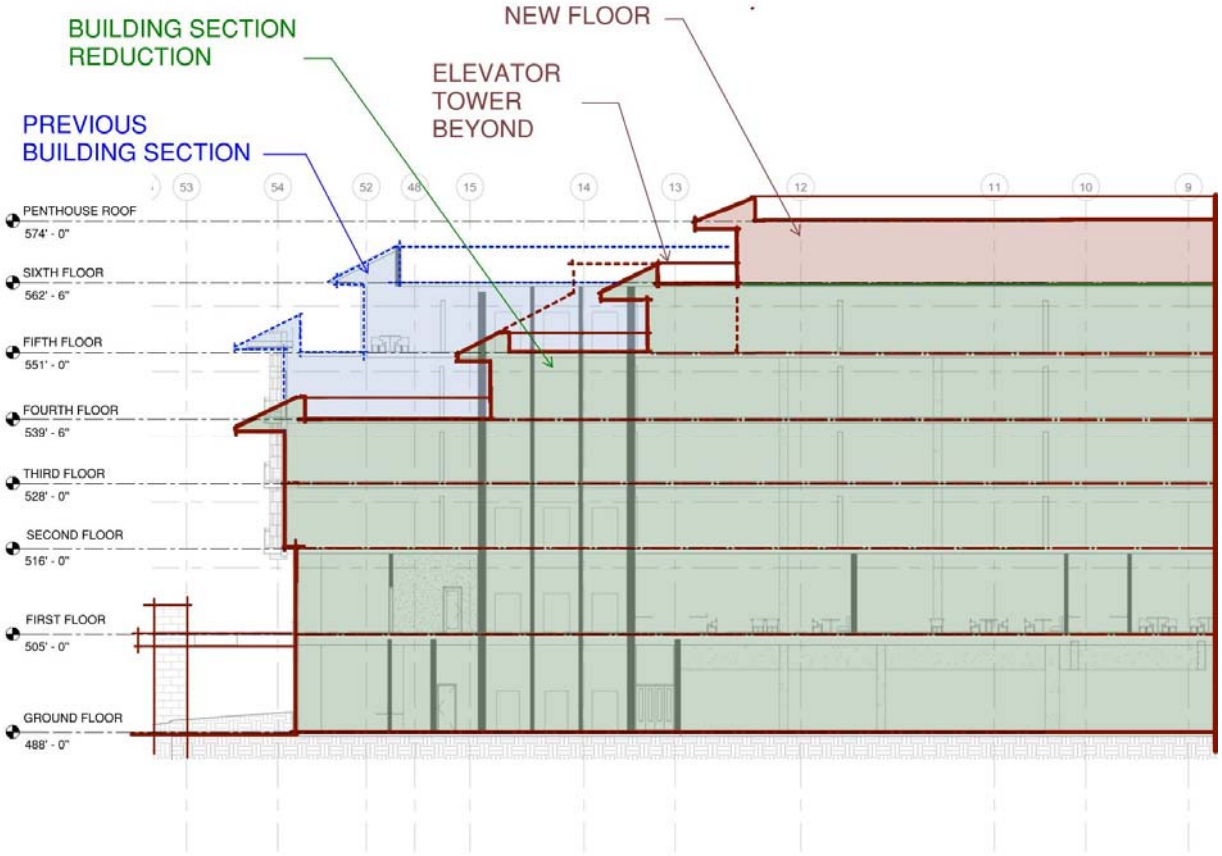


Revised Submittal – Building A 5F



Revised Submittal – Building A 6F

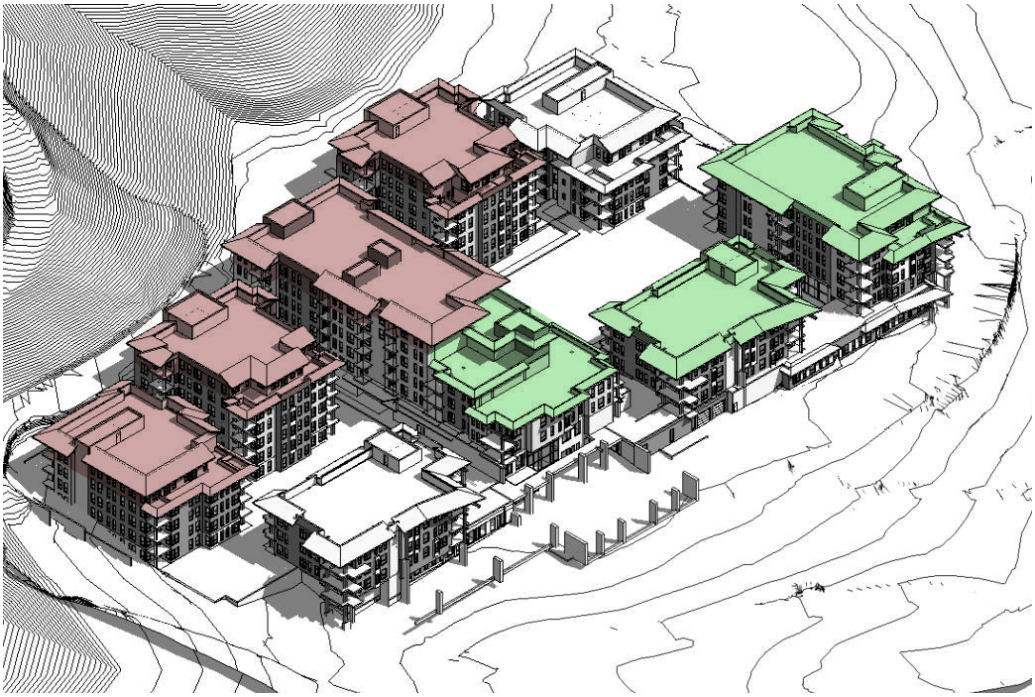
Figure 6: Section View of Villa A | Revised Submittal



Figures 7 and 8 are axiometic views of the the Current Submittal and the Revised Submittal. Note that in the Revised Submittal, proposed reduction in heights in shown in green and proposed inceases in height are shown in red.

Figure 7: Axiometric View | Current Submittal

Figure 8: Axiometric View | Revised Submittal



Appendix B – Change in Unit Mix

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, B and C as well as the division of units in Villas B, E, F and H.

Figure 1 – Unit Mix Comparison

	Current Submittal			**Revised Submittal**		
	Totals			**Totals**		
	Avg Area in SF	***Unit Count***	***Total SF of Units***	***Avg Area in SF***	***Unit Count***	***Total SF of Units***
1 Bedroom	1,067	9		1,011	19	
1 Bed/Den	1,248	48		1,231	54	
2 Bedroom	1,531	66		1,498	70	
2 Bed Den	1,693	46		1,703	43	
Penthouse	2,267	5				
TOTALS	1,493	174	259,744	1,414	186	264,667

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 fifteen 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 four spaces and eliminating 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 remain at required the 77 standard parking spaces. The 15 regular non-tandem parking spaces lost on the lower level that are part of the required 77 spaces will be replaced with 15 additional, designated non-tandem spaces on the ground level to maintain these 77 spaces. Prior to closure of the existing Los Gatos Meadows community, Front Porch provided valet attendants that were available from 8AM and 5PM and had posted a phone number for valet services requested outside those hours. Front Porch intends to continue providing a similar valet service.

Figure 1: Off-haul Analysis

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 2: Lower-Level Garage Floor Reduction | Revised Submittal

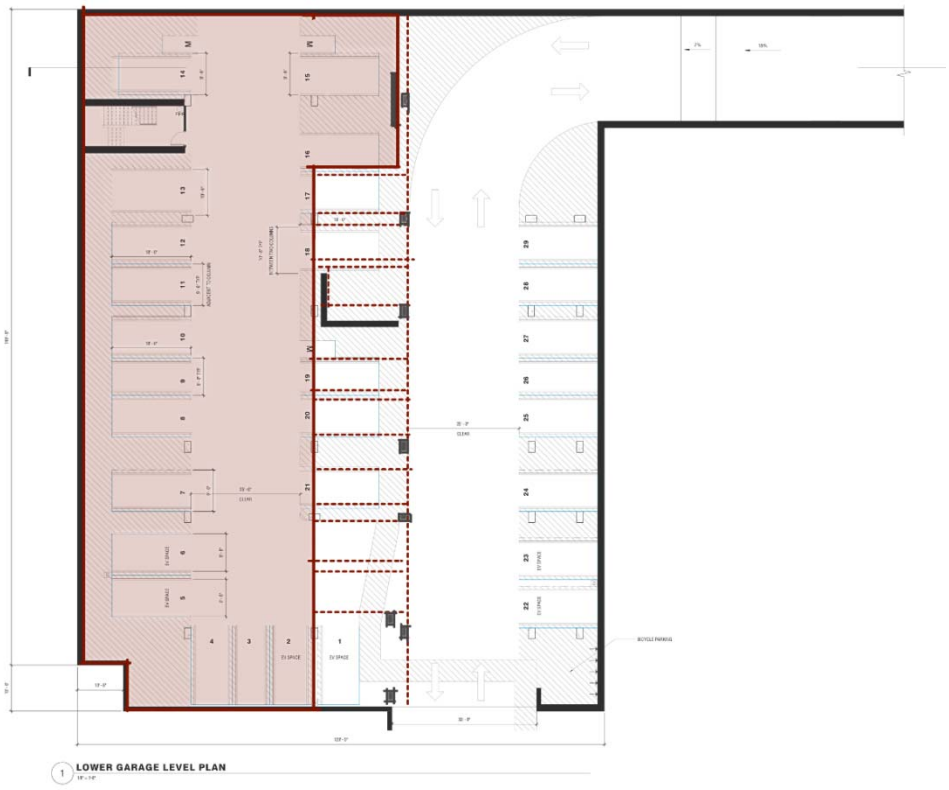
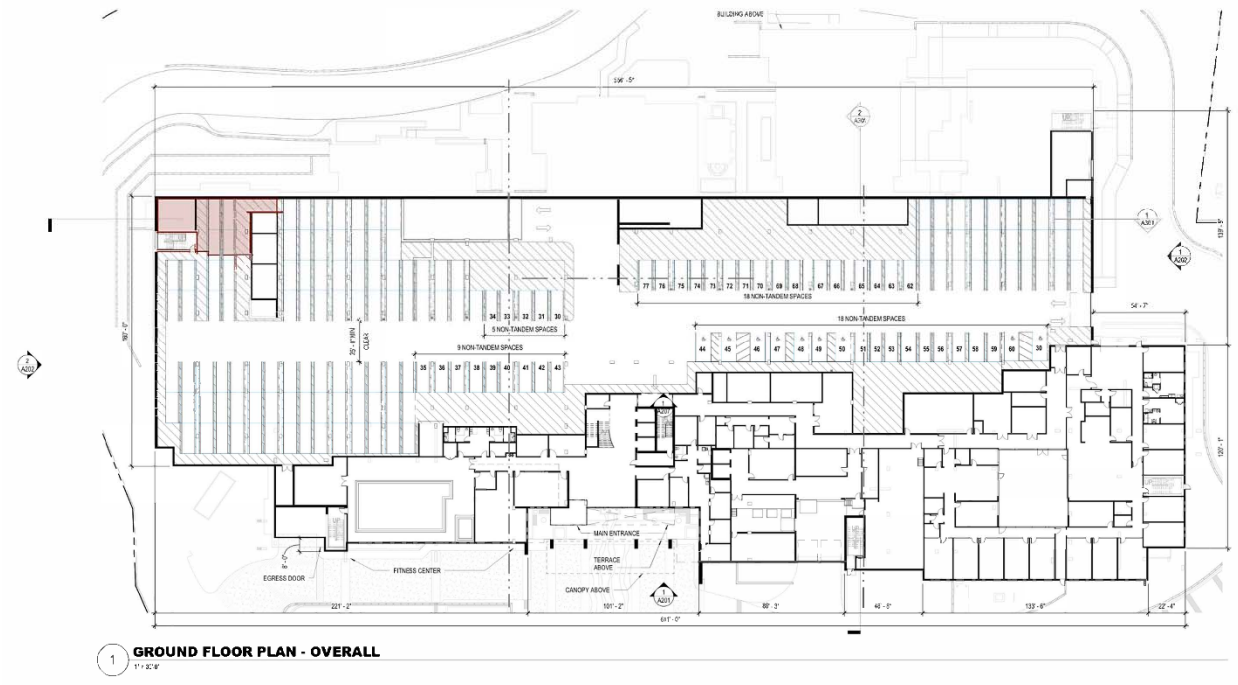


Figure 3: Ground Floor Garage Reduction | Revised Submittal



Appendix D –Overview of Front Porch Community Services

About Front Porch

Proudly non-profit, Front Porch is dedicated to inspiring the spirit of community. From senior communities to affordable housing to important Community Services that reach beyond our walls, we support residents and older people nationwide.

Front Porch by the numbers ...

3,690 residents in senior living and active adult communities in California, Louisiana and Florida.

3,400 residents in affordable housing communities in California and Arizona, where coordinators help residents access entitlement programs and local services.

420 residents in skilled nursing care centers, with 57% receiving assistance through Medi-Cal.

2,790 employees proudly serve residents and participants.

16,000 participants nationwide through Community Services.

$1.5 mil contributed last year through its philanthropic foundation, Front Porch Communities Foundation, to subsidize or pay monthly accommodation fees for long-term residents with limited assets.

Front Porch community volunteering initiatives ...

- Clean beaches
- Knit hats for newborns
- Collect toys
- Serve meals to first responders
- Create stuffed animals for children
- Assist in schools
- Sew dresses for underprivileged girls
- Pack produce for food banks
- Fundraise for medical research
- Donate to animal rights causes, education, medical services and other social services
- Support veterans by fostering opportunities to gather and share experiences

Front Porch Community Services ...

Home Match has connected 351 older people who have space in their homes with community members seeking affordable housing in the Bay Area.

Market Day hosts weekly farmers markets in neighborhoods, senior centers and affordable housing communities, serving 1,076 shoppers, subsidizing the cost of 85,844 pounds of produce and processing 1,472 EBT transactions in the past year.

Ruth's Table provides older people and those with disabilities an environment for creative exploration both online and in person in the Bay Area.

Creative Spark, a professional development program, in the past year, hosted 68 activities with 1,935 participants, fostering a better level of care for older people throughout California.

Creative Aging Symposium inspires hundreds of residents and other participants to find paths to rediscovery in conversation with innovative thinkers, musicians, artists, writers and scholars.

Well Connected brings together older people throughout the United States for classes, activities, conversations and support groups by phone or online every day of the year - 85% of participants feel more socially connected.

Social Call fosters friendships for more than 1,000 older people and volunteers across the United States through one-on-one, weekly virtual visits.

Front Porch Center for Innovation and Wellbeing fosters connection and wellness by providing the technology and playbook to remotely attend to the needs of residents living in affordable housing communities who experience depression, anxiety and loneliness.

Proposed Improvements

Senior Living Community

The proposed project involves the redevelopment of the site with a state-of-the-art senior living community that would replace the existing Los Gatos Meadows senior living community. ~~Figure 4-1, Site Plan, presents the proposed redevelopment of the property~~. The project includes the construction of eight, three- to five-story buildings rising from a grade level base containing the main building entry and reception, health center, and garage. Building heights would vary between 59 feet and ~~85.5~~97 feet, with residential villas varying between three and five stories. The project would include ~~174~~ 186 independent residential apartments totaling ~~334,574~~ 357,147 square feet with ~~57~~ 73 one-bedroom apartments and ~~117~~ 113 two-bedroom apartments. The project would include a ~~20,588~~ 20,775 square foot health center with ~~17~~ 24 supporting care units specializing in assisted living care, memory care and/or respite care. In addition, the project would consist of 35,429 square feet of total amenity space (including fitness and dining areas) and 35,280 square feet for back of house and mechanical space. The project would include ~~91,827~~ 83,330 square feet of parking space, with 77 standard parking spaces in the new structure. Table 4-2, Summary of Proposed Buildings, provides a summary of the proposed buildings, including all service and amenity areas.

Table 4-2 Summary of Proposed Buildings

Building	# of Apartments	Gross Square Footage (SF)	Building Heights[2]
A	~~46~~ 50	~~157,054[1]~~ 157,179	~~85.5~~97
B	~~20~~ 18	~~41,483~~ 26,862	~~70.5~~59
C	~~29~~ 23	~~56,891~~ 40,461	~~81.5~~ 70
D	15	~~31,426~~ 31,518	70.5
E	~~18~~ 23	~~40,712~~ 48,643	82 93.5
F	~~17~~ 22	40,712 48,643	82 93.5
G	~~14~~ 18	31,426 39.689	70.5 82
H	~~15~~ 17	31,112 28,206	59

Source: Rockwood Pacific 2020
Note: 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').

Site improvements would include on-site amenity areas, parking, new landscaping, and a variety of energy efficient and sustainable interior and exterior building elements. Parking for residents, staff, and visitors would be provided within a new structure which would include 77 standard, non-tandem parking spaces of which approximately ~~30~~ 16 would be near the garage entrance and the balance on the main parking level. The property owner has indicated they would be able to increase the parking capacity to ~~229~~ 181 spaces by implementing a valet parking service.

Site improvements would require demolition of all existing site improvements. The project is anticipated to be built over a period of approximately 26 to 30 months. Demolition of the existing improvements is expected to require approximately four (4) months.

Construction Phasing

The project is anticipated to be built over a period of approximately 26 to 30 months. Demolition of the existing improvements is expected to require approximately four (4) months.

Population and Employment

Table 4-4 Approximate Population Projection

Unit Type	Number of Units	Population Rate[1]	Total Residents
1 Bedroom	~~57~~ 73	1.1	~~63~~ 80
2 Bedroom	~~112~~ 113	1.3	~~146~~ 147
Penthouse (2 Bedroom)	~~5~~0	1.3	~~7~~0
Independent Residential Unit Subtotal	~~174~~ 186		**~~216~~ 227**
Supporting Care Units	~~17~~ 24	1.0	~~17~~ 24
Grand Total	**~~191~~ 210**		**~~233~~ 251**

SOURCE: Kimley-Horn 2021; Covia 2021
NOTE: 1. Population rates based on actual population in Covia facilities and are similar to number of residents previously housed at the Los Gatos Meadows facility. These rates are subject to minor fluctuations.

According to the applicant-prepared *Letter of Justification: Rebuild Los Gatos Meadows* (dated June 30, 2020), an estimated 120 full-time equivalent employees would be anticipated with the proposed project. This is commensurate to the number of employees on-site prior to the closure of the existing facility in September 2019.

TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT

DATE: October 24, 2023

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Study Session to Discuss Revisions to a Previously Considered Project Requesting Approval of a Planned Development for a Senior Living Community, Removal of Large Protected Trees, and Site Improvements Requiring a Grading Permit on Property Zoned R:PD. **Located at 110 Wood Road.** APN 510-47-038. An Environmental Impact Report (EIR) and Mitigation Monitoring and Reporting Program Have Been Prepared for this Project. Planned Development Application PD-20-001 and Environmental Impact Report EIR-21-002. Applicant: Frank Rockwood. Property Owner: Covia Communities. Project Planner: Sean Mullin.

REMARKS:

Exhibit 2 includes comments received between 11:01 a.m., Friday, October 20, 2023, and 11:00 a.m., Tuesday, October 24, 2023.

EXHIBITS:

Previously received with the October 25, 2023, Staff Report:
1. Letter from Applicant, dated September 25, 2023

Received with this Addendum Report:
2. Public comments received between 11:01 a.m., Friday, October 20, 2023, and 11:00 a.m., Tuesday, October 24, 2023

PREPARED BY: SEAN MULLIN, AICP
Senior Planner

Reviewed by: Planning Manager and Community Development Director

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From: Mark Regoli <[redacted]>
Sent: Friday, October 20, 2023 3:30 PM
To: Sean Mullin <SMullin@losgatosca.gov>
Cc: Maria Ristow <[redacted], Heather Regoli <h[redacted]>
Subject: 110 Wood Road, PD-20-001

[EXTERNAL SENDER]
Sean,

I live in the "notice of public hearing" zone for the property located at 110 Wood Road and wanted to provide you with my thoughts. Unfortunately, I will not be able to attend the meeting on Wednesday night.

The project appears to have a good design and thoughtful architecture. It is very large and will be a massive construction project. As a result, I have two concerns that should be addressed:

1. The project should be bonded. The amount of demolition and grading for the site is extraordinary. The project is on a very steep hill and will add substantial construction risk. If developer (and/or their financial partner/ lenders) runs into economic trouble, the project could be stopped during the construction process. An uncompleted project would pose a safety hazard for the neighborhood. Heavy rains on an incomplete grading project of this magnitude will make the hillside unstable.

   Additionally, a partial demolition or abandoned project will be a blight on the neighborhood. Given the financial uncertainty in the capital markets, this is a real risk that can only be safeguarded with bonding. There are examples all over the state of projects like this that were stopped and abandoned over unforeseen financial problems.

2. The plans show access to Broadway is only for emergency vehicles. This is a good thing. In addition, there needs to be fire department crash gates on this road to stop people from accessing Broadway for normal ingress and egress.

These are my thoughts on the project, and I would appreciate you passing this along on Wednesday nights meeting. If you have any questions or comments, please feel free to reach out.

Sincerely,

Mark

SOUTH BAY
DEVELOPMENT CO.

MARK REGOLI
[redacted]

EXHIBIT 2

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MINUTES OF THE PLANNING COMMISSION MEETING OCTOBER 25, 2023

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, October 25, 2023, at 7:00 p.m.

MEETING CALLED TO ORDER AT 7:00 PM

ROLL CALL

Present: Chair Jeffrey Barnett, Vice Chair Steve Raspe, Commissioner Susan Burnett, Commissioner Melanie Hanssen, and Commissioner Kathryn Janoff
Absent: Commissioner Emily Thomas

PLEDGE OF ALLEGIANCE

VERBAL COMMUNICATIONS

Joseph Enns

- I'm representing Friends of Los Gatos Creek, working with Marico Sayoc, trying to keep the waterways clean. Jamie is doing great, and I really love the Police Department. I don't know if any of you know Superior Court, Julie, she said the Town needs a lot of help. I know a lot of these homeless people, and I'm a disaster awareness response team person.

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)

1. **Approval of Minutes** – September 13, 2023

MOTION: **Motion** by **Vice Chair Raspe** to approve adoption of the Consent Calendar. **Seconded** by **Commissioner Hanssen.**

VOTE: **Motion passed unanimously.**

PUBLIC HEARINGS

2. **17200 Los Robles Way**
   Lot Line Adjustment Application M-23-001
   APNs 532-36-075, -076, and -077.
   Applicant: Tony Jeans
   Appellant: Alison Steer
   Property Owners: Daran Goodell, Trustee and Mark Von Kaenel
   Project Planner: Ryan Safty

   Consider an Appeal of a Development Review Committee Decision to Approve a Lot Line Adjustment Application in Accordance with California Government Code Section 66412(d) for Three Adjoining Lots on Property Zoned R-1:20. Statutorily Exempt from CEQA as a Ministerial Approval in Accordance with Public Resources Code Section 21080(b)(1) (CEQA Statute) and CEQA Guidelines Section 15268. Application is Only for Ministerial Approval of a Lot Line Adjustment Pursuant to Section 66412(d) of the Subdivision Map Act.

Ryan Safty, Associate Planner, presented the staff report.

Opened Public Comment.

Babak Naficy, Appellant's Attorney

- I represent the appellant in this appeal, as well as the ongoing case between the parties. As has been said, the lot line adjustment before you has been the subject of litigation. The only purpose for this lot line adjustment is to turn a currently substandard and unbuildable lot into one that can accommodate a residence. Staff and the applicant insist the project is not subject to CEQA review because it is a ministerial approval, and also because the project doesn't include any plans for a building. As I will explain, your decision tonight will have substantial impact on how these lots will be developed; is subject to CEQA; is not ministerial in the sense that it requires discretionary judgment; and it will potentially impact the environment. Staff previously on this same project concluded that the same lot line adjustment was discretionary but subject to a specific CEQA exemption, but now staff says the opposite is true. One of the findings staff is putting before the Planning Commission is the finding that the intensity of the new development is consistent with the surrounding development and with the Town at large. You have to look at the intensity of this project, look at the surrounding neighborhood, and make a decision, and that decision requires exercise of judgment, which makes it discretionary. The main point is one of the requirements to ensure the project is consistent with all applicable regulations is to change the access point to give Lots 2 and 3 frontage. Staff says this would be through an offer of dedication of an easement for a future cul-de-sac that would provide both access and frontage for Lots 2 and 3. But for the cul-de-sac to be able to serve as frontage for these lots, it has to be a street. For it to be a street, it has to provide primary access to these lots.

Therefore by accepting the line drawn on the map for the cul-de-sac, you are essentially approving a new street that must be built; otherwise you can't make a finding that the lot line adjustment does comply with the frontage requirement. Even if you buy the argument that the lot line adjustment approval is itself exempt, approving this street that is a cul-de-sac and that has potential impacts is not exempt because it is capable of significant environmental impacts.

Tony Jeans, Applicant

- I wonder why we are here. The DRC approved this a year or so ago. You as the Commission denied the appeal. The Council then denied the second appeal. Council's denial was litigated and during the litigation it was determined that an incorrect approval process had been used, so we went back to DRC using Section 66412(d) of the Subdivision Map Act, which is how all lot line adjustments are meant to be addressed. The DRC approved this a second time a month or so ago, and it has now been appealed to you. According to 66412(d) this is a ministerial process. When we designed the three-lot layout we abided by all the rules of Section 66412(d): the lot line adjustment is less then four lots; there is no increase in the number of parcels; and the lots are legal, because they were ratified by a Certificate of Compliance by the Town before the lot line adjustment started. The Appellant did not appeal this process, so they are three legal lots and will remain as three legal lots after the lot line adjustment. Is the proposed use consistent with the General Plan? Yes, it is low-density residential and will remain so with no new construction proposed with this application. Is the proposal consistent with the district zoning? Yes, and staff analysis shows each lot meets the requirements for an R-1:20 zoning lot. We chose to offer the dedication in order to make our lots work, and if approved we will be asked to make that dedication formal so that it ultimately will become a cul-de-sac, the access to Lots 2 and 3. My only conversation with the Appellant revolved around the view from their back yard and what would happen to it if a house were built there on Lot 2. They want to keep the park-like setting they have now, but that is not a reason for appealing this lot line adjustment; it is unfair to the owners, so I ask the Planning Commission to deny the appeal yet again and allow the project to proceed. We have met all the rules for the lot line adjustment.

Shannon Jones, Applicant

- I represent the applicant. The appellant is trying to frame this application or project as a development project, not as a lot line adjustment, and they are vastly different. By trying to call it a development project they are trying to wedge it into CEQA, and that is legally inaccurate. My office has provided a letter providing case law supporting the Town's position. It is interesting that the appellant's attorney's first comment was the only purpose of this project was for the construction of a substandard residence. A residence is not before you today, development is not in front of you today, and in fact he made at least five or six references to a development and a development application. This is not in front of you as a development application, it is in front of you as a lot line adjustment, and as such most if not all of the appellant's comments are inapplicable, because what is not

being applied for is a development as they want to make it; it's a lot line adjustment. It is very simple. There are three existing lots, they are asking to move the lot lines, and move the boundaries of those lots, which is exactly what Government Code Section 66412(d) is designed for. CEQA legally doesn't apply, and nothing else that has been raised is applicable either. The appellant wants to say the staff report changed; that's not true when it comes to the access point. In the first report they noted the access point and wanted to change it, and in the second report they recognized that there was an access point, so it was not a change in position, as the appellant argues, it was a further review and clarification.

Babak Naficy, Appellant's Attorney

- I have not suggested this is a development project or you are being asked to approve homes, but I am suggesting that you are being asked, as a condition of this lot line adjustment in order to ensure that it complies with your own regulation as it applies to frontage, to approve the cul-de-sac, which the applicant was very clear would be the access point to these lots, and were it not to be the access point to these lots it couldn't be used to satisfy the frontage requirement. You know precisely where that access point is going to be, and by approving this lot line adjustment, including the condition of the dedication of that easement, you are essentially fixing the entrance, a new entrance that doesn't exist now, to Lots 2 and 3, and any future development proposed for these two lots will assume and will include the access point as its entry point to the two lots, so that's going to be fixed. Your staff has not told you how many trees will need to be cut, what the slope is going to be, or how that will affect the drainage. All of that is being deferred to when the applicant will come back with plans for these houses, except that you've already decided to allow the easement, to allow the access point, and if you take away nothing else from this presentation, just please consider that by approving the easement, by approving a new cul-de-sac that will be forever the access for these two lots, you have made the discretionary decision that is capable of affecting the environment, and as such will require environmental review under CEQA. As you saw, neither the applicant's attorney nor staff had any explanation as to why the Town has changed its legal analysis and conclusions even though the project hasn't changed; that's a classic abuse of discretion.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion** by **Commissioner Janoff** to deny the appeal and uphold the decision of the DRC and approve a Lot Line Adjustment Application for 17200 Los Robles Way. **Seconded** by **Commissioner Hanssen.**

VOTE: **Motion passed 4-1 with Commissioner Burnett dissenting.**

OTHER BUSINESS:

3. **110 Wood Road**
   Planned Development Application PD-20-001
   Environmental Impact Report EIR-21-002
   APN 510-47-038
   Property Owner: Covia Communities
   Applicant: Frank Rockwood
   Project Planner: Sean Mullin

   Study Session to Discuss Revisions to a Previously Considered Project Requesting Approval of a Planned Development for a Senior Living Community, Removal of Large Protected Trees, and Site Improvements Requiring a Grading Permit on Property Zoned R:PD. An Environmental Impact Report (EIR) and Mitigation Monitoring and Reporting Program have been Prepared for this Project.

Jennifer Armer, Planning Manager, presented the staff report.

Opened Public Comment.

Chris Ichien, Applicant

- I represent Front Porch for Los Gatos Meadows. We're here today to get feedback from the Planning Commission and plan to come back with an updated formal submittal. The most overwhelming feedback we have heard from our neighbors and the Planning Commission and Town Council is the visual impact of the new Meadows. Why the update is taking so long is that Covia became affiliated with Front Porch, another nonprofit organization, with that came interim executive management and that delayed the process for us. Also, increased construction and insurance costs have us reevaluating our project as well. Effective April 2023, we have a new CEO, Sean Kelly, who has jump-started this project.

Frank Rockwood, Applicant

- The concept plan we are putting forth tonight is a work in progress. We are now proposing 186 independent living units and 24 care units. The care units would take the exact same footprint of the prior proposal, so we're looking at potentially doubling up some of those spaces, or making those spaces more efficient to accommodate more residents. We have worked hard to identify where we might add scale and concluded that anything that goes off the development pad would be very detrimental in terms of additional impact on tree removals and grading, so we have stuck to the existing development pad. The tree removal and tree replacement in our proposal is not because our development pad is getting bigger; it's almost entirely due to meeting fire standards. There has been a pattern of concern about the visual impact of the front portion of the site. We are generally proposing to move massing from the front of the site to the rear of the site. We are also proposing to remove the penthouse units, reduce the average square footage of the units, and to

modestly decrease the amount of off haul. In addition, we hope to acquire 142 S. Santa Cruz next week, because we see an opportunity to do a lot of community-facing offerings in that building. It's about 4,000 square feet. We think some of our current offerings might make sense to implement in Los Gatos in this new building.

Julie Southern

- I live at 135 Wood Road and represent my neighbor Andy and myself. The Meadows have been fantastic neighbors, and we were very sad to see them close down, we are very supportive of the construction process and look forward to their return. The one item that comes up is appreciation for the understanding of height, what was proposed a year-and-a-half ago, and the majority of complaints were that you could see it from downtown. From Andy's view it is right out his front window, and from my view the story poles were just right out my window. If they go up another two stories, as proposed, it's going to block my front view.

Frank Rockwood, Applicant

- We are working against the feasibility constraint and are trying to accommodate the view impacts. We did not make any changes with the intent that it would worsen Julie and Andy's view. It is a complicated site and the story poles are difficult to read. We plan to respond by looking at how our design would affect their view lines. We're looking forward to your feedback.

Closed Public Comment.

Commissioners discussed the matter.

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Jennifer Armer, Planning Manager

- The Town Council considered an appeal of the Winchester assisted living project. The appeal was denied and the decision to approve that project was upheld.
- The Town Council discussed fire safe regulations process, often referred to as PRC 4290, and based on the description of the process and the work with the Santa Clara County Fire Department no changes were made to that process.
- The Town Council approved the Rezoning and General Plan Amendment for the property at 15810 Los Gatos Boulevard as recommended by the Planning Commission.
- There has been additional progress on the Town's Housing Element. The Housing Element Advisory Board met on September 28, 2023. The revised draft of the Housing Element was submitted to the HCD on October 2, 2023, and comments are expected from the State by December 1, 2023.
- The Town Council is currently reviewing the Housing Element Overlay Zone that is associated with the Housing Element and its ongoing consideration will continue at their next meeting on November 7, 2023.

- Also at its November 7, 2023, meeting the Town Council will consider the Accessory Dwelling Unit Ordinance.
- Town Council story pole discussion was started on August 1, 2023, and the discussion is scheduled to continue on December 5, 2023.
- The Town is currently open for Commission recruitments, including several positions on the Planning Commission. The deadline for submittals is 4:00 p.m. on Friday, November 10, 2023. Interviews will be December 6, 2023.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

Housing Element Advisory Board
Commissioner Hanssen

- The HEAB reviewed the latest draft of the Housing Element, which was submitted to the State for review.

General Plan Committee
Commissioner Hanssen

- The Committee met to consider a request to change a Shannon Road property's land use designation in the General Plan from Agriculture to Hillside Residential. The consensus was to not recommend approval to the other deciding bodies, because it was not clear to what extent housing would be feasible.

Historic Preservation Committee
Commissioner Burnett

- The HPC met October 25, 2023 and considered four applications.

ADJOURNMENT

The meeting adjourned at 8:52 p.m.

This is to certify that the foregoing is a true
and correct copy of the minutes of the
October 25, 2023 meeting as approved by the
Planning Commission.

_____
/s/ Vicki Blandin

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May 31, 2024

Mr. Steve Raspe, Chair
Los Gatos Planning Commission
Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95030

RE: Letter of Justification
Rebuild of Los Gatos Meadows

Dear Mr. Raspe:

Included in this letter is the justification for the efforts of Front Porch (the "Sponsor") to rebuild Los Gatos Meadows (the "project"), the 10.84-acre site located at 110 Wood Road (APN 510-47-038) at the intersection of Wood Road and S. Santa Cruz Avenue in Los Gatos. While Front Porch has been involved with the project from its inception, the owner was previously referred to as Covia Communities and Episcopal Senior Communities.

This letter is intended to replace the prior Letter of Justification dated January 6, 2022. Due to the amount of material covered, for ease of navigation, this letter has been organized by major topics:

I. Overview of Formal Processes (see page 2)
II. Community Engagement (see page 4)
III. Responses and Refinements (see page 5)
IV. Summary of Key Attributes of Proposed Project (see page 9)
V. Current Improvement / Current Residential PD Approval (see page 10)
VI. Analysis of Specific Project Attributes (see page 12)
VII. Benefits to the Community (see page 21)
VIII. Request for Planned Development (PD) Entitlement (see page 23)
IX. Justification (see page 25)

Also, attached to this letter as appendices are the following documents to assist in your review:

Appendix A: Los Gatos 2020 General Plan Related to Project
Appendix B: Planned Development Ordinance Findings
Appendix C: Project Compatibility with General Plan and Zoning Code
Appendix D: Listing of Meetings with Neighbors and Community
Appendix E: Listing of Communications
Appendix F: Current Community Service Offerings of Front Porch
Appendix G: Current FAQ Document

I. Overview of Formal Processes

Our Los Gatos Meadows rebuild efforts were initiated in 2008. We engaged in preliminary review with Town Staff and the Conceptual Development Advisory Committee ("CDAC") during this time. As such, our justification letter includes responses to comments we received at the "CDAC" and Town Staff review meetings held in 2008. Shortly following these meetings, Sponsor made the difficult decision to put the project on-hold given uncertain economic and market conditions stemming from the Great Recession. From 2008-2018, the project was inactive.

In 2018, Sponsor re-initiated discussions with the Town staff about proceeding with redevelopment of the project site. Other than the declining physical condition of its buildings, no substantive site conditions had changed, and no further site planning had commenced since 2008. Site development topics and challenges identified by Town Staff and CDAC are as similar today as those expressed in 2008. Thus, re-initiation focused on respectfully addressing applicable prior CDAC and Town Staff comments; picking up where we left off, and not starting the process anew.[1]

During this same period, Sponsor also focused efforts on mitigating the existing fire safety concerns. Sponsor submitted a Tree Management Plan and request for Tree Removal Permit to the Town of Los Gatos on September 26, 2019. The tree management recommendations are based on fire safety, sudden oak death (SOD), species invasiveness and tree risk. Phase 1 of the Tree Management Plan identified recommendations for removal of 44 trees based on the following criteria: (1) they disproportionately contribute to fire risk or are invasive and (2) based on their health, structure, and condition, they do not contribute to site screening between properties. Fire risk and invasive trees are the most imminent risk for the site. Los Gatos Meadows has been closed, in part, due to fire risk. Limiting the spread of invasive species to other portions of the site and neighboring sites is time sensitive as well. The permit, which is independent from the proposed rebuild project, was approved on December 5, 2019; applicable trees were removed in early 2020.

We submitted a formal development application on Jan 22, 2020 (the "prior application"). This application was reviewed by the Planning Commission on January 12, 2022. The Planning Commission did not recommend approval. The application was subsequently reviewed by the Town Council on April 5, 2022. At the meeting, the Town Council remanded the application back to the Planning Commission for further discussion with consideration of comments provided by the Town Council.

Following the Town Council action in April 2022, the project team continued its community engagement activities and commenced exploration of a range of alternatives. As part of this

[1] CDAC recommended that the project include below market price units. In our assessment, California Health and Safety Code section 1569.147(b) is applicable to the proposed rebuild project and prohibits the imposition of rent regulations or controls for licensed care facilities for the elderly. Furthermore, we note the current proposal does not involve an increase in the number of units or staffing levels above those reflected in the current entitlements, and therefore does not result in impacts generating an increased need for affordable housing.

process, the project team previewed a potential refinement of its application at a study session with the Los Gatos Planning Commission on October 25, 2023.

A summary of the concerns and recommendations of Town Staff, CDAC, the Planning Commission and the Town Council are addressed in Section 3 of this letter. On March 1, 2024, we submitted an updated application (the "current application).

II. Community Engagement

Since re-initiating our rebuilding efforts in 2018, there have been multiple meetings with various Planning and Public Works staff to clarify and confirm the proposed architectural concepts and treatment of off- and on-site conditions, and to address specific technical challenges.

From March of 2018 through 2024, the project team has hosted neighborhood open house meetings to inform neighbors about the rebuilding process and to solicit their input and feedback. To further facilitate dissemination of information to the community, the project team produced a video summary update and circulated the link to this video update. The video update can be accessed from the Los Gatos Meadows project information web site: https://covia.org/los-gatos-meadows/

The project team met with each council member at least once. Furthermore, in the spirit of community engagement and to commence the development of a "Town Integration" project, over the last two years, the project team has conducted numerous in-person meetings with our neighbors, local businesses, associations, and interest groups (see Appendix D and E for details). We have taken feedback from neighbors, council members, and other community leaders including concerns and comments on building/site design, massing, parking and circulation, visual impacts, and safety, in the formation of the resubmittal. The project design reflects the concerns of not only the Town, but also the broader Los Gatos community.

To further advance our Town Integration efforts, the project team has recently met with the Community Health and Senior Services Commission and the Los Gatos Foundation for Older Adults to Thrive. See Sections III and VII below for details on how Sponsor envisions supporting the needs of seniors in the local community.

III. Response and Refinements

In 2008, when rebuild efforts were initiated, Sponsor met with the Town Planning Staff and CDAC Committee Members. This allowed for introduction, exploration, and feedback of the proposed rebuild project, creating an open discussion for comments and concerns. During the CDAC meeting, the committee members provided valuable feedback regarding project compatibility with the General Plan, building height and massing, architectural design, impacts on trees, and construction impacts. The feedback on these items was taken with great seriousness and the project has since been redesigned in accordance with the committee's concerns.

Specifically, the CDAC recognized the need to modernize the Los Gatos Meadows complex and supported the senior residential use of the facility. The CDAC hoped to improve the walkability of the Farwell Lane connection, since the current connection is overly steep for seniors. As part of the project, Sponsor has included an autonomous vehicle alternative transportation solution as the means by which to address the steep slope at Farwell Lane, while enhancing connectivity and mobility between Los Gatos Meadows and Broadway. This project feature enables both safe and convenient access for residents to connect to downtown Los Gatos. The project would also incorporate a below-grade parking level, a reflection of the CDAC comments regarding potential parking garages. The CDAC also expressed concerns about traffic. Sponsor has studied the site circulation and access accordingly, and as a result has made some substantial modifications to site circulation and parking. The proposed site plan provides for an efficient on-site circulation pattern and increases the availability of parking to minimize the likelihood of spillover parking onto neighboring streets.

While the property is not located in the area subject to the hillside ordinance, the CDAC suggested that the spirit and intent of the hillside guidelines should be applied within the design of the project. To that end, the project would result in the reduction of the development pad of over a fifth of an acre and a corresponding increase in overall open space (from 75% to 77% of the project site), which would generally be consistent with the hillside design guidelines. In addition to this, the proposed buildings would be stepped with the hillside slope, limiting overall visual impacts throughout the Town of Los Gatos. The project would align building roof lines with the contour of the hill and incorporate smaller roof components, minimizing the contrast between buildings and the existing environment. The project would also conserve the natural features of the topography. To that end, the project would have generous replacement of mature trees and vegetation and would use natural materials for drainage and retaining walls.

After submitting the prior application, we received additional feedback from Town staff, the Planning Commission, and members of the Town Council. The primary theme of comments made by the Planning Commission and the Town Council related to the height/massing of our proposed project. Based on our extensive market analysis (updated just recently), we believe that the demand for the type of senior housing with services we are proposing is deep and would justify a project with many more units than currently proposed. However, we also appreciate that the project has the potential to create a few limited impacts on public views. While we have studied a broad array of responses to the range of issues raised, our primary focus has been on exploring opportunities to mitigate the visual impacts without compromising our goal to replace as many of the prior units as practical, all while maintaining

the level of services and amenities to make this project an asset to the broader Los Gatos community.

Re-Allocation of Height and Massing

Our current application has made refinements to the prior application with an emphasis on reducing a range of impacts, especially visual impacts. We understand that there are particularly high sensitivities to Villa B, Villa C, and the front portion of Villa A. Conversely, as revealed by the installation of the story poles, there is less of a visual impact from Villa E and the rear portion of Villa A. Accordingly, the current application effectively reallocates a portion of the massing from front of the site to the rear of the site.

Based on feedback from the Planning Commission, we did explore options to expand the development pad but concluded that the overall site impacts of this approach would be greater than the current approach. However, due to the concerns of visual impacts on neighbors on Wood Road, we are no longer proposing to reallocate massing to Villas F and G and alternatively are proposing to add massing between Villas F and G and Villas D and E.

To further assist in clarifying the visual impacts of the proposed reallocation of height and massing, we engaged the services of a professional and technically advanced visual simulation company to evaluate, model and illustrate the potential impacts associated with the resubmittal on both public and the private views of the neighboring properties most affected by redevelopment of the site. *[Refer to current application plan sheets A406-A408, Visual Simulations for exhibits specifically related to the above comments are to be posted at the project web site [*https://covia.org/los-gatos-meadows/].

Change in Unit Mix

Several comments made during the Planning Commission (but not the Town Council) 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 accommodation 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 boomer generation and beyond.

The unit sizes and unit mix of the proposed project are based on focus group studies with local residents and decades of Front Porch's experience providing similar services to thousands of older adults. A project positioning that is not in alignment with the market is not feasible. Regarding this matter, some participants have erroneously conflated our continuing care retirement community ("CCRC") project with assisted living/memory care ("AL/MC") projects. CCRC and AL/MC have widely varying physical and operational attributes and are therefore distinctly different product types. One notable difference is that CCRC's are primarily marketed to future occupants who are typically moving from a single-family home in the local community and are seeking a new home. Conversely, AL/MC

communities are marketed to family members (usually the oldest daughter) who are seeking comprehensive care for their mother or father.

However, because both unit sizes and mix were such an important consideration of the Planning Commission, the current application has been revised and no longer includes any large penthouse units. Furthermore, in comparison to the prior application, the average unit size of independent units has been reduced from 1,493 square feet per unit to 1,414 square feet per unit. Note that the units on the care portion of the project have only an average of 450 square feet per unit.

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 incorporated a substantial increase in the number of below-grade parking spaces that would necessitate a substantial volume of soil off-hauls.

We believe our current application 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.

Based on concerns expressed by the Planning Commission with respect to off-haul impacts, in comparison to the prior application, in the current application, the number of parking spaces has been maintained (214 spaces) though in a modified configuration, but the amount of off-haul has been reduced from 140,300 cubic yards to 128,800 cubic yards.

Community Benefit

Further below, this 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 VII herein). The new community will provide an appealing and inviting place for people to continue to live in Los Gatos while not being burdened or isolated by home ownership. This transition allows for desired housing to open up and attract new families to the area to participate in schools and civic life.

In addition to the onsite community benefits previously identified, Front Porch is seeking opportunities to leverage its existing capabilities to provide services to the broader community. To that end, Front Porch has recently purchased 142 S. Santa Cruz. Although this property is separate and apart from the Los Gatos Meadows project, Front Porch is contemplating utilizing this property as a hub of wellness, education, and engagement services for seniors in the broader community.

Candidate services include expansion and/or support of existing Front Porch community services offerings such as Home Match, Creative Spark, Well Connected, Social Call, along

with technology pilots and research through the Front Porch Center for Innovation and Wellbeing. See Appendix F for additional information on these Front Porch Programs. Furthermore, we intend to also explore new potential offerings such as care navigation support, enhanced health support offering in partnership with a health system, an option similar to a Program of All-Inclusive Care for the Elderly (PACE), virtual health, health and nutrition education, home technology demonstration and support, and home modification support.

We anticipate a highly synergistic relationship between the two properties, thus expanding and enhancing the community benefits associated with our stand-alone Project. Through the new community and the services offered at 142 S. Santa Cruz, Front Porch will be participating actively in the life of an age-friendly Los Gatos, supporting, and aligning with many of the goals of the Senior Services Roadmap adopted by the Town Council this past summer. We are in conversations with the Los Gatos Foundation for Older Adults to Thrive to determine how best to leverage, utilize and/or integrate the services offered at 142 S. Santa Cruz Avenue with the Foundations' efforts to create a multi-generational Community Center. It will take additional time to determine the appropriate programming for this building, but the intent would be to offer services consistent with the current applicable land use restrictions for the property.

IV. Summary of Key Attributes of Proposed Project

The proposed rebuild project involves the redevelopment of the 10.84-acre site with a senior living community that would replace the existing Los Gatos Meadows senior living community. The project would include a total of 187 independent residential apartments plus up to 24 residents in the supportive care wing. The project, a Continuing Care Retirement Community (CCRC), will be licensed as a Residential Care Facility for the Elderly (RCFE) under the California Department of Social Services. The project would be restricted to persons aged 62 and older and would provide 24/7 assisted living services to the residents. The project would provide coordinated health care services. These proposed services would be similar to the use offered in the previous community. An estimated 120 full time equivalent (FTE) employees would be anticipated with the project; this is commensurate with the number of employees onsite prior to the closure of the facility in late 2019.

Site improvements would include on-site amenity areas, an enhanced fire access (loop) road, parking, new landscaping, a variety of energy efficient and sustainable interior and exterior building elements and improved emergency access.

Parking for residents, staff, and visitors would be provided within a new structure which would include 40 standard, non-tandem parking spaces of which approximately 17 would be near the garage entrance and the balance on the main parking level. All surface parking is proposed to be eliminated, improving fire circulation. Sponsor is proposing to increase the parking capacity to 214 spaces by implementing a 24/7 valet parking service.

Approximately 77% of the site would remain as open space, which is greater than 75% under the existing permit condition. The project site layout, building orientation and articulation, use of open space and building materials have been designed to focus on being visually compatible with the surrounding area and to inspire a natural biophilic environment.

Site improvements would require demolition of all existing site improvements. The project is anticipated to be built over a period of approximately 26 to 30 months. Demolition of the existing improvements is expected to require approximately four (4) months.

As described in the paragraphs that follow, the project would fully comply with all applicable Town General Plan Goals and Policies, as well as applicable standards and guidelines established by the Municipal Code.

V. Current Improvements / Current Residential Planned Development Approval

Los Gatos Meadows, a CCRC owned and operated by Sponsor, was originally developed as a CCRC, and opened in 1971. The objective then, and now, is to provide seniors with a place to age in place, living independently in the Los Gatos Community.

The site is currently developed with 10 residential buildings, which include a total of 205 independent residential apartments and support care units. The facility includes a dining and commons building, an infirmary, garage and services building, a multi-purpose building, and two cottages. There are 130 existing parking spaces onsite (85 within the existing structure and 45 surface parking spaces) and staff and visitors also use nearby neighborhood street parking, leased commercial space parking, and a public parking lot due to lack of parking availability on-site.

In March 1968, the Town of Los Gatos adopted Ordinance NO. 938, which rezoned the 10.84 project site to Residential Planned Development (R:PD). In 2018, the R:PD Ordinance was amended (Ordinance 2273). The Town Code 29.80.120 provides that amendments to a PD approved both prior to and after the adoption of this Division may only be considered under this Division and its provisions and must meet the requirements set forth in the amended Ordinance. A R:PD ordinance was in effect prior to the adoption of the amendments to the Town's PD regulations in 2018; that prior ordinance will continue to apply. However, as part of our request to rebuild the existing Los Gatos Meadows facility, Sponsor seeks a new Planned Development permit. While our current PD Permit remains valid, per Section 29.80.120 of the Town Municipal Code, we recognize the need to update the permit to reflect our desire to rebuild on the current site[2]. The site's proposed density of 17 dwelling units per acre is below the General Plan's maximum density limit of 24 dwelling units per acre allowed for the site[3]. The term "dwelling units" relates to independent residential apartments, not to the supporting care units, consistent with the interpretation of dwelling units under the original PD Permit. A comparison of the proposed project to the existing PD permit conditions is provided in Table 1 below.

[2] Section 29.80.125 of the Town Municipal Code states that any change in the activities conducted on, or any new construction in such PD or RPD zone, is subject to the regulations of this division.

[3] The General Plan land use designation of Medium Density Residential allows for a maximum density of 12 dwelling units per acre. According to the existing entitlement (adopted by Ordinance No.938 on March 4, 1968), the project site has an allowed maximum density of 24 dwelling units per acre. As such, the 10.84-acre site would allow for up to 240 dwelling units. Further, General Plan Housing Element Policy HE-1.2 Multi-Family Housing Densities, encourages builders to develop projects on multi-family designated properties at the high end of the applicable development range.

Table 1: Comparison of Planned Development (PD) Permit Conditions		
Permit Condition	**Original 1968 PD Permit Condition**	**Proposed Rebuild Project**
Site Coverage	25%	23%
Dwelling Unit Density	18 units per acre	17 units per acre
Total Number of Residential Apartment Units[4]	184	187
Total Units Permitted	222	211
Open Space	75%	77%
Building Setbacks from property line[5]	Front: 20'-0" Side: 15'-0", 27'-0" Rear: 15'-0"	Front: 34'-10" Side: 40'-10", 60'-0" Rear: 32'-11"
Parking[6]	111 parking spaces	40 non-tandem spaces, 214 total spaces with implementation of a 24/7 valet parking program.
Height[7]	Predominantly 2-story with some basement or below grade space for infirmary, parking, storage and mechanical. Heights vary between 30'-9" and 55'-2" ±.	3-6 stories with below grade space for parking, storage and mechanical. Heights vary between 59'-0" and 97'.
Architecture	Residential	Residential

[4] 184 units is the number of residential apartment & cottage units allowed; total unit count including skilled nursing beds permitted is 222 total units.
[5] Minimum building setbacks are not specified under the 1968 entitlement. Table 1 includes setbacks under the current and proposed condition.
[6] Prior to closure, Sponsor utilized a valet parking service, and a portion of vehicles were parked in a tandem configuration. Sponsor is proposing to increase the parking capacity to 214 spaces by implementing a valet parking service. At 214 spaces, the ratio of parking spaces to total units permitted is 1.0 versus a similar ratio of 0.50 for the original 1968 PD.
[7] At the main entrance, the proposed elevation (in feet above mean sea level) is 488.0 in comparison to existing elevation of 491.2 (3.2 feet lower); the terrace level of the proposed project is at an elevation of 505.0 in comparison to the existing elevation 512.8 (7.8 feet lower).

VI. Analysis of Specific Project Attributes

The project is expected to provide numerous benefits to the community. Furthermore, in response to comments from the Town from the prior application, we have provided additional information on several specific attributes of the project. This section is organized into the following subsections:

A. Relationship to Hillside Design Standards and Guidelines
B. Building Massing, Open Space and Views
C. Building Materials
D. Building Heights and Visibility
E. Landscape Character
F. Distances to Immediate Neighbors
G. LEED Certification
H. Parking
I. Height of Retaining Walls
J. Fire Safety

A. Relationship to Hillside Design Standards and Guidelines (HDS&G)

In 2008, CDAC noted that the HDS&G *are not directly applicable to this site*, but requested that the site be rebuilt in the spirit of the HDS&G. The spirit of the HDS&G is best defined by the Vision Statement found in the bullets of the introduction in the HDS&G, page 6:

- Maintains the existing open, wooded, rural character;
- Is in harmony with the natural setting;
- Conserves landforms and other features of the natural landscape;
- Preserves wildlife habitat and movement corridors; and
- Protects and preserves viewsheds and the ridgelines of the mountains.

While the project site is not within the Hillside Zone, the spirit of the HDS&G is integrated into the project by incorporation of the following:

- The buildings step up the hillside so that the building mass responds to the topography of the site.
- Breaking the project into individual buildings of varying heights with space between each building allows the community to best achieve a residential scale to fit within the open, wooded setting.
- Selecting a muted and varied natural toned palette of exterior materials allows the project to harmonize with the natural setting.
- Minimizing the overall construction footprint with compact building forms and the placement of all parking underground allows for an exceptionally efficient site coverage ratio, thereby maximizing the retention of undisturbed sensitive landforms and native vegetation.
- Replacing an obsolete land/building plan with a new community of lesser overall footprint, enhanced storm water management systems, state-of-the-art building

materials/systems, and sufficiently scaled underground parking will minimize impacts to wildlife habitat and movement corridor.

- Stepping the buildings into the hillside, minimizing the dimensions of the Town-facing buildings, investing in saving existing trees per the arborist plan, and presenting a carefully developed scale to the Town, residents, and visitors will preserve viewsheds and have no impact on hillside ridgeline profiles.

In 2008, the CDAC also requested that the buildings step with the hillsides. To this end, and in keeping with the spirit of the Hillside Guidelines, the proposed Ground Level is three feet lower than existing, which serves to minimize the impact on the community when viewed from Town. Furthermore, by placing all parking underground and with buildings grouped above and around green roof courtyards, the resulting compact footprint of the community minimizes the disturbed area of the special hillside setting. Additionally:

- The building in the northeast corner that cantilevers over the hillside is being replaced by a building that sits 45 feet further from Broadway.

- The increased distance to the neighbors and loss of the two buildings along the east side of Farwell Lane will allow for planting of additional trees that will help shelter the building mass with a strong tree canopy.

B. Building Massing, Open Space and Views

- New buildings are designed as a series of separate buildings surrounding courtyards rather than a monolithic building mass. This design breaks up the massing visible from public vantage points in Town. Additionally, the building facades step in and out to eliminate the potential for a large unbroken facade.

- The overall development footprint is smaller than the existing building footprint; the buildings closest to the neighboring properties have been pulled back to create greater physical distance between buildings.

- The design protects the oak woodland at the rear of the site thus respecting the spirit of the Town's hillside and tree preservation policies; to achieve this, greater heights are necessary to achieve a similar number of units.

- The massing of the new community steps up the hillside and, as a result, the buildings at the rear of the site will not be visible from the Town below. In addition to the buildings stepping up the hillside, individual buildings also respond to the views from the Town by pulling the top floor of the buildings back from the façade facing the Town to reduce the impact on the views from the Town. See *Section D. Building Heights and Visibility.*

- The distance between many of the existing buildings is 15 – 24 feet; separation between new buildings varies between 23 – 38 feet with a few buildings placed even further apart. This allows for views to be created between the buildings to the hillside. These views do not exist today.

- Airflow and breezes up and down the hillside will be facilitated by these breaks between buildings.

- The utility of the open space for residents in the courtyards is improved in part due to the dimensions of the Village Green and Town Square and in part due to the elimination of the existing "light well" that is currently situated near the proposed Village Square.

- There is a *visual and experiential quality* to the design that is articulated through the building placement and open space layout. This quality is best expressed by:

    - Better views extending out from all directions so that the natural setting and environmental systems are brought into and integrated with the building clusters;
    - Orientation of the six (originally eight) villas respects the natural setting. The villas are surrounded by either the Village Green or Town Square where residents can come together as one community to interact, socialize or to simply enjoy the site environs;
    - The absence of long-term surface automobile parking spaces facilitates a greater visual focus on the oak woodlands and the surrounding landscape; and,
    - The creation of varying open spaces accommodates a wide range of activities, from large areas for large group gatherings to smaller, more intimate spaces cultivating individual passions, and reinforcing the feeling of a community.

C. Building Materials

The materials used on the building facades have been selected based on their ability to blend with the natural setting and minimize the visual impression of the building heights. Qualities of materials important to emphasize:

- Materials are darker in tone to blend with the natural environment of the hillside and trees, moving from the current, reflective color palate to one that is visually absorptive.

- The colors vary with natural browns, greens, and tans to evoke a natural palette of soft colors, which mimic their natural setting.

- The materials vary in type both horizontally and vertically along the facade to help break up the mass of the building.

- Stone is used at the base of the building facing Los Gatos to root the building in the natural landscape.

D. *Building Heights and Visibility*

Aesthetically and architecturally, the heights of buildings are varied based on their

location in relationship to visibility from Town, neighboring properties, and site topography.

- Building heights are varied to create more architectural/visual interest and variety when viewed from publicly visible vantage points. The variation created by individual villas reflects a more residential character rather than an institutional character conveyed by a single structure with long, unbroken roof lines.

- Building units and heights are sized to provide greater "independent" living space.

    - Market research has shown that larger units with usable balconies are most desired. The square footage that can fit into the Town's residential or commercial height limit(s) would either result in one long uninterrupted building mass, or far fewer units. We believe that the view of one continuous building when viewed from the Town or from neighboring properties does not fit the spirit of the Hillside Development Standards and Guidelines or the character of Los Gatos. In senior living communities, a minimum number of units are necessary to provide operational efficiencies, programming, and a sense of community; the project is at the lower end of this critical number. Reducing the number of units neither works operationally or socially, nor does it meet with the intent of providing a similar number of units that existed prior to closure.

    - Unit configurations and corresponding heights allow for appropriate COVID-19 protective measures. The smaller, but taller buildings (with fewer units in each building) vs a long continuous shorter building are better suited in a post-COVID world for several reasons:

        - Fewer residents use the same common elevators: the design includes an elevator for every building. This allows buildings to be separated functionally, providing for fewer residents in any single building and allows the units to become the place where residents can self-quarantine.

        - Most units have usable balconies, providing residents a place to be outside during a pandemic, thus providing natural ventilation and mental/emotional relief from quarantine restrictions.

        - The increased square footage of common space allows for multiple dining venues which are critical to allow for socially distanced dining.

- The most visible building from public view is at the corner of Wood Road and Farwell Lane. It is one of the two shortest buildings on the site and is only 12 feet higher than the existing building in this location.

- Heights of buildings above the terrace level vary from 3 stories to 6 stories. The height of the new terrace is 7 feet lower than the existing terrace which reduces overall building heights.

- Buildings along the front of the site visible from the Town are the lower 3 and 4 story buildings on all front facades, (though some step up to 6 stories away from the front façade).

- To minimize the number of stories visible from Town, buildings step down a story in height on the side facing Town. This means that the upper floors of the buildings are hidden from the views below, and only the shorter side is visible from the Town.

- The buildings in the back of the site are nestled into the hillside. Three of these buildings have two stories benched into the hillside. The roofs of those buildings are effectively one story above the access road immediately behind them.

- With the buildings stepped into the hillside only the top three floors of many of the buildings are visible from Wood Road above. The hillside behind these buildings continues to slope up so the roofs of the buildings are only slightly higher than the level of the access road above.

- The corners of the buildings have balconies which serve to erode the mass of the buildings when viewed from the Town. This results in the front elevation appearing narrower than actual dimensions.

- While the increased building height will affect what some neighbors will see, the buildings are not expected to cast shadows on neighbors nor materially affect their vistas.

[Refer to current application plan sheets A406-A408, Visual Simulations for exhibits specifically related to the above comments].

E. Landscape Character

The landscape character has been carefully articulated to highlight, enhance, and nurture a strong sense of community.

- The landscape builds on and celebrates the existing character of the site. The layout plan and corresponding plant palette have been carefully designed and selected to increase habitat benefits, improve water quality, and integrate with the existing horticultural character, creating a better environmental fit and fitness than exists today. It is what Sponsor has been referring to as "biophilia".

- The landscape creates a far superior environment for fire resistant conditions. Unlike existing conditions, the genus species, the location, and the landscape pattern will be designed for fire protection.

- The landscape offers experimental value for the resident such as seasonal color changes, shade from the sun, and opportunities to pick an orange from a citrus tree.

F. Distances to Immediate Neighbors

Buildings are placed further from the neighbors than current buildings.

- The buildings closest to the neighbors are now set back much further from the adjacent, neighboring buildings.
    - The building closest to Wood Road would be 18 feet further away from Wood Road than the current Los Gatos Meadows buildings, thereby reducing the effect of the increased height. Also, the distance from the neighboring townhouses to the north of the improvements is 30 feet further than to the existing Los Gatos Meadows buildings.
- The two buildings along the east side of Farwell Lane (closest to Town) are to be removed and are *not* being replaced.
- The building in the northeast corner that cantilevers over the hillside is being replaced by a building that sits 45 feet further from Broadway.
- The increased distance to the neighbors and the loss of the buildings along Farwell Lane will allow for planting of additional trees that will help shelter the building mass with a strong tree canopy. The combination of new trees and landscaping in the additional setback from the neighboring buildings will shield much of the new buildings when viewed from the neighboring properties.

G. LEED Certification

In 2008, CDAC indicated that the project should obtain Leadership in Energy and Environmental Design (LEED) certification. Since 2008, there have been many changes to environmental standards. As in many areas related to environmental regulation and stewardship, the State of California's environmental standards generally surpass those of many other regions of the country in terms of regulations, standards and practices related to sustainability. Notably, many of the policy goals of the California Green Building Code, as well as the mandatory code requirements, overlap with those of independent certification systems such as the LEED certification system. The project will be subject to the most recent and rigorous update to the Cal Green Code, the 2019 Cal Green Building Standards Code (effective Jan 1, 2020), or the standard code in effect at the time of project entitlement. The project is also subject to applicable communitywide greenhouse gas emission reduction measures in conformance with the Los Gatos Sustainability Plan.

The project has been designed to be highly responsive to site context and to some of the specific sustainability priorities of the Town.

- In line with the community wide goals of the Town Sustainability Plan, Green Building Certification may utilize either the GreenPoint Rating System or LEED. The GreenPoint Rating Checklist submitted with our development application package

clearly demonstrates that the project comfortably exceeds the required point totals for all five of the rating categories, including: Community, Energy, IAQ/Health, Resources and Water.

- As detailed above, the project adheres to the spirit of the Hillside Development Standards & Guidelines by minimizing site disruption and vehicle impacts, and use of compact, energy efficient building forms demonstrates a heightened commitment to sustainability and environmental goals on this sensitive site.

- A commitment to sustainable innovation is woven into the project in ways both subtle and apparent including the electric autonomous vehicle supplemental transportation system that will connect the community to the Town, a state-of-the-art care model for greater resident and staff satisfaction and health, noncombustible construction materials, and enhanced fire access and life safety systems that benefit both residents and surrounding neighbors.

Based on the sustainability components integrated into the project design, coupled with those elements required as part of the Cal Green Building Code, providing LEED certification would be both redundant, and prohibitively costly given third-party requirements to verify and monitor LEED compliance. In discussions with neighbors and potential residents, strong interest was expressed in recycling, access to natural light and energy efficiency. Accordingly, the design team has prioritized sustainability attributes that are not only compliant with the California Green Building Code but are also highly responsive to site context and the specific priorities of the local community. We are confident that our sustainability approach to the site achieves the overarching goals of the LEED program without triggering a redundant and costly certification process.

H. Parking

The current entitlement specifies 111 parking spaces for the 222 units permitted (parking ratio of 0.50). The current Planned Development application includes 214 parking spaces for the proposed total permitted unit count of 211 (parking ratio of 1.0), a material improvement compared to the existing parking ratio.

In order to achieve this higher ratio without requiring an expansion of the development pad, greater tree removal or substantially greater off-haul, Front Porch intends to operate valet service 24/7. This approach is consistent with the operational services provided by Front Porch at Los Gatos Meadows prior to its closure in 2019. Of the 214 spaces provided, 40 spaces are standard parking spaces. The balance of the parking includes 174 tandem parking spaces that would be managed under the valet parking program. The total number of spaces using both the standard, tandem and valet services would be well in excess of the 127 spaces required using the Town's convalescent home parking requirement; the requirement applied by the Town for this project.

The use of valet operations provides a reliable, efficient, and cost-effective means of reducing the number of accidents involved in parking operations (i.e., reduced vehicle-on-vehicle, vehicle-on-structure, vehicle-on-pedestrian incidents), thereby providing an additional level of safety for our residents. In addition to minimizing the physical impacts

on the site, valet services result in more frequent iterations with residents, providing opportunities to deepen the relationship between staff and residents. Also, in addition to assisting with parking, valet staff serve as additional general customer service resources and assist with securing and patrolling the property.

Valet service is consistent with the resident expectation and Front Porch's operating capabilities and provides uniform alignment with services previously offered.
The use of valet services for continuing care retirement communities with structured, enclosed parking is a conventional operational practice perfectly suited for this type of continuing care community, as evidenced by the Vi at Palo Alto, arguably the most similar project to the proposed re-build project.

Details of our proposed valet parking program will be included in our Architectural and Site Application once our proposed Planned Development application is approved.

I. Height of Retaining Walls

Planning staff have requested that we provide greater justification for why our retaining walls will need to be taller than 5 feet. We have added sheet C103.1 to our resubmittal that illustrates detailed site sections with wall heights up to 24 feet to show that we are using grading to the extent practical to reduce wall heights. The walls in excess of 5 feet in height are required to create flat areas to provide bioretention and in some cases are required for the express purpose of reducing grading that would impact trees and otherwise undisturbed areas. Proposed walls are stepped with shorter walls under 5 feet adjacent to useable areas. The shorter walls incorporate planter pockets that will reduce the perceived scale of the taller walls and will include taller plants for additional screening.

J. *Fire Safety*

Sponsor has reviewed the Ad Hoc Wildfire Committee Report Action Items, as presented to Town Council on November 20, 2020. Fire safety and minimizing fire risk are one of the primary goals of the project as expressed in our Project Description, dated January 21, 2020. Based on the Ad Hoc Wildfire Committee Report Action items, the project is consistent with the five goals identified in the Ad Hoc Committee's Report related to minimizing the wildfire risks and impacts associated with those risks to the Los Gatos community, including:

- Emergency Communication
- Emergency Evacuation
- Roadside Fuel Reduction
- Open Space and Residential Land Management
- Emergency Partnerships

In furtherance of the above Wildfire Ad Hoc Committee goals, the Project Applicant has committed to assisting the Town in achieving its prioritization of the following action items:

- Maximizing the use of an emergency alert system to ensure that communication systems are fully utilized; the project would utilize technology platforms to ensure Los Gatos Meadows stays connected during possible emergencies.

- Increasing the use of social media platforms for emergency communications.

- Exploring additional non-cell/internet reliant emergency communication onsite (such as a siren system) in furtherance of enhanced emergency communication.

- Assisting SCCFD with their Ready, Set, Go Programs in Town.

- Assisting the Town by providing an additional alternative evacuation route via Farwell Lane and provision of a continuous loop road around the project site.

- Incorporating annually simulated evacuations within the Emergency Evacuation Plan once operational.

- Mapping private roadways within the project pursuant to the Roadside Fuel Reduction goal.

- Utilizing appropriate planting including fire retardant xeriscape plant species, particularly in recommended defensible spaces.

- In conjunction with residents, implementing an appropriate vegetation management plan.

- Assisting the Town with exploring partnerships with SCCFD fuels crews and defensible space inspectors.

- Assisting the Town with pursuing Firewise USA® site status to satisfy homeowner insurance requirements.

While not all actions noted above have been memorialized in Town policy, they were considered as part of the General Plan 2040 Update process, specifically the Hazards and Safety Element HAZ-2 Goal and corresponding policies. Because this Project was in the midst of preliminary design during the General Plan update process, these actions were contemplated as part of the overall project design, site layout, project features and elements and/or overall Project operations. The General Plan 2040 was subsequently completed and adopted on June 20, 2022.

Please also note that in responding to the direction of the Santa Clara County Fire Department, the project substantially improves the ability of Sponsor to execute an evacuation of the community. Furthermore, Front Porch has a strong track record of preparing for and executing wildfire related evacuations in Northern California.

VII. Benefits to the Community

We believe the benefits of the project to the Los Gatos community are substantial, and critical in meeting the needs of the broader senior community.

The project would further the Town's **Human Services Element** by revitalizing Los Gatos Meadows and continuing its role as a healthy, contemporary independent senior living community that connects seniors with existing resources in the community, encourages social interaction, improves mobility, and ensures a safe environment for Los Gatos seniors. The project would provide a mix of different unit sizes and varying levels of care that respond to the needs of an active, aging community. The project would incorporate outstanding health care services, recycled and sustainable building materials, and energy efficient operational systems.

The proximity to nearby stores and services, such as the US Postal Service, Old Town Los Gatos Shopping Center, and Los Gatos Theatre, provides residents with opportunities to participate in social, recreational, educational, and shopping activities all within a close distance. The dining area would include a demonstration kitchen for local restaurants to showcase their offerings on a rotating basis, facilitating greater **Town integration** with the Los Gatos Meadows community.

The project would result in no increase in the number of total units currently entitled or occupied up through September 2019. As a result, the project would not generate substantial new vehicle trips. There would be a modest redistribution of trips from Farwell Lane to Wood Road and Santa Cruz Avenue, though even with this redistribution, the level of service would remain at an acceptable level of service (LOS B). Furthermore, the project would **improve on-site circulation** and alleviate spillover parking experienced under the prior site plan by creating additional parking spaces and decreasing the need for on-street parking in nearby neighborhoods. Importantly, the project would **provide enhanced fire access** in the area for fire personnel/equipment for fighting on-site and nearby fires **and enhanced emergency access** for neighbors living uphill of the Meadows in the event that Wood Road is closed to access.

The project would also improve the integration of the site with the broader Los Gatos community by closing Farwell Lane to through traffic and transitioning this pathway connecting Los Gatos Meadows and Broadway into a naturally landscaped, pedestrian-friendly connection to downtown Los Gatos. The **conversion of Farwell Lane into a pedestrian and bicycle lane would improve safety for vehicle and pedestrian interaction at the intersection of Farwell Lane and Broadway.** The project would continue to use the existing driveway on Wood Road for access to the parking entrance, main entrance, and loading entrance, providing safe and efficient access to the site. The project would result in the construction of a parking structure that would include 40 standard parking spaces. If needed, by employing a valet parking service, the parking capacity in the parking structure could be increased to 214 parking spaces. Furthermore, the project would incorporate a dedicated area for fire access, which would be located on the western side of the property.

One of the extraordinary elements of the project is the planned implementation of an **autonomous vehicle alternative transportation solution along Farwell Lane** to enable a safe, convenient, and alternative means of transporting residents between the Meadows and Town retail, entertainment, and civil services. This element of the project will enable both safe and convenient access for residents to connect to Downtown Los Gatos. The project would consider Aurrigo, a vendor of autonomous vehicles, to provide this alternative transportation solution.

While difficult to gauge precisely, the combined effect of facilitating pedestrian, bicycle and self-driving vehicles on Farwell Lane is expected to materially **reduce the number of total vehicle trips to and from the community.**

From an environmental perspective, the building design would provide a **more energy efficient and healthy environment** for prospective residents. Upgraded and energy efficient buildings would assist in further reducing the current carbon footprint by minimizing energy load, enhancing the number of large shade trees, modernizing energy operations/systems, increasing the amount of landscaped space, and improving irrigation efficiency.

Front Porch is in current dialog with the Los Gatos Foundation for Older Adults to Thrive (the "Foundation") to explore opportunities to utilize 142 S. Santa Cruz as a **hub of wellness, education, and engagement services for seniors in the broader community**. Front Porch has deep, relevant capabilities to serve as an effective partner with the Foundation in providing much needed services to local seniors.

VIII. Request for Planned Development (PD) Entitlement

This project request is for approval of a new Planned Development Overlay permit. The project complies with the Town's existing PD zoning for the property, as shown in Table 1. The project does not require any variance or exception to any rule, code, or regulation and meets the basic requirements under the existing zoning permit related to site coverage, density, open space, and parking.

The project would not impair the integrity or character of the zoning district and would not result in any additional independent residential apartments, additional supporting care units nor additional staff. The operations of the Project would have hours and staffing consistent with the most recent prior use and would result in an estimated 120 full-time equivalent (FTE) employees. As noted above, proposed site coverage, unit count, open space and parking are all consistent with the current PD permit in place today (refer to Table 1). Project building heights have been articulated to protect views from adjacent properties ensuring compatibility with the neighborhood.

The project would not be detrimental to public health, safety, or general welfare. The project would provide state-of-the-art health care services for residents who would have access to health care facilities, open 24/7, to ensure consistent and reliable care. The project would have a dedicated fire access road, located on the western side of the property, improving fire access to the entire site, which would improve safety on-site. Because the project is a rebuild of the prior use, it will also include an updated Emergency Preparedness Plan (EPP) and evacuation plan to address the new facilities and ensure a safe environment for all residents and staff, commensurate with Sponsor's Risk Assessment Policy. In compliance with Sponsor's Risk Assessment Policy, these two plans already exist for the prior facility, but would be updated in accordance with the applicable federal, state, and local requirements in effect at the time of building occupancy.

The project would result in the reconfiguration of the existing "exit only" driveway, located on Broadway, and would convert the driveway into a pedestrian and bicycle lane, thereby creating safer conditions for pedestrians and bicyclists, as well as serve as the fixed route for an autonomous vehicle connection from the main entrance to the Broadway frontage. This would provide for safer modes of transportation between the project site and downtown Los Gatos. The project would ensure that seniors have convenient access to social and medical services, commercial areas, and transportation by providing on-demand shuttle and/or car service to the residents.

The proposed uses of the project would be in harmony with the various elements and objectives of the General Plan 2040 and the purposes of the zoning ordinance. As discussed above, the project is consistent with several of the aspects of the Los Gatos General Plan 2040 (refer to Appendix A). The project is consistent with the Town's Environment and Sustainability element and would implement best practices both in design and operations through the adoption of biophilic design principles and sustainable design measures to best fit into the unique site while minimizing initial and ongoing environmental impacts. In addition to this, the site plan of the project incorporates environmentally appropriate design attributes, utilizing the site's topography and natural setting to create a synergy between the design and the hillside that does not exist today.

The project would allow seniors in the Town of Los Gatos to age in place with state-of-the-art health and living facilities. In addition, the proposed CCRC would continue to make a significant contribution to the Town, both as a major employer, as well as a vital resource for residents who want to remain a part of the community. We believe that the project will be a tremendous asset to the Town of Los Gatos, extending the historical legacy of quality residence and care to the broader senior community. In consideration of all the points outlined above, we welcome your review and appreciate your timely consideration of our request.

As per Town Planning Division Staff request, we have provided an analysis of how the project meets the findings required to grant a Planned Development Ordinance request as detailed in Section 29.80.095 of the Town Code. Given its length, this analysis is included as Appendix B to this letter.

IX. Justification

For all the many reasons articulated in detail throughout this letter (and appendices hereto), the rebuild project would be both essential and desirable to the Los Gatos community.

The rebuild project furthers the Town's General Plan by revitalizing the existing site and continuing provision of a healthy, contemporary independent senior living community that connects seniors with existing resources in the community, encourages social interaction, improves mobility, and ensures a safe environment for Los Gatos seniors. The project would result in the construction and/or provision of many service facilities including, but not limited to, a health center, dining venues, fitness services, and supplemental transportation services that would be located throughout the property. These services and amenities would help provide social interaction for the residents. The project would provide a wide variety of senior services and programs, including daily opportunities for health care, physical activity and recreation, and mental stimulation. In addition, the project would provide coordinated health care services, specializing in assisted living care, memory care and respite care, meeting the wide range of needs for seniors as they age.

The feedback on the proposed uses of the project from local prospects and neighbors and local leadership has been very positive. The 187 independent residential apartments would assist in the implementation of the Town's 2023-2031 Housing Goals for facilitating housing opportunities and removing barriers to the production of housing (though flexible development standards) for seniors. The project would provide a mix of different size apartments and varying levels of care and amenities that respond to the needs of the active, aging community found in the Town of Los Gatos. The functional site layout, floor plans, and site architecture have been specifically designed to align with the local market, providing larger apartments and on-site amenities desired by seniors.

We are confident that you will find the proposed uses of the project to be in harmony with the various elements and objectives of the General Plan 2040, the purposes of the zoning ordinance and in concert with the feedback we have received from our extensive outreach to the Community. The project would implement best practices both in design and operations through the adoption of biophilic and sustainable design measures to best fit into the unique environs of the site while reducing environmental impacts. Our rebuild project incorporates environmentally appropriate design attributes, utilizing the site's topography and natural setting to create a synergy between the design and the hillside that does not exist today and would not exist in the absence of the project.

Finally, the project would allow seniors in the Town of Los Gatos to age in place with state-of-the-art health and living facilities. The rebuild project would continue to make a significant contribution to the Town, both as a major employer, as well as a vital resource for residents who want to remain an integrated and valued part of the community. We believe that the project will be a tremendous and valuable asset to the Town of Los Gatos, extending a historical legacy of quality residence and care to the broader senior community.

Respectfully,

_____

Francesco J. Rockwood
Rockwood Pacific Inc.
Applicant on behalf of Front Porch

Appendix A
Los Gatos General Plan 2040 Related to Project

2023-2031 Housing Element Update (March 2024):

HE-2.7 Senior Housing

Support development and maintenance of affordable senior rental and ownership housing and continue to work with existing senior lifestyle living and assisted living facilities in Los Gatos. Encourage a variety of senior living options including downsizing and step-down independent ownership housing.

HE-3.2 Flexible Development Standards

Provide flexibility in development standards to accommodate new models and approaches to providing housing, such as live/work housing (permitted with a CUP), and micro units (in existing housing units), to allow housing to adapt to the needs of the occupants.

Land Use Element (from Los Gatos General Plan 2020):

LU-1.3 To preserve existing trees, natural vegetation, natural topography, riparian corridors and wildlife habitats, and promote high quality, well-designed, environmentally sensitive, and diverse landscaping in new and existing developments.

LU-1.4 Infill projects shall be designed in context with the neighborhood and surrounding zoning with respect to the existing scale and character of surrounding structures and should blend rather than compete with the established character of the area.

LU-6.7 Continue to encourage a variety of housing types and sizes that is balanced throughout the Town and within neighborhoods, and that is also compatible with the character of the surrounding neighborhood.

Community Design Element (from Los Gatos General Plan 2020):

CD-1 Preserve and enhance Los Gatos' character through exceptional community design.

CD-1.1 Building elements shall be in conformance with those traditionally in the neighborhood.

CD-1.2 New structures, remodels, landscapes and hardscapes shall be designed to harmonize and blend with the scale and rhythm of the neighborhood and natural features in the area.

CD-1.3 Buildings, landscapes, and hardscapes shall follow the natural contours of the property.

CD-1.4 Development on all elevations shall be of high equality design and construction, a positive addition to and compatible with the Town's ambiance. Development shall enhance the character and unique identity of existing commercial and/or residential neighborhoods.

CD-2 To limit the intensity of new development to a level that is consistent with surrounding development and with the Town at large.

CD-3.2 Street and structural lighting shall be required to minimize its visual impacts by preventing glare, limiting the amount of light that falls on neighboring properties, and avoiding light pollution of the night sky.

CD-3.5 All landscaping shall be carefully reviewed to ensure that it is aesthetically pleasing, compatible with its neighborhood and natural environment, and water conserving.

CD-4 To preserve existing trees, natural vegetation, natural topography, riparian corridors and wildlife habitats, and promote high quality, well designed, environmentally sensitive, and diverse landscaping in new and existing developments.

CD-4.5 New development shall promote visual continuity through tree planting, consistent use of low shrubs and ground cover.

CD-4.7 Landscaping plans should maximize the use of trees for energy efficiency, climate control, screening, shading (especially of parking lots), and aesthetics.

CD-7 To preserve the quality of the private open space throughout Los Gatos.

CD-7.1 Maximize quality usable open space in all new developments.

CD-7.3 All residential developments shall include private open space in proportion to the building size.

CD-15 To preserve the natural topography and ecosystems within the hillside area by regulating grading, landscaping, and lighting.

CD-15.4 Hillside landscaping shall be designed with the following goals in mind: a. Minimizing formal landscaping and hardscape. b. Siting formal landscaping and hardscape close to the house. c. Following the natural topography. d. Preserving native trees, native plant and wildlife habitats, and migration corridors.

CD-16 Promote and protect view sheds and scenic resources.

Racial, Social, and Environmental Justice Element:

RSEJ-1.6 Welcoming Town: Promote Los Gatos as a welcoming, safe, and inclusive community regardless of age, ability status, and socio-economic status.

Mobility Element:

MOB-2.12 Downtown Pedestrian Environment. Support pedestrian upgrades to sidewalks and connections between developments to create a more walkable downtown.

MOB-4.5 Consider Special Populations. Plan for the needs of people with disabilities, seniors, and children when designing trail facilities and bicycle and pedestrian facilities.

MOB-5 Support a non-driving Los Gatos by reducing reliance on the automobile and promoting alternative modes of transportation.

MOB-5.1 Prioritize Non-Driving Transportation Modes. Prioritize the use of noon-driving transportation modes such as walking, bicycling, transit, a shuttle system, and other forms of personal mobility that are energy conserving and non-polluting.

Environmental and Sustainability Element:

ENV-1.1 Scenic Resources. Require design review to prevent developments that, due to their site location and masing, block views from roadways and public spaces in the surrounding hillsides.

ENV-1.4 View Corridor Protection. Encourage the protection of key view corridors as described in the Hillside Development Standards and Guidelines to preserve the natural landscape and views of the surrounding hillsides.

ENV-2-1 Tree Protection. Ensure tree removal and replacement during development is consistent with the latest in tree conservation standards to support the Town's Arbor Day Foundation status as a Tree City USA.

ENV-2.3 Landscape Design. Continue to update landscape design guidelines for development consistent with Biological Resources goals and policies. Landscape Design should promote the implementation of native species, drought tolerant species, and fire-wise plants and designs, including in hillside areas and future planning areas.

ENV-4.1 Ecosystem Protection. Protect and enhance public and private open space ecosystems in Los Gatos.

ENV-4.3 Habitat Management. Encourage management of private open space areas, agricultural land, and residential gardens as habitat that supports wildlife in a way that enhances that habitat, reinforces natural wildlife management, and is consistent with open space plans.

ENV-5.1 Use Native Plants. Require all development to use native plants or other appropriate non-invasive plants that are indigenous to Los Gatos and Santa Clara County to reduce maintenance and irrigation costs and the disturbance of adjacent natural habitat.

ENV-5.2 Special Status native Plant Species Protection. Require public and private projects to protect special-status native plant species.

ENV-6.1 Prevent Damage from Development. Development shall not damage riparian areas, wetlands, and intermittent or ethereal streams.

ENV-7.1 Protecting Wildlife. Ensure that public and private projects shall not significantly deplete, damage or alter existing wildlife habitat or populations.

ENV-7.2 Coordination with State and Federal Agencies. Coordinate with the California Department of Fish and Wildlife, the U.S. Fish and Wildlife Service, and other appropriate agencies to protect wildlife species and habitats.

ENV-7.5 Nesting Sites. Conserve nesting sites in new development and within existing development unless a mitigation plan is approved.

ENV-7.10 Bird Safe Design. Require new development to increase bird safety by reducing hazardous building and architectural elements, and including bird safe and lighting design.

ENV-7.11 Dark Skies. Require the design of building, street, landscape and parking area lighting to improve safety, energy efficiency, protection of the night skies (dark sky protection), biological resources, and environmental soundness.

ENV-8.1 Air Quality Standards. Federal, State, and regional air quality goals, policies, standards and requirements shall be addressed during environmental review for local land use and development decisions. Applicable standards or requirements, if not already n the proposed plans, shall be incorporated as conditions of approval.

ENV-8.4 Electric Vehicle Infrastructure. Require installation of electric vehicle charging stations as a ratio of total required parking for new and redeveloped commercial, muti-family, residential subdivision, and condominium projects.

ENV-8.9 Air Pollution Impacts During Construction. Require project proponents to prepare and implement a construction management plan that incorporates Best Available Control Measures and all best management practices in accordance with the Air District standards to reduce criterial pollutants.

ENV-9.6 Energy Conservation and Renewable Energy use. Promote energy conservation in business and residential uses by encouraging installation of fixture and appliance upgrades, installation of solar panels, and other retrofits to existing structures.

ENV-9.12 GreenPoint Guidelines. Continue to require that all remodeled homes and new home construction comply with the adopted GreenPoint Guidelines to reduce GHG emissions reduction.

ENV-9.15 Sustainability Plan Requirements. Continue to require that all new and remodeled developments incorporate sustainable building practices and site design methods as listed in the Sustainability Plan.

ENV-10.4 Recycled-Content Construction Materials. Encourage the use of recycled-content construction materials in new construction that have low production energy costs for building materials, hard surfaces, and non-plant landscaping.

ENV-10.7 Recycling Areas in Residential Developments. Require recycling and composting facilities in all new single-family and multi-family residential developments along with other waste-reduction resources.

ENV-12.1 Evaluate Archaeological and Cultural Resources. Evaluate archaeological and/or cultural resources early in the development review process through consultation with interested parties and the use of contemporary professional techniques in archaeology, ethnography, and architectural history.

ENV-12.5 Uncovered Cultural Resources. Require that if cultural resources, including archaeological or paleontological resources, are uncovered during grading or other on-site excavation activities, construction shall stop until appropriate mitigation is implemented.

ENV-14.1 Tribal Consultation. Require that local Native American tribes are involved early and often on potential disturbance, recovery, and preservation of tribal cultural resources, including development of strong consultation protocols with appropriate Native American tribe(s), as required by California Senate Bill 18 and Assembly Bill 52.

ENV-15.1 Erosion Control Plans. Require all new developments in areas subject to soil erosion and slippage to provide an effective erosion control plan to minimize soil erosion. The erosion control plans shall be implemented prior to construction operations and maintained throughout the construction process.

ENV-15.2 Minimize Grading. Require grading permits to ensure that the grading of slopes and sites proposed for development will be minimized.

ENV-16.1 Avoid Water Contamination from New Development. Require all applicants to demonstrate that new development will not contaminate surface water and/or groundwater.

ENV-16.6 Alternative Paving Materials and Designs. Encourage alternative paving materials and designs to limit driveways, parking areas, and parking lots in all zones. Examples include, but are not limited to, pervious paving material, and "ribbon strip" driveways, which have pavement in tire areas and grass or gravel in the middle.

ENV-16.7 Parking Lot Drainage. Implement bioswales and other innovations so runoff from parking lots drain into landscaped areas and rainwater percolates into the ground.

ENV-16.9 Stormwater Runoff. Reduce pollution in urban runoff from residential, commercial, industrial, municipal, and transportation land use activities.

ENV-16.11 Sustainable Landscape Practices. Support low water landscaping practices and limited artificial fertilizer and pesticide application on public and private properties.

ENV-17.8 Low-Impact Development. Encourage Low-Impact Development (LID) measures to limit the amount of impervious surface in new development and redevelopment to maintain or increase the retention, treatment, and infiltration of urban stormwater runoff from pre-development conditions. LID measures should also apply to major remodeling projects and to public and recreation projects where possible.

ENV-18.4 Residential and Noise-Sensitive Site Design Noise Consideration. Protect existing and proposed residential areas from noise by requiring appropriate site and building design, sound walls, a minimum landscape buffer of five feet, and/or the use of noise attenuating construction techniques and materials.

Los Gatos Sustainability Plan (2012):

TR-1 Support for Pedestrians, Bicyclists and Transit. Promote walking, bicycling, and transit through the following:

a. Require all new buildings, excluding single-family homes, to include a principal functional entry that faces a public space such as a street, square, park, paseo or plaza, in addition to any entrance from a parking lot, to encourage pedestrian foot traffic.
b. Require new projects, excluding single-family homes, to include pedestrian or bicycle through-connections to existing sidewalks and existing or future bicycle facilities, unless prohibited by topographical conditions.
c. Seek grant funding to establish a Safe Routes to School (SR2S) Program to increase student walking and biking trips.
d. Design and implement affordable traffic-calming measures on specific streets to dissuade Highway 17 cut-through traffic and attract pedestrian and bicycle traffic.
e. Implement transit access improvements through sidewalk/crosswalk safety enhancement and bus shelter improvements.

GB-4 Solar Orientation. Require measures that reduce energy use through solar orientation

by taking advantage of shade, prevailing winds, landscaping and sunscreens.

RE-5 Solar Ready Features. Where feasible, require that all new buildings be constructed to allow for the easy, cost-effective installation of future solar energy systems. “Solar ready” features should include proper solar orientation (i.e., south facing roof area sloped at 20 to 55 degrees from the horizontal); clear access on the south sloped roof (i.e., no chimneys, heating vents, or plumbing vents); electrical conduit installed for solar electric system wiring; plumbing installed for solar hot water system; and space provided for a solar hot water storage tank.

EC-1 Energy-Efficient Appliances and Lighting. Require new development to use energy-efficient appliances that meet Energy-Star standards and energy-efficient lighting technologies that exceed Title 24 standards by 30 percent.

EC-3 Energy-Efficient Outdoor Lighting. Require outdoor lighting fixtures to be energy-efficient. Require parking lot light fixtures and light fixtures on buildings to be on full cut-off- fixtures, except emergency exit or safety lighting, and all permanently installed exterior lighting shall be controlled by either a photocell or an astronomical time switch. Prohibit continuous all night outdoor lighting in construction sites unless required for security reasons. Revise the Town Code to include these requirements.

EC-10 Heat Gain Reduction. Require all new development and major rehabilitation (i.e. additions or remodels of 20,000 square feet of office/retail commercial or 100,000 square feet of industrial floor area) projects to incorporate any combination of the following strategies to reduce heat gain for 50 percent of the non-roof impervious site landscape, which includes roads, sidewalks, courtyards, parking lots, and driveways: shade within five years of occupancy; paving materials with a Solar Reflectance Index (SRI) of at least 29, open grid pavement system; and parking spaces underground, under deck, under roof, or under a building. Any roof used to shade or cover parking must have an SRI of at least 29.

WW-1 Water Use and Efficiency Requirements. For new development, require all water use and efficiency measures identified as voluntary in the California Green Building Standards Code, and consider more stringent targets. California Green Building Standards Code requirements include: 1) reduce indoor potable water use by 20 percent after meeting the Energy Policy Act of 1992 fixture performance requirements, and 2) reduce outdoor potable water use by 50 percent from a calibrated mid-summer baseline case, for example, through irrigation efficiency, plant species, recycled wastewater, and captured rainwater.

WW-3 Bay Friendly Landscaping. Require new development to use native plants or other appropriate non-invasive plants that are drought-tolerant, as described in the Bay Friendly Landscaping Guidelines, available at StopWaste.Org and

BayFriendlyCoalition.Org.

SW-3 Salvage, Recycled-Content and Local Construction Materials. Encourage the use of salvaged and recycled-content materials and other materials that have low production energy costs for building materials, hard surfaces, and non-plant landscaping. Require sourcing of construction materials locally, as feasible.

Appendix B
Planned Development Ordinance Findings

In the Planning Division Staff Technical Review Comment letter dated May 22, 2020, Planning staff requested the following:

1) Address in the letter of justification for the project how the project meets the findings required to grant a Planned Development Ordinance as detailed in Section 29.80.095 of the Town Code.

While the main body of this Justification Letter provides significant detail as to how the project meets the requirements of the PD Ordinance (refer to Section V of this Letter of Justification), the following describes how the project meets the findings required to grant a Planned Development Ordinance as detailed in Section 29.80.095 of the Town Code, as requested.

Sec. 29.80.095. - Findings.

(1) The proposed PD is in compliance with all sections of this division.

The proposed rebuild project (or "project") is in compliance with section 29.80.075 as it clearly meets the purpose and intent of the PD zone by enhancing and promoting the Town's natural resources, maximizing open space *and* providing a public benefit to the citizens of the Town. The project will result in a slight reduction in the overall development pad, *increasing* the amount of common open space available for all to enjoy, consistent with the Community Design Goal - 7. The project would further the Community Design Goal CD- 1, CD-4 and CD - 15, by preserving and enhancing Los Gatos' character through exceptional community design features including, but not limited to: buildings that shall follow the natural contour of the surrounding hillside; promoting visual continuity through tree planting; and designing new structures to harmonize and blend with the natural features of the area.

The project is in compliance with section, 29.80.080 of this division as it meets both the purpose and intent of this division and meets the following criteria: it provides a public benefit to the citizens of the Town, and is a property that has a current PD zone based on the combination of uses not otherwise permitted under the Town's existing zoning Ordinance.

The project similarly is consistent with section 29.80.085 as it does not seek to deviate from general plan provisions, guidelines adopted by the Town Council, standards contained in any existing land use regulation or any other provision of the Town Code

otherwise applicable to the property except as otherwise provided for in section 29.080.095.

Finally, the project is in compliance with all the requirements set forth in section 29.080.090 as the PD application includes text and plans/figures and/or diagrams that demonstrate (1) compliance with all sections of this division; (2) conformity of the PD to the goals, policies, applicable land use designations(s) and standards of the general plan; (3) includes the characteristics existing on the property which warrant application of the PD overlay zone; (4) shows the distribution, location and extent of the land uses on the site, including open space; (5) includes the proposed standards and criteria by which development will proceed; (6) includes proposed deviations from the land use regulations and development standards applicable to the underlying zoning district; and (7) describes the public benefit of the proposal. Further, as noted in our Letter of Justification, the project site is zoned as Residential Planned Development (R:PD) which is typically applied to areas where residential development is planned in the future.

However as noted earlier, this project site secured its Planned Development permit entitlements in 1968 and has operated under this permit until late September 2019. The project has been designed in conformance with the Town of Los Gatos zoning requirements for Planned Development (PD) overlay zones as described further below. As per the Municipal Code, Development in a PD zone must be in accordance with the approved "development plan". The Town of Los Gatos Municipal Code provides that the development plan must contain:

_ a land use plan locating all proposed uses, a tentative site plan,
_ schematic architectural elevations of all buildings and structures in relationship to each other,
_ a schedule for any phasing of development,
_ a tabulation of land area including the entire planned development,
_ the floor area of each occupancy,
_ the proposed number of off-street parking, and grading, soils and geologic information

Our project application includes each of these "development plan" requirements as documented in the full project application submittal.

(2) The proposed PD is in conformance with the goals, policies, and applicable land use designation(s) and standards of the Town's general plan.

The project is in conformance with the applicable goals, policies and applicable land use designations(s) and standards of the Town's general plan as described in this Letter of Justification and the Design Principles section of the Project Description.

This project request is for approval of a new Planned Development Overlay permit. The project complies with the Town's existing PD zoning for the property, as shown in Table 1 of the Letter of Justification. The project does not require any variance or exception to any rule, code, or regulation and meets the basic requirements under the existing zoning permit related to site coverage, density, open space, and parking.

Further, though the project is *not* located within the boundaries of the Hillside Zone, we have made every attempt to meet the spirit and intent of the Hillside Design Standards and Guidelines as identified in Section IV. A of this Letter of Justification.

Where we do not meet the spirit of the guidelines (e.g. retaining wall height), we have identified why and how our deviations to this non-applicable standard are needed for this site (see Section IV. I of this Letter of Justification).

(3) The proposed PD is in conformance with all other applicable land use regulations, including but not limited to Town Council adopted guidelines, except as otherwise provided in section 29.80.095(4).

The proposed PD is in full conformance with all other applicable land use regulations, including but not limited to Town Council adopted guidelines. The project seeks no exceptions, variances or deviations/modifications from any Town goals, policies, regulations, standards or guidelines applicable to the project site.

(4) Any proposed use or development standards that deviate from the underlying zoning district(s) result in innovative and creative site planning to develop:

a. Housing with a minimum of forty (40) percent of the units affordable to households of very low, low, or moderate income; or

b. Mixed commercial, or mixed residential, or mixed commercial and residential development; or

c. A development designed and sited to protect, preserve and enhance conservation and enrichment of hillsides, natural and/or historic resources, ridgelines, a tree or stand of trees, creek and riparian corridors, geologic hazard or fault zone, and open space; or

d. A project that maximizes open space

Approximately 76.7% of the site would be open space, contributing to the visual compatibility of the surrounding hillsides as well as to create a natural environment for residents (see Section IV. B for additional discussion related to open space). The project results in a slight *decrease* in the overall development pad, increasing the amount of common open space available for all to enjoy.

e. **The proposed PD provides a public benefit to the citizens of the Town**.

The project would allow seniors in the Town of Los Gatos to age in place with state-of-the-art health and living facilities.

The project would further the Town's General Plan by revitalizing the existing site and continuing provision of a healthy, contemporary independent senior living community that connects seniors with existing resources in the community, encourages social interaction, improves mobility and ensures a safe environment for Los Gatos seniors. The proposed uses of the project would be essential and desirable to the community. The project would result in the construction and/or provision of many service facilities including, but not limited to, a health center, dining venues, fitness services, and supplemental transportation services that would be located throughout the property. These services and amenities would help provide social interaction for the residents. The project would provide a wide variety of senior services and programs, including daily opportunities for health care, physical activity and recreation, and mental stimulation. In addition, the project would provide coordinated health care services, including 17 supporting care units with sections specializing in assisted living care, memory care and respite care, meeting the wide range of needs for seniors as they age.

The project would also improve the integration of the site with the broader Los Gatos community by closing Farwell Lane to through traffic and transitioning this pathway connecting Los Gatos Meadows and Broadway into a naturally landscaped, pedestrian friendly connection to downtown Los Gatos. The conversion of Farwell Lane into a pedestrian and bicycle lane would improve safety for vehicle and pedestrian interaction at the intersection of Farwell Lane and Broadway. The project would continue to use the existing driveway on Wood Road for access to the parking entrance, main entrance, and loading entrance, providing safe and efficient access to the site.

One of the extraordinary elements of the project is the integration of one or more autonomous vehicles and control systems deployed along Farwell Lane to enable a safe, convenient and alternative means of transporting residents between the project and Town retail, entertainment, and civil services. This element of the project will enable both safe and convenient access for residents to connect to Downtown Los Gatos. The project would consider Aurrigo, a vendor of autonomous vehicles, to provide this alternative transportation.

In addition to the benefits outlined above, Front Porch anticipates leveraging its existing capabilities to provide services to the broader community. To that end, Front Porch has recently purchased 142 S. Santa Cruz. Although this property is separate and apart from the Los Gatos Meadows project, Front Porch is contemplating utilizing this property as a hub of wellness, education, and engagement services for seniors in the broader community.

Candidate services include expansion and/or support of existing Front Porch community services offerings such as Home Match, Creative Spark, Well Connected, Social Call, along with technology pilots and research through the Front Porch Center for Innovation and Wellbeing. See Appendix F for additional information on these Front Porch Programs. Furthermore, we intend to also explore new potential offerings such as care navigation support, enhanced health support offering in partnership with a health system, an option similar to a Program of All-Inclusive Care for the Elderly (PACE), virtual health, health and nutrition education, home technology demonstration and support, and home modification support.

We anticipate a highly synergistic relationship between the two properties, thus expanding and enhancing the community benefits associated with our stand-alone Project. Through the new community and the services offered at 142 S. Santa Cruz, Front Porch will be participating actively in the life of an age-friendly Los Gatos, supporting, and aligning with many of the goals of the Senior Services Roadmap adopted by the Town Council this past summer. We are in conversations with the Los Gatos Foundation for Older Adults to Thrive to determine how best to leverage, utilize and/or integrate the services offered at 142 S. Santa Cruz Avenue with the Foundations' efforts to create a multi-generational Community Center. It will take additional time to determine the appropriate programming for this building, but the intent would be to offer services consistent with the current applicable land use restrictions for the property.

As consistently stated in our Project Application submittal and responses to Town staff comments thereto, the project would continue to make a significant contribution to the Town, both as a major employer, as well as a vital resource for residents who want to remain an integrated and valued part of the community. We believe that the project will be a tremendous and valuable asset to the Town of Los Gatos, extending a historical legacy of quality residence and care to the broader senior community.

Appendix C
Project Compatibility with General Plan and Zoning Code

Project Compatibility with Los Gatos 2020 General Plan

The project site has a General Plan land use designation of Medium Density Residential. The Medium Density Residential designation allows for multi-family residential, duplex, and/or small single-family homes and a maximum density of 12 dwelling units per acre. The proposed project would result in 17 dwelling units per acre, which is above the 12 dwelling units permitted for the Medium Density Residential land use designation. However, consistent with density bonus laws in the State of California, General Plan Action HOU-1.3 provides up to a 100 percent density bonus for developments that include housing for elderly households. Since the proposed project's residential uses would be restricted to seniors 62 years and older, it qualifies for the density bonus up to 100 percent. Therefore, the proposed 17 dwelling units per acre would be well within the 24 dwelling units per acre allowed for by the land use designation.

In accordance with the Town's General Plan 2020 Land Use recommendations, the project would also promote the appropriate use of local, native plants in its landscaping. The project would promote the efficient use of water and would minimize the amount of storm water runoff. Energy systems would be new, and thus offer the benefit of far more efficient systems than those currently in place. The project would result in a slight reduction in the overall development pad and would include tree replacement and retention/preservation of mature onsite trees, a Village Green area, and passive gardens to ensure aesthetic consistency with the surrounding hillside area. Finally, there are a number of features incorporated into the project design, including provision of a new loop road that will serve to improve fire safety and minimize fire risk.

Among other benefits noted above, the project would further the Town's General Plan by revitalizing the existing site into a healthy, contemporary independent senior living community that connects seniors with existing resources in the community, encourages social interaction, improves mobility, and ensures a safe environment for Los Gatos seniors. In addition, the project would provide seniors with an alternative mode of transportation by incorporating autonomous vehicle technology into the project to assist in enhanced connectivity between Los Gatos Meadows and proximate Town services such as the Library, Civic Center, and entertainment and retail establishments.

A more detailed description of how these goals/policies are incorporated into the project is included in below.

Housing and Health Services Elements

The project furthers many of the Housing and Health Services plan element goals. The project would be consistent with Goal HS-8, by providing a wide variety of senior services and programs, including daily opportunities for seniors to have physical activity, social interaction, and mental stimulation. The project would further Policy HOU-5.3, to work with existing senior lifestyle living and assisted living facilities in Los Gatos and support the building of Los Gatos Meadows in a manner that includes a continuum of care facilities within the Town. The project would bring a new state-of-the-art CCRC, incorporating outstanding health care services, recycled and sustainable building materials, and energy efficient operational systems. The project would further Health Services Goal HS – 9,

providing seniors with an alternative mode of transportation by incorporating autonomous vehicle technology into the project to assist in enhanced connectivity between Los Gatos Meadows and proximate Town services such as the Library, Civic Center, and retail and entertainment establishments.

Open Space, Parks and Recreation Element

The current architecture, with its substantial concrete façades, is not harmonious with its surroundings, nor does it provide an inviting or healthy environment sought by the senior community. The site plan of the project incorporates environmentally appropriate design attributes, utilizing the site's topography and natural setting to create a synergy between the design and the hillside that does not exist today. This attention to design detail is consistent with Goal OSP-6 to consider the provision of open space in all development decisions, and both supports and reinforces Policies OSP 6.1, 6.3 and 6.4 which are all focused on consideration of health, welfare and public safety in the design of open spaces, including the effects on watershed areas, plant and wildlife habitat. The project will result in a slight reduction in the overall development pad, increasing the amount of common open space available for all to enjoy. The proposed residential buildings would be arranged around shared courtyards. They would be oriented to blend into the hillside and natural landscape to minimize the impact of views to the site while also maximizing views from the site to surrounding hillsides and across the valley. The peer review by the Town Architect was generally favorable and the project team has or will incorporate the design recommendations of this report into the project design. In addition, the project will include generous tree replacement and use of mature trees and a Village Green area, to ensure consistency with the surrounding hillside area.

Transportation Element

The project would improve bicycle and pedestrian access for seniors to downtown Los Gatos and would improve vehicular traffic circulation at the project site. As a part of the project, Farwell Lane at Broadway, the exit-only driveway, would be closed to through traffic. Farwell Lane would be constructed into an improved pedestrian and bicycle connection, as well as serve as the fixed route for an autonomous vehicle connection from the main entrance to the Broadway frontage. This reconfiguration of Farwell Lane will further Transportation Policy TRA-5 by ensuring that project streets are safe for all uses, including drivers, cyclists, and pedestrians. The project is consistent with General Plan Policy TRA-13 and would provide adequate parking for the proposed uses, thereby minimizing impacts on surrounding residential neighborhoods. Previously, many staff members were forced to park on nearby residential streets due to the lack of on-site parking, which is a less than ideal situation for the neighborhood residents. Further, the project would provide seniors with an alternative mode of transportation by incorporating autonomous vehicle technology that will facilitate safe and reliable connections to Downtown Los Gatos. As such, the project would further the Transportation goal to provide transit services in the Town for seniors by incorporating autonomous vehicle technology for residents.

Community Design and Land Use Elements

The project will result in a slight reduction in the overall development pad, increasing the amount of common open space available for all to enjoy, consistent with the Community Design Goal - 7. The project would further the Community Design Goal CD-1, CD-4 and CD - 15, by preserving and enhancing Los Gatos' character through exceptional community design features including, but not limited to: buildings that shall follow the natural contour of the surrounding hillside; promoting

visual continuity through tree planting; and designing new structures to harmonize and blend with the natural features of the area. In addition, the proposed residential buildings would be arranged around shared courtyards. They would be oriented to blend into the hillside and natural landscape to minimize the impact of views to the site, while also maximizing views from the site to surrounding hillsides and across the valley, furthering the Town's Land Use Element. In addition, the project would be consistent with Policy LU – 1.3, and would incorporate high quality, well-designed, environmentally sensitive, and diverse landscaping.

Project Consistency with Zoning Code

The proposed project site is zoned as Residential Planned Development (R:PD) which is typically applied to areas where residential development is planned in the future. However as noted earlier, this project site secured its Planned Development permit entitlements in 1968 and has operated under this permit until late September 2019. The project has been designed in conformance with the Town of Los Gatos zoning requirements for Planned Development (PD) overlay zones as described further below. As per the Municipal Code, Development in a PD zone must be in accordance with the approved "development plan". The Town of Los Gatos Municipal Code provides that the development plan must contain:

- a land use plan locating all proposed uses,
- a tentative site plan,
- schematic architectural elevations of all buildings and structures in relationship to each other,
- a schedule for any phasing of development,
- a tabulation of land area including the entire planned development,
- the floor area of each occupancy,
- the proposed number of off-street parking spaces, and
- grading, soils, and geologic information.[1]

Our project application includes each of these "development plan" requirements.

As per the intent of the PD Ordinance, the PD zoning allows uses not ordinarily possible, only if the use and development are in compliance with the complete development plan. Further, all uses in the PD zone are permitted to the extent specified in the development plan[2]. All uses identified in the rebuild project, are in compliance with the current PD zoning permit approved by Ordinance NO. 938 in 1968.

As per the Municipal Code, any ordinance that would rezone land to a PD zone must incorporate the development plan[3]. In addition, changes in the approved development plan must be made by ordinance[4]. Planned Development overlay zones also include projects that i) provide a public benefit to the citizens of the Town, ii) are designed to preserve and enhance conservation and enrichment of hillsides and ridgelines, iii) produce affordable housing and iv) maximize open space.

The proposed project would also increase the amount of onsite open space from 75% to 77%, consistent with the prevailing Planned Development zoning overlay requirement, of maximizing

[1] Section 29.80.080 of the Town Municipal Code
[2] Section 29.80.110 of the Town Municipal Code
[3] Section 29.80.125 of the Town Municipal Code
[4] Section 29.80.145 of the Town Municipal Code

open space[5]. The open space would be controlled by topography, use of underground parking, and specific building location, in order to preserve and enhance the hillsides and ridgeline. The proposed project will also include a development plan that includes all the requirements provided.

The project would provide seniors with care housing that is subject to comprehensive statewide regulatory controls and oversite. The California Community Care Facilities Act and associated regulations establish a robust regulatory system relating to matters such as rates and refunds, personnel and administration, financing, admission agreements, and eviction proceedings. The project would not be subject to the Town's inclusionary housing requirements because state law prohibits local agencies from imposing rent controls on licensed residential care facilities for the elderly. (Health & Safety Code § 1569.147(b).) As a practical matter, it is not possible to operate a facility such as this under two different regulatory systems affecting rent and pricing. (*See Ocean House Corp. v. Permanent Rent Control Board of the City of Santa Monica,* 147 Cal. App. 3d 395 (1983).) However, the project would provide intrinsic housing benefits and it would not result in any housing impacts. Onsite employment and indirect demand for professional and other services is expected to be consistent with that of the existing care facility. Thus, the project would not contribute to any increased need for affordable housing in the community.

[5] Section 29.80.075 of the Town Municipal Code

Appendix D

Listing of Meetings with Neighbors and Community

Type of Meeting	Date	Time	Location	Attendee	Notes from Meeting	Outcome
Neighborhood Meeting 1	03/08/18	7:30-9PM	Los Gatos Meadows	Maria Ristow, Irving & Evelyn Mitsunaga, Robert Mullan(Toll House)	General introduction of intent to rebuild Los Gatos Meadows	Kicked-off neighborhood communications plan
Neighborhood Meeting 2	04/18/18	7-8PM	Los Gatos Meadows	Julie Ritter Southern, Maria Ristow, Claire Leclair, Cathy Colgan	General introduction of intent to rebuild Los Gatos Meadows; similar material to first meeting	Kicked-off neighborhood communications plan
Neighborhood Meeting 3	05/03/18	7-8PM	Los Gatos Meadows	Karen Kurtz, Linda Iversen, Sue Fairley	Attendees interested in architecture and supplemental transportation options	Design team elevated analysis of supplemental transportation alternatives
Neighborhood Meeting 4	05/20/18	3-4PM	Los Gatos Meadows	John and Jean Richardson, Stanford Stickney and 3 other family members	Questions related to timeline, storm drainage, and fire risk	Resolved current storm drain issue and initiated planning to mitigate fire risk through brush removal
Focus Groups (3 Sessions)	10/2/2018 - 10/3/2018	Varies	Toll House	36 older adults participated in 3 sessions. Participants were drawn from the local area. Participants were promised confidentiality.	Sensitive to how various attributes or requirements may drive cost, supplemental transportation system very important, limited enthusiasm for LEED certification but recycling and energy efficiency important, limited enthusiasm for facilitating non-residents/non-guests on campus, preference for larger, more spacious units, recommendation to minimize long corridors, preference for multiple dining venues and ample on-site amenities such as fitness center, walking trails, access to town, casual dining, library, coffee shop, and access to on site support care.	Design team made applicable refinements to concept plan
Neighborhood Meeting 5	12/06/18	7-8PM	Los Gatos Meadows	Julie Ritter Southern, Matt and Marlena Hood and friend, Mike Wasserman	Question about timing, policy related to relocation of existing residents, impact on visibility to neighbors above, use of solar panels and roof color, impacts on traffic (with specific concerns about summer traffic), site security during closure, parking, noise impacts and construction parking. Requested advance notifications of all construction work that could affect access. Some residents on Wood Road would prefer that Farwell Lane continue to support regular vehicle traffic. A video summary of the meeting was posted at: https://vimeo.com/278024461	Feedback informed further refinement to concept plan. With regard to Wood Road traffic impacts, design team is prioritizing minimizing errant trips up Wood Road past the main entrance, and more importantly, further prioritizing the supplemental transportation system to convert more trips to autonomous vehicle, pedestrian or bike trips. Also, currently planning to include solar panels.
Neighborhood Meeting 6	10/10/19	7-8PM	Toll House	Julie Ritter Southern, Maria Ristow, Jamie Garcia & Friend, Irving & Evelyn Mitsunaga	Questions about Wood Road traffic, availability of Wood Road for evacuation, potential impact of project on housing element, and recommendation to deploy goats to further reduce fire risk. Request for copy of facts and figures table.	Confirmed that project not expected to affect housing element. Planning to deploy goats on property this spring; planning to make commitment to make Wood Road available for evacuation during emergencies.
Neighborhood Meeting 7	03/05/20	7-8PM	Los Gatos United Methodist Church	None	General heightened sensitivity due to COVID-19 may have been a factor in suppressing turnout.	Produced and circulated video update; available at Covia/Los Gatos Meadows website https://covia.org/los-gatos-meadows/
Neighborhood Meeting 8	12/03/20	7-8PM	Zoom Meeting	Julie Ritter Southern, Fred Lester, Matt Wood, Zane Rowe, Gary/Jamie Garcia, Claire Leclair, Evelyn/Irving Mitsunaga, Robert Macartney, Matthew Bigge	Green roof (Fred), Solar (Julie), incline elevator (Fred), security current through construction (Matt), views from 135 Wood and story pole modification request (Julie), visualization from 100 Wood Rd (Matt), Condo v. CCRC (Julie), fire evacuation (Matt), parking for construction (Fred), construction traffic (Matt)	Provided advance notice of intent to seek modification to Town's Story Pole Policy
Public Hearing - Story Pole Exception Request	01/19/21	7-9PM	Zoom Meeting	Town Council and Town Staff (in advance of meeting, staff received letters from Clare Southern, Matthew Southern and Mark Rigoli (via Council Member Maria Ristow)	No public comments; council members discussed merits and concerns regarding proposal	Consideration for request for fewer poles continued to future council meeting (subsequently withdrew modification request)

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Type of Meeting	Date	Time	Location	Attendee	Notes from Meeting	Outcome
NOP Meeting	02/25/21	7-7:15PM	Zoom Meeting	Presenters: Joel Paulson, Jocelyn Shoopman, Sean Mullin, Terri Wissler Adam (EMC Planning). Public Attendees: Matt Hood	Matt Hood inquired about availability of video recording of the NOP meeting	
Neighborhood Meeting 9	08/09/21	7-8PM	Zoom Meeting	Presenters: Frank Rockwood, Mark Falgout, David Gates, Chris Ichien	Comments and questions related to: clarify visual impacts (during and after construction), number of expected truck trips, construction hours, placement of parking, project schedule, emergency circulation and clarification of employee break area	Updated FAQ's in response to questions.
City Council Public Hearing - Story Pole Exception Request	10/19/21	7-10PM	Zoom Meeting	Town Council and Town Staff (in advance of meeting, staff received letters from Julie Southern, Esther Grant and Andrew Ghofrani)	Frank Rockwood and Mark Falgout stepped through request. No public comments; council members discussed merits and concerns regarding proposal as well as addressed policy in general	Request was granted to use flags versus netting with condition of using 2 rows of flags.
Neighborhood Meeting 10	01/10/22	7-8PM	Zoom Meeting	Presenters: Frank Rockwood, Mark Falgout, David Gates, Chris Ichien, Victor Ceron, Laura Worthington-Forbes; Attendees: Gillian and Mike Verga, Julie Ritter Southern, Clare Southern, Matt Southern, Cathy Colgan, Maria Ristow, Andrew Ghofrani, Michael and Kimberley Wasserman, Omari and Kavita Bouknight, Cindy Slain	Comments and questions related to: massing, visualizations (from specific neighbors on Wood Road and Tate & Main Street), Farwell Lane use for pedestrians, construction hours and traffic route, access to vineyard above Los Gatos Meadows, solar panels, undergrounding, PG&E lines, TV antennae tower, color of roof and buildings	Project team to follow up with neighbors re: distribution of massing and additional details on building heights
Planning Commission	01/12/22	7-11PM	Zoom Meeting	Presenters: Frank Rockwood, Mark Falgout, David Gates, Chris Ichien, Victor Ceron, Laura Worthington-Forbes; Planning Commission and Town Staff (in advance of meeting, staff received letters from Ester Grant, Andrew Ghofrani, Niki Omadl, Julie Southern and Clare Southern)	Planning Commission primarily focused on massing and height, unit mix/positioning, off haul, trees and affordable housing/BMR.	Project was not recommended by Planning Commission; project team requested to go on to Town Council and developed options to be responsive to Planning Commission's concerns.
Neighborhood Meeting 11 / Town Hall	03/22/22	7-8PM	Zoom Meeting	Presenters: Frank Rockwood, Mark Falgout, David Gates, Chris Ichien, Mary McMullin, Laura Worthington-Forbes; Attendees: Gillian and Mike Verga, Julie Ritter Southern, Clare Southern, Matt Hood, Cathy Colgan, Maria and Warren Ristow, Andrew and Fereshteh Ghofrani, Lee Fagot, Don Spare, Tom Rizol, Tom Picraux, Jean Ebrahimoun, Claire Wilson	Comments and questions related to the options proposed in response to Planning Commission's comments, and question from neighbor re: visualizations. We also ran a poll for support and had the following neighbors say they wanted to support the project: Irving and Evelyn Mitsunaga, Gillian and Mike Verga, Julie Ritter Southern, and Matt Hood.	Updated FAQ's in response to questions, and project team followed up with neighbor re: private view visualizations; considering using Farwell Lane for service vehicles.
Town Council Meeting	04/07/22	7-11:30PM	Zoom Meeting	Town Councilmembers Hudes, Sayoc, Renni and Badame were present, councilmember Ristow abstained; town staff from planning and the attorney was present: Chris Ichien presented and Frank Rockwood answered question; Catherine Somers and Fred Lester spoke in support	Questions and concerns were raised about height and massing and process.	Project was remanded back to Planning Commission with comments from Town Council
Neighborhood Meeting 12	10/24/23	7:00PM	142 S. Santa Cruz Ave.	Presenters: Frank Rockwood, Chris Ichien, Mary McMullin; Other Project Team Attendees: Victor Ceron, Alex Gerasimov, Susan Rockwood; Attendees: Gillian Verga, Julie Ritter Southern, Marlena Hood, Cathy Colgan, Andrew Ghofrani, Fred Lester, Tom Picraux and wife, Richard Kelso, Brett Krasniewicz	Questions re: pedestrian traffic on Broadway, sufficiency of on-site parking, off haul volume, # of stories, # of tower cranes and autonomous vehicles.	Updated FAQ's.
Planning Commission	10/25/23	7:00PM	Town Chambers	Presenters: Frank Rockwood, Chris Ichien, Mary McMullin; Commissioners: Jeffrey Barnett, Kathryn Janoff, Steve Raspe, Melanie Hanssen, Susan Burnett; staff: Joel Paulson, Jennifer Armer	Confirming of need for service. Continuing concerns re: max building height, unit mix and visual impacts. Recommended meeting with CHHSC.	Scheduled follow-up meeting with CHHSC and the Foundation for Older Adults to Thrive Executive Committee.

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Type of Meeting	Date	Time	Location	Attendee	Notes from Meeting	Outcome
CHHSC	11/30/23	5:00 PM	Town Chambers	Presenters: Frank Rockwood, Chris Ichien, Mary McMullin; Other Project Team Attendees: Laura Worthington-Forbes, Albert Villalta, Susan Rockwood; CHHSC Commission/staff: Jeff Blum, Eleanor Yick, Dick Conrad, Mary Badame, Lincoln Withrow, Ryan Baker	Home Match, Well Connected, classroom space and transportation would be valued services to the Los Gatos senior community. Flagged concern re: fire evacuation.	Coordinating with Front Porch senior management re: continued exploration of community services offerings.
Los Gatos Foundation for Older Adults To Thrive	12/04/23	1:00 PM	Los Gatos Library	Presenters: Frank Rockwood, Chris Ichien, Mary McMullin, Laura Worthington-Forbes; Foundation Executive Committee: Sandy Decker, Tom Picraux, Matthew Hudes; Alan Feinberg	Building new community center is high priority. While 142 S. Santa Cruz Ave. is not candidate for new community center (too small), it could be an ancillary location for community service offerings.	Coordinating with Front Porch senior management re: continued exploration of community services offerings.
Los Gatos Foundation for Older Adults To Thrive	03/12/24	2:00 PM	142 S. Santa Cruz Ave.	Project Team Participants: Frank Rockwood, Chris Ichien, Mary McMullin, Laura Worthington-Forbers | Foundation Members: Tom PIcraux, Foundation President, Matthew Hudes, Vice-Mayor of LG and Foundation VP, Tim Lundell, Treasurer, Teri Hope, Committee Member, Alan Feinberg, Community Center Committee Chair, Eleanor Yick, Community Health & Sr. Srvc Comm. Chair and Initiatives & Publicity Committee Member, Skip Brewster, Community Center Committee Member, Ryan Rosenberg, Committee Member, Tylor Taylor, SASCC Exec. Dir. and Advisor to Foundation, Jeff Blum, Committee Member	Project team provided update re: status of rebuild application and overview of FP community services offerings with particular focus on HomeMatch. Foundation members generally interested in potential offerings that would support the broader community (i.e. availability of space in 142 S. Santa Cruz for programming, HomeMatch)	Tom provided follow-up letter and listing of West Valley Service Providers. Scheduled follow-up meeting with Foundation Executive Committee
Los Gatos Foundation for Older Adults To Thrive	05/23/24	12:15 PM	Los Gatos Library	Project Team Participants: Frank Rockwood, Mary McMullin, Laura Worthington-Forbes, Tracy Powell, Luke Barnesmoore | Foundation Executive Committee Members: Tom PIcraux, Matthew Hudes, Sandy Decker	Project team provided update re: status of rebuild application and provided a deeper dive discussion of FP community services offerings with particular focus on HomeMatch	FP to launch analysis of adding HomeMatch offering with expectation that some HomeMatch personnel would be based in upstairs office spaces at 142 S. Santa Cruz
Town Council Meeting	6/18/2024	7-9PM	Town Chambers	Project Team Participant: Frank Rockwood; Town Councilmembers Hudes, Renni, Badame and Moore were present, councilmember Ristow abstained; town staff from planning and the attorney was present	Frank Rockwood presented and answered questions as to why the FP visualization should be accepted in lieu of waiting for town to hire their expert; councilmembers discussed issues like cost and timing and process of notifying neighbors; Stanford Stickney spoke in general support but stated concern about visualization sufficiently showing what buildings look like	Exemption request (to accept Arnold Imaging rather than use Town's to-be-selected consultant) unanimously approved
Los Gatos Foundation for Older Adults To Thrive	10/14/24	5-7 PM	In-Person	Project Team Representatives: Mary McMullin	Improved understanding of desired needs of seniors in the community.	Continued refinement of community benefit offering.
Neighbor Meeting 13	11/06/24	7PM	Zoom Webinar	Project Team Participant: Frank Rockwood, Mary McMullin, Laura Darling, Chris Ichien, Victor Ceron, Pete Hillan, Laura Worthington-Forbes, Mark Falgout, David Gates, David Hoglund, Soo Im, Jonathan Arnold; Neighborhood Participants: Andy Ghofrani, Bernd Neudecker, Brian Kiernan, Evelyn Mitsunaga, Julie Ritter, Lee Burghardt, Matt Hood, Dawn Philips	Project team provided recap re: project status. Questions/comments re: to elimination of incline elevator, Farwell Lane access, visualizations, hazardous materials removal, handrail on Farwell Lane, permit status, and numerous questions clarifying building heights.	Updated FAQ's; follow-up mtg. w/ neighbors on Wood Road re: visualization

Appendix E

Listing of Communications

DATE	DESCRIPTION	CONSTITUENCY	COMM_TYPE	INDIVIDUALS	FRONT PORCH_TEAM_REPRESENTATIVES
10/23/2017	Meeting with Town Attorney and Planning	Town	In-Person Meeting	Laurel Prevetti, Joel Paulson, Robert Schultz	Frank Rockwood, Laura Worthington-Forbes, Barbara Schussman
2/7/2018	Meeting with Fire Department	Town	In-Person Meeting	Fardean Amadhani, Tracy Staiger	Frank Rockwood, Mark Falgout
2/27/2018	Open House 1 Invitation	Neighbors	Letter	[Sent to neighborhood distribution list]	Letter from Kevin Gerber
3/8/2018	Tour with Town Staff	Town	Tour	Laurel Prevetti, Joel Paulson	Frank Rockwood, Kevin Gerber, Chris Ichien, Eric Morley
3/8/2018	Open House 1 meeting	Neighbors	In-Person Meeting	Maria Ristow, Irving & Evelyn Mitsunaga, Robert Mullan (Toll House)	Frank Rockwood, Chris Ichien, Eric Morley, Kevin Gerber, Ron Schaefer
3/8/2018	Resident Council 1 Meeting	Residents	In-Person Meeting	[Los Gatos Meadows residents]	Frank Rockwood, Chris Ichien, Eric Morley, Kevin Gerber, Ron Schaefer
4/2/2018	Open House 2 Invitation	Neighbors	Letter/Email	[Sent to neighborhood distribution list]	Letter from Chris Ichien
4/8/2018	Open House 2 Next Door Posting by Ristow	Neighbors	NextDoor		
4/13/2018	Meeting with Toll House Hotel	Organizations	In-Person Meeting	Jason Bogan, Robert Mullan	Frank Rockwood
4/18/2018	Open House 2 meeting	Neighbors	In-Person Meeting	Julie Ritter Southern, Maria Ristow, Claire LeClair, Cathy Colgan	Chris Ichien, Frank Rockwood, Mark Falgout, Eric Morley
4/18/2018	Resident Council 2 Meeting	Residents	In-Person Meeting	[Los Gatos Meadows residents]	Chris Ichien, Frank Rockwood, Mark Falgout, Eric Morley
4/23/2018	Tour with Council Member	Town	Tour	Barbara Spector	Chris Ichien, Frank Rockwood, Mary McMullin, Eric Morley
4/23/2018	Meeting with Town Attorney	Town	In-Person Meeting	Robert Schultz, Joel Paulson	Bill Tobin, Frank Rockwood, Eric Morley, Barbara Schussman
4/24/2018	Open House 3 & 4 Invitation	Neighbors	Letter/Email	[Sent to neighborhood & local businesses distribution list]	Letter from Chris Ichien; email from Frank Rockwood
4/30/2018	Meeting with Toll House	Organizations	In-Person Meeting	Jason Bogan	Frank Rockwood
4/30/2018	Meeting with Town Official	Town	In-Person Meeting	Monica Renn	Frank Rockwood
4/30/2018	Tour with Council Member	Town	Tour	Marico Sayoc	Chris Ichien, Frank Rockwood, Diana Jamison, Eric Morley
5/1/2018	Open House 3 Next Door Posting by Ristow	Neighbors	NextDoor		
5/3/2018	Meeting with Toll House business	Organizations	In-Person Meeting	Fred Lester, Dave Lazzarini (at the beginning)	Frank Rockwood, Eric Morley
5/3/2018	Open House 3 meeting	Neighbors	In-Person Meeting	Kurtz, Fairey, Iversen (and Mike Vrevich resident)	David Gates, Chris Ichien, Ron Schaefer, F Rockwood, Mark Falgout, E Morley
5/3/2018	Resident Council 3 Meeting	Residents	In-Person Meeting	[Los Gatos Meadows residents]	David Gates, Chris Ichien, Ron Schaefer, Frank Rockwood
5/3/2018	Meeting with Fire	Town	In-Person Meeting	Fardean Amadhani, Tracy Staiger	Frank Rockwood, Mark Falgout, Eric Morley
5/3/2018	Meeting with Planning	Town	In-Person Meeting	Joel Paulson	Frank Rockwood, Mark Falgout
5/4/2018	Tour with Council Member	Town	Tour	Rob Rennie	Chris Ichien, Frank Rockwood, Kevin Gerber, Eric Morley
5/3/2018	Tour with Council Member	Town	Tour	Marcia Jensen	Chris Ichien, Frank Rockwood, Mary McMullin, Eric Morley
5/4/2018	Meeting with Public Works	Town	In-Person Meeting	Jessy Pu, Lisa Pedersen	Frank Rockwood, Mark Falgout, Eric Morley
5/4/2018	Tour with Mayor	Town	Tour	Rob Rennie	Chris Ichien, Frank Rockwood, Kevin Gerber, Eric Morley
5/10/2018	Open House 4 Invitation	Neighbors/Organizations	Email	[Sent to neighborhood & local businesses distribution list]	Letter from Chris Ichien; email from Frank Rockwood
5/17/2018	Emailed Director of Chamber of Commerce	Organizations	Email	Joe Pirzynski	Email from Frank Rockwood
5/20/2018	Open House 4 meeting	Neighbors	In-Person Meeting	John and Jean Richardson, Stanford Stickney and 3 other family members	David Gates, Chris Ichien, Bill Tobin, F Rockwood, Mark Falgout
5/22/2018	Emailed Julie Ritter Southern	Neighbors	Email	Julie Ritter Southern	Email from Frank Rockwood
6/4/2018	Emailed Los Gatos Roasting Company	Organizations	Email	Teri Hope	Email from Frank Rockwood
6/4/2018	Emailed McCarthy Ranch	Organizations	Email	Joey McCarthy	Email from Frank Rockwood
6/4/2018	Emailed Time Out Clothing	Organizations	Email	Ginger Rowe	Email from Frank Rockwood
6/10/2018	Emailed Julie Ritter Southern	Neighbors	Email	Julie Ritter Southern	Email from Frank Rockwood
6/11/2018	Emailed Time Out Clothing	Organizations	Email	Ginger Rowe	Email from Frank Rockwood
6/15/2018	Meeting with Los Gatos Roasting Company	Organizations	In-Person Meeting	Teri Hope	Frank and Susan Rockwood
6/15/2018	Meeting with McCarthy Ranch	Organizations	In-Person Meeting	Joey McCarthy	Frank and Susan Rockwood
6/15/2018	Stopped Rural Supply Hardware	Organizations	In-Person Meeting	Ken Nelson	Frank and Susan Rockwood
6/15/2018	Stopped by Cucina Bambina	Organizations	In-Person Meeting	Met with receptionist (Izzy)	Frank and Susan Rockwood
6/15/2018	Stopped by The Spa - Los Gatos	Organizations	In-Person Meeting	Met with receptionist	Frank and Susan Rockwood
6/25/2018	Meeting with Time Out Clothing	Organizations	In-Person Meeting	Ginger Rowe	Frank and Susan Rockwood
6/25/2018	Meeting to review views of neighbor	Neighbors	In-Person Meeting	Julie Ritter Southern	Frank Rockwood and Chris Ichien
6/26/2018	Call with Town Not City Representative	Organizations	Call	Rod Teague	Frank Rockwood
6/27/2018	Emailed UMC and Live Oak	Organizations	Email	Jennifer Murdock, Trudy Burling	Email from Frank Rockwood
7/13/2018	Meeting with Chamber	Organizations	In-Person Meeting	Joe Pirzynski	Frank Rockwood, Chris Ichien
7/13/2018	Meeting with The Spa - Los Gatos	Organizations	In-Person Meeting	Patti Rice	Frank Rockwood
7/17/2018	Open House 5 & 6 Invitation and Open House 4 Video Link	Neighbors/Organizations	Letter/Email	[Sent to neighborhood & local businesses distribution list]	Letter from Chris Ichien; email from Frank Rockwood

Appendix E

Listing of Communications

DATE	DESCRIPTION	CONSTITUENCY	COMM_TYPE	INDIVIDUALS	FRONT PORCH_TEAM_REPRESENTATIVES
7/18/2018	NextDoor Posting about video	Neighbors/Organization	NextDoor		
7/19/2018	Meeting with Live Oak and LGUMC	Organizations	In-Person Meeting	Jennifer Murdock, Trudy Burling, Kathy Mlinarich	Frank Rockwood and Laura Worthington-Forbes
7/20/2018	Emailed neighbor who reached out	Neighbors	Email	James Holtz	Email from Frank Rockwood
7/23/2018	Emailed meeting invitation	Organizations	Email	Ron Tate	Email from Frank Rockwood
7/23/2018	Emailed meeting invitation	Organizations	Email	Shelly Blanchard	Email from Frank Rockwood
7/24/2018	Call with Shelly Blanchard	Organizations	Call	Shelly Blanchard/Cucina Bambina	Frank Rockwood
7/24/2018	Meeting with Fred Lester	Organizations	In-Person Meeting	Fred Lester	Frank Rockwood
7/24/2018	Meeting with Jason Bogan	Organizations	In-Person Meeting	Jason Bogan	Frank Rockwood
7/30/2018	Email from Maria Ristow	Neighbors	Email	Maria Ristow	Email from Frank Rockwood
8/1/2018	Email from Joe Pirzynski	Organizations	Email	Joe Pirzynski	Email from Frank Rockwood
8/28/2018	Announcement re: rescheduling Open House 5 & 6 and commencement of focus groups	Neighbors/Organization	Letter/Email	[Sent to neighborhood & local businesses distribution list]	Letter from Chris Ichien; email from Frank Rockwood
8/30/2018	James Holtz emailed re: focus group	Neighbors	Email	James Holtz	Email from Frank Rockwood
9/25/2018	Survey mailed to people in Town and vicinity	Neighbors/Vicinity	Letter	[Sent to neighborhood distribution list + mailing list for vicinity]	Brook Adams
10/2/2018; 10/3/2018	Focus Groups	Neighbors/Vicinity	In-Person Meeting	3 focus groups of about 12 each	Brook Adams
10/29/2018	Meeting with Town Staff	Town	In-Person Meeting	Laurel Prevetti, Joel Paulson, Robert Schultz	Frank Rockwood, Laura Worthington-Forbes, Eric Morley, Chris Ichien, Barbara Schussman
11/9/2018	Open House 5 Invitation	Neighbors	Letter/Email	[Sent to neighborhood & local businesses distribution list]	Letter from Chris Ichien; email from Frank Rockwood
12/6/2018	Open House 5	Neighbors	In-Person Meeting	Julie Southern, Matt and Marlena Hood and friend, Mike Wasserman	D Gates, C Ichien, A Pelley, F Rockwood, M Falgout, E Morley, M McMullin, L Darling
12/6/2018	Resident Council #5 Meeting	Residents	In-Person Meeting	[Los Gatos Meadows residents]	D Gates, C Ichien, A Pelley, F Rockwood, M Falgout, E Morley, K Gerber, M McMullin, L Darling
12/7/2018	Public Works Meeting	Town	In-Person Meeting	Jessy Pu, Lisa Pedersen	Frank Rockwood, Susan Rockwood, Mark Falgout
12/11/2018	Meeting with Town Staff	Town	In-Person Meeting	Laurel Prevetti, Joel Paulson	Frank Rockwood, Eric Morley, Chris Ichien, Mark Falgout
12/11/2018	Meeting w/Town Not City	Organizations	In-Person Meeting	Rod Teague	Frank and Susan Rockwood, Eric Morley, Chris Ichien
12/12/2018	Meeting with Council Member Marico Sayoc	Town	In-Person Meeting	Marico Sayoc	Frank Rockwood, Eric Morley, Chris Ichien
12/12/2018	Meeting with Council Member Steve Leonardis	Town	In-Person Meeting	Steve Leonardis	Frank Rockwood, Eric Morley, Chris Ichien
12/12/2018	Meeting with Chamber	Organizations	In-Person Meeting	Joe Pirzynski, Catherine Somers	Frank Rockwood, Eric Morley, Chris Ichien
12/13/2018	Meeting with Toll House	Organizations	In-Person Meeting	Jason Bogan	Frank and Susan Rockwood, Victor Ceron
12/13/2018	Meeting with Council Member Rob Rennie	Town	In-Person Meeting	Rob Rennie	Frank Rockwood, Eric Morley, Kiran Kaur
12/14/2018	Meeting with Council Member Barbara Spector	Town	In-Person Meeting	Barbara Spector	Frank Rockwood, Mary McMullin
12/18/2018	Emailed link to Open House 5 Video	Town/Org/Neighbors	Email	[sent to email distribution list]	Frank Rockwood
1/29/2019	Meeting with Council Member Marcia Jensen	Town	In-Person Meeting	Marcia Jensen	Frank Rockwood, Mary McMullin, Chris Ichien
2/19/2019	Emails from Maria Ristow and Matt Hood	Neighbors	Email	Maria Ristow, Matt Hood	Frank Rockwood
2/21/2019	Phone Conversation with Rod Teague	Organizations	Call	Rod Teague	Frank Rockwood
2/22/2019	Emails with Fred Lester re: Oak Trees	Organizations	Email	Fred Lester	Frank Rockwood
3/15/2019	Meeting with Caroline and Marc Philippe	Neighbors	In-Person Meeting	Caroline and Marc Philippe	Frank Rockwood, Victor Ceron
3/15/2019	Meeting with Julie Ritter	Neighbors	In-Person Meeting	Julie Ritter Southern	Frank Rockwood, Victor Ceron
5/15/2019	Julie Ritter Emailed re: project status	Neighbors	Email	Julie Ritter Southern	Email from Frank Rockwood
7/8/2019	Email with Caroline Phillippe re: ADU/vineyard	Neighbors	Email	Caroline and Marc Philippe	Frank Rockwood
7/25/2019	Meeting with Toll House Hotel	Organizations	In-Person Meeting	Jason Bogan	Frank Rockwood
8/5/2019	Conversation with John Richardson re: status	Neighbors	Call	John Richardson	Frank Rockwood
8/15/2019	Meeting with Joel Paulson and Laurel Prevetti	Town	In-Person Meeting	Joel Paulson, Laurel Prevetti	Frank Rockwood, Laura Worthington-Forbes, David Gates, Chris Ichien
8/15/2019	Meeting with Catherine Somers from Chamber	Organizations	In-Person Meeting	Catherine Somers	Frank Rockwood, Chris Ichien
8/15/2019; 8/17/2019	Open House 6 Invitation and FAQ's	Neighbors/Organization	Letter/Email	[Sent to neighborhood & local businesses distribution list]	Letter from Chris Ichien; email from Frank Rockwood
9/24/2019	Meeting with Toll House Hotel	Organizations	In-Person Meeting	Abel Veloz	Frank Rockwood, Victor Ceron
9/24/2019	Meeting with Fred Lester	Organizations	In-Person Meeting	Fred Lester and his wife	Frank Rockwood, Victor Ceron
9/24/2019	Meeting with Senior Commission	Town	In-Person Meeting	Arn Andrews, Commission Members	Frank and Susan Rockwood
10/1/2019	Meeting with Julio Hernandez, SDA Church	Town	In-Person Meeting	Julio Hernandez, SDA Church	Victor Ceron
10/10/2019	Open House 6 at Toll House Hotel	Neighbors	In-Person Meeting	Julie Ritter Southern, Jaime Garcia & friend, Irving & Evelyn Mitsunaga, Maria Ristow	F Rockwood, M Falgout, D Gates, C Ichien, V Ceron, V Troncosco, P Hillan

Appendix E

Listing of Communications

DATE	DESCRIPTION	CONSTITUENCY	COMM_TYPE	INDIVIDUALS	FRONT PORCH_TEAM_REPRESENTATIVES
10/14/2019	Response re: OH 6 Questions re: schedule and security and goats	Neighbors	Email	Maria Ristow, Julie Ritter Southern, Irving and Evelyn Mitsunaga, Jaime Garcia	Frank Rockwood
10/25/2019	Email Intro to New Neighbor	Neighbors	Email	Zane Rowe (bought Phillipe property)	Frank Rockwood
12/18/2019	Meeting with Town	Town	In-Person Meeting	Joel Paulson, Sally Zarnowitz, Jocelyn Shoopman	Frank Rockwood, Laura Worthington-Forbes, David Hance
2/6/2020	Site Visit with Town Staff	Town	In-Person Meeting	Jocelyn Shoopman, Sally Zarnowitz, Mike Weisz, Robert Gray, Corvell Sparks	Frank Rockwood, Victor Ceron, Chris Ichien, Vincent Troncoso
2/11/2020	Letter from Neighbor to Town Staff re: Broadway	Neighbor/Town	Letter_to_Town	Julie Ritter Southern	NA
2/12/2020	Technical Review	Town	In-Person Meeting	Jocelyn Shoopman, Sally Zarnowitz, Bob Gray, Tracy Staiger	Frank Rockwood, Arch Pelley, Mark Falgout, Kimmy Chen
2/13/2020	Open House 7 Invitation and FAQ's	Neighbors/Organizatior	Letter/Email	[Sent to neighborhood & local businesses distribution list]	Letter from Chris Ichien; email from Frank Rockwood
3/5/2020	Open House 7 at Los Gatos United Methodist Church	Neighbors	In-Person Meeting	None	Frank Rockwood, Chris Ichien, Victor Ceron, Mark Falgout, David Gates
3/6/2020; 3/10/2020	Maria Ristow inquired re: Open House 7; response addressed possible alternatives to in-person meetings; communicated that Covia is targeting distribution of video summary in May; appreciative of goats	Neighbors	Email	Maria Ristow	Emails to/from Frank Rockwood
4/2/2020	John Richardson inquired re: status; resent February FAQ; communicated that Covia is targeting distribution of video summary	Neighbors	Email	John Richardson	Emails to/from Frank Rockwood
4/14/2020; 4/16/2020	Julie Ritter Southern inquired re: status; complained re: unsightly trash bin; appreciative of goats; responded that Covia is targeting distribution of video summary; committed to removal of unsightly trash bin	Neighbors	Email	Julie Ritter Southern	Emails to/from Frank Rockwood
5/31/2020	Sent link to summary video to neighbors; updated Covia website with link to summary video	Neighbors	Email	[Sent to neighborhood]	Frank Rockwood
6/3/2020	Meeting with Town Staff	Town	Video Meeting	Jocelyn Shoopman	Frank Rockwood, Arch Pelley, Melissa Destout
6/3/2020	Meeting with Fire Department	Town	Video Meeting	Tracy Staiger, Kathy Baker	Frank Rockwood, Mark Falgout, Matt Lissak
6/7/2020	Zane Rowe acknowledged receipt of May 31st email; interested in meeting in person when things return to normal	Neighbors	Email	Zane Rowe	Emails to/from Frank Rockwood
6/10/2020	Meeting with Town Staff re: Land Use CEQA Path	Town	Video Meeting	Jocelyn Shoopman, Sally Zarnowitz, Joel Paulson, Robert Schultz	Frank Rockwood, Barbara Schussman, Laura Worthington-Forbes
6/11/2020	Julie Ritter Southern forwarded link to video to Justin Draa and Brend Neudecker; requested consideration of another in-person presentation	Neighbors	Email	Julie Ritter Southern	Emails to/from Frank Rockwood
6/12/2020	Meeting with Town Staff re: Story Pole Visualization	Town	Video Meeting	Jocelyn Shoopman, Sally Zarnowitz, Joel Paulson	Frank Rockwood, Mark Falgout, David Gates, Melissa Destout
6/29/2020	Maria Ristow inquired re: status general and tagged trees behind 65 Broadway; tagged trees related to trimming project	Neighbors	Email	Maria Ristow	Emails to/from Frank Rockwood
6/29/2020	Margaret Bielski called about trees at 19 Clifton that appear to be marked for removal; understands that there is a proposal to add two units	Neighbors	Call	Margaret Bielski	Call to/from Frank Rockwood
11/17/2020	Open House 8 Invitation	Neighbors/Organizatior	Letter/Email	[Sent to neighborhood & local businesses distribution list]	Letter from Chris Ichien; email from Frank Rockwood
12/2/2020	Meeting with Council Member-Elect Maria Ristow	Town	Video Meeting	Maria Ristow	Frank Rockwood, Chris Ichien, Laura Worthington-Forbes
12/3/2020	Open House 8	Neighbors	Video Meeting	Julie Ritter Southern, Fred Lester, Matt Wood, Zane Rowe, Gary/Jamie Garcia, Claire LeClair, Evelyn/Irving Mitsunaga, Robert Macartney, Matthew Bigge	Frank Rockwood, Chris Ichien, David Gates, Victor Ceron, Laura Worthington-Forbes, Mark Falgout, Laura Darling
12/3/2020	Meeting with Council Member Marico Sayoc	Town	Video Meeting	Marico Sayoc	Frank Rockwood, Chris Ichien, Laura Worthington-Forbes
12/4/2020	Meeting with Jocelyn Shoopman	Town	Video Meeting	Jocelyn Shoopman	Frank Rockwood, Mark Falgout, Laura Worthington-Forbes
12/9/2020	Meeting with Council Member Rob Rennie	Town	Video Meeting	Rob Rennie	Frank Rockwood, Mary McMullin, Laura Worthington Forbes
1/11/2021	Letter from Neighbor to Town Staff re: Story Poles and Fire Evacuation	Neighbor/Town	Letter_to_Town	Matthew Southern	N/A

Appendix E

Listing of Communications

DATE	DESCRIPTION	CONSTITUENCY	COMM_TYPE	INDIVIDUALS	FRONT PORCH_TEAM_REPRESENTATIVES
1/12/2021	Letter from Neighbor to Town Staff re: Story Poles	Neighbor/Town	Letter_to_Town	Clare Southern	N/A
1/12/2021	Meeting with Council Member Matthew Hudes	Town	Video Meeting	Matthew Hudes	Frank Rockwood, Chris Ichien, Laura Worthington-Forbes
1/12/2021	Meeting with Council Member Mary Badame	Town	Video Meeting	Mary Badame	Frank Rockwood, Chris Ichien, Laura Worthington-Forbes
1/15/2021	Letter from Neighbor to Town Staff re: Story Poles and Farwell Lane	Neighbor/Town	Letter_to_Town	Mark Regoli	N/A
1/19/2021	Letter from Neighbor to Town Staff re: Story Poles and View	Neighbor/Town	Letter_to_Town	Julie Ritter Southern	N/A
1/19/2021	Town Council Hearing re: Story Pole	Town/Neighbors	Video Meeting	Matthew Hudes, Mary Badame, Jocelyn Shoopman, Rob Rennie, Marico Sayoc, Maria Ristow (recused)	Frank Rockwood, Mark Falgout, David Gates, Laura Worthington-Forbes
2/1/2021	Letter from Neighbor to Town Staff re: Story Poles	Neighbor/Town	Letter_to_Town	Bernd Neudecker	N/A
2/1/2021	Meeting with Julie Ritter Southern and Andrew Ghofrani	Neighbors	In-Person Meeting	Julie Ritter Southern (123/135 Wood Rd) and Andrew Ghofrani (121 Wood Rd)	Frank Rockwood, Chris Ichien, David Gates
2/2/2021	Julie Ritter Southern conveyed that Bernd Neudecker would be sending letter to staff	Neighbors	Email	Julie Ritter Southern (123/135 Wood Rd) and Berne Neudecker (109 Wood Rd)	Emails to/from Frank Rockwood
2/8/2021	Letter from Neighbor to Town Staff re: View and Building Height	Neighbor/Town	Letter_to_Town	Andrew Ghofrani	N/A
2/8/2021	Tour with Council Member	Town	Tour	Matthew Hudes	Frank Rockwood, Chris Ichien
2/11/2021	Letter from Neighbor to Town Staff re: Story Poles	Neighbor/Town	Letter_to_Town	Julie Ritter Southern	N/A
2/22/2021	Letter recap of meeting with Arn Andrews regarding Ad Hoc Wildfire Committee; Jocelyn Scoopman directed project team to incorporate contents of letter in updated Justification Letter	Town	Email	Arn Andrews	Laura Worthington Forbes
2/25/2021	NOP Meeting	Neighbor/Town	Video Meeting	Presenters: Joel Paulson, Jocelyn Shoopman, Sean Mullin, Terri Wissler Adam (EMC Planning). Public Attendees: Matt Hood	Frank Rockwood, Laura Worthington-Forbes
3/14/2021	Neighbor reached out about people cutting plants on property	Neighbors	Email	Cathy Colgan	Frank Rockwood, Alex Gerasimov
3/18/2021	Owner of business located at the corner of Wood Rd and S. Santa Cruz Ave reached out about construction start and length - concern of holistic tenant	Neighbor/Town	Email	Shayna Orr, Exec Asst for Owner of business located at the corner of Wood Rd and S. Santa Cruz Ave	Frank Rockwood
4/22/2021	Letter to Neighbor re: Visualizations	Neighbor	Letter	Andrew Ghofrani	Frank Rockwood
4/28/2021	Emailed Visualizations from Ghofrani Property	Neighbor	Email	Andrew Ghofrani, Julie Ritter	Frank Rockwood
5/3/2021	Email to Neighbor re: project status and tree	Neighbor	Email	John Richardson	Frank Rockwood
5/12/2021	Communication with Neighbor about Trees - to be taken down 5/15/21	Neighbor	Email	John Richardson	Alex Gerasimov
5/15/2021	Communication with Town Council Member Who Reached Out For Update	Town	Email	Maria Ristow	Frank Rockwood
5/17/2021	Communication with Neighbor about Tree Taken Down - Neighbor Said Looked Great	Neighbor	Email	John Richardson	Alex Gerasimov
5/24/2021	Communication with Neighbor re: Visualizations from House	Neighbor	Email	Andrew Ghofrani	Frank Rockwood
6/5/2021	Neighbor Reached Out Regarding Annual Clearing of Brush by 50 Clifton Ave.	Neighbor	Email	Michael Walton	Alex Gerasimov
6/14/2021	Communicate with Neighbor re: Request for Project Update	Neighbor	Email	Julie Ritter Southern	Frank Rockwood
6/14/2021	Communication with Neighbor re: Upcoming DEIR Meeting 6/23/21	Neighbor	Email	Julie Ritter Southern and Andrew Ghofrani	Frank Rockwood
7/6/2021	Communication with Neighbor re: Upcoming Open House - Checking on Aug 9 Date	Neighbor	Email	Julie Ritter Southern	Frank Rockwood
7/9/2021	Letter from Neighbor to Town Staff re: Septic Tank - DEIR	Neighbor/Town	Letter_to_Town	Peter Estes	N/A
7/11/2021	Letter from Neighbor to Town Staff re: Views - DEIR	Neighbor/Town	Letter_to_Town	Andrew Ghofrani	N/A
7/11/2021	Letter from Neighbor to Town Staff re: on Wood Road - DEIR	Neighbor/Town	Letter_to_Town	Julie Ritter Southern	N/A
7/12/2021	Letter from Neighbor to Town Staff re: on Wood Road - DEIR	Neighbor/Town	Letter_to_Town	Justin Draa	N/A

Appendix E

Listing of Communications

DATE	DESCRIPTION	CONSTITUENCY	COMM_TYPE	INDIVIDUALS	FRONT PORCH_TEAM_REPRESENTATIVES
7/20/2021	Open House 9 Invitation	Neighbors/Organization	Letter/Email	[Sent to neighborhood & local businesses distribution list]	Letter from Chris Ichien; email from Frank Rockwood
7/21/2021	Letter from Neighbor to Town Staff re: Evacuation	Neighbor/Town	Letter_to_Town	Matthew Southern	N/A
8/9/2021	Open House 9	Neighbors	Video Meeting	Julie Ritter Southern, Larry Lenheart, Evelyn/Irving Mitsunaga, Andrew Ghofrani, Matt Hood	Frank Rockwood, Chris Ichien, David Gates, Mark Falgout, Laura-Worthington-Forbes, Alex Gerasimov, Victor Ceron, Mary McMullin
8/10/2021	Sent Link to Recording of Open House 9 To All Registered Neighbors, Whether They Attended Or Not	Neighbors	Email	Julie Ritter Southern, Larry Lenheart, Evelyn/Irving Mitsunaga, Andrew Ghofrani, Matt Hood, Cathy Colgan, Karen Kurz, Zane Rowe, Fred Lester, James Farwell	Susan Rockwood
8/19/2021	Neighbor Reached Out Regarding RV Parked on Clifton	Neighbor	Email	Cathy Colgan	Frank Rockwood, Alex Gerasimov
8/26/2021	Neighbor Reached Out RE: Property Transfer	Neighbor	Email	Fred Lester	Frank Rockwood
10/11/2021	Letter from Neighbor to Town Staff re: Story Poles	Neighbor/Town	Letter_to_Town	Julie Ritter Southern	N/A
10/12/2021	Communication with Neighbors re: Upcoming Oct. 19 Public Meeting	Neighbors/Organization	Letter/Email	[Sent to neighborhood & local businesses distribution list]	Letter from Chris Ichien; email from Frank Rockwood
10/18/2021	Letter from Neighbor to Town Staff re: Story Poles	Neighbor/Town	Letter_to_Town	Andrew Ghofrani	N/A
10/18/2021	Letter from Neighbor to Town Staff re: Story Poles	Neighbor/Town	Letter_to_Town	Esther Grant	N/A
10/19/2021	Town Council Hearing re: Story Pole	Neighbor/Town	Video Meeting	Matthew Hudes, Mary Badame, Joel Paulson, Sean Mullins Rob Rennie, Marico Sayoc, Maria Ristow (recused)	Frank Rockwood, Mark Falgout, Chris Ichien, Laura Worthington-Forbes (Ashley Snodgrass from California Story Poles was on the call but had to leave before the project was discussed).
11/16/2021	Letter from Neighbor to Town Staff re: Story Poles	Neighbor/Town	Letter_to_Town	Julie Ritter Southern	N/A
12/1/2021	Letter from Neighbor to Town Staff re: Visual Impacts	Neighbor/Town	Letter_to_Town	Andrew Ghofrani	N/A
12/16/2021	Open House 10 Invitation	Neighbors/Organization	Letter/Email	[Sent to neighborhood & local businesses distribution list]	Letter from Chris Ichien; email from Frank Rockwood
12/23/2021	Letter from Neighbor to Town Staff re: Visual Impacts	Neighbor/Town	Letter_to_Town	Todd Johnson	N/A
1/1/2022	Letter from Neighbor to Town Staff re: Visual Impacts	Neighbor/Town	Letter_to_Town	Mike Kennedy	N/A
1/5/2022	Letter from Neighbor to Town Staff re: Visual Impacts	Neighbor/Town	Letter_to_Town	Chad and Laura Kutting	N/A
1/7/2022	Email to Neighbor re: Visualizations	Neighbor	Email	Andrew Ghofrani	Frank Rockwood
1/10/2022	Open House 10	Neighbors	Video Meeting	Julie Ritter Southern, Clare Southern, Matt Southern, Andrew Ghofrani, Maria Ristow, Cindy Slain, Mike and Kim Wasserman, Gillian and Mike Verga, Omar and Kavita Bouknight, Cathy Colgan	Frank Rockwood, Chris Ichien, David Gates, Mark Falgout, Laura-Worthington-Forbes, Victor Ceron, David Gates
1/11/2022	Letter from Neighbor to Town Staff re: Visual Impacts	Neighbor/Town	Letter_to_Town	Esther Grant	N/A
1/11/2022	Communication re: Visualization and Massing	Neighbor	Video Meeting	Andrew Ghofrani	Frank Rockwood, David Gates
1/12/2022	Letter from Neighbor to Town Staff re: Visual Impacts	Neighbor/Town	Letter_to_Town	Niki Omadi	N/A
1/12/2022	Letter from Neighbor to Town Staff re: Visual Impacts	Neighbor/Town	Letter_to_Town	Julie Southern	N/A
1/12/2022	Letter from Neighbor to Town Staff re: Visual Impacts	Neighbor/Town	Letter_to_Town	Clare Southern	N/A
1/12/2022	Planning Commission Meeting	Neighbor/Town	Video Meeting	Planning Commission and Town Staff (in advance of meeting staff received letters from Ester Grant, Andrew Ghofrani, Niki Omadl, Julie Southern and Clare Southern)	Frank Rockwood, Mark Falgout, David Gates, Chris Ichien, Victor Ceron, Laura Worthington-Forbes
1/28/2022	Letter from Neighbor to Town Staff re: Visual Impacts	Neighbor/Town	Letter_to_Town	Claudia Galbo	N/A
2/1/2022	Communication with Neighbors Re: Questions Including Off Haul, Traffic, Farwell Lane, etc.	Neighbors	Video Meeting	Julie Ritter Southern, Clare Southern, Matt Southern, Andrew Ghofrani, Sean Lucq	Frank Rockwood, Chris Ichien, Victor Ceron, Mark Falgout, David Gates
2/6/2022	Communication with Neighbor Re: Massing and Height and Next Open House	Neighbor	Email	Mike Wasserman	Frank Rockwood
2/14/2022	Letter from Neighbor to Town Staff re: Visual Impacts	Neighbor	Letter_to_Town	Morgan Slain	N/A
2/28/2022	Letter to Town Council Member re: Meeting	Town	Email	Marico Sayoc	Chris Ichien

Appendix E

Listing of Communications

DATE	DESCRIPTION	CONSTITUENCY	COMM_TYPE	INDIVIDUALS	FRONT PORCH_TEAM_REPRESENTATIVES
2/28/2022	Letter to Town Council Member re: Meeting	Town	Email	Matthew Hudes	Chris Ichien
2/28/2022	Letter to Town Council Member re: Meeting	Town	Email	Rob Rennie	Chris Ichien
2/28/2022	Letter to Town Council Member re: Meeting	Town	Email	Mary Badame	Chris Ichien
2/28/2022	Letter to Town Manager re: Trespassing at LGM	Town	Email	Laurel Prevetti	Chris Ichien
3/3/2022	Email from Fire RE: Tour LGM re: Trespassing Issues	Town	Email	Eric Collins	Chris Ichien
3/4/2022	Communication with Neighbor/Town Council Member re: Update	Neighbor	Email	Maria Ristow	Chris Ichien
3/10/2022	Letter to Town Council Member re: Updated Response Letter	Town	Email	Rob Rennie	Chris Ichien
3/10/2022	Letter to Town Council Member re: Updated Response Letter	Town	Email	Marico Sayoc	Chris Ichien
3/10/2022	Letter to Town Council Member re: Updated Response Letter and Meeting	Town	Email	Mary Badame	Chris Ichien
3/10/2022	Letter to Town Council Member re: Updated Response Letter and Meeting	Town	Email	Matthew Hudes	Chris Ichien
3/11/2022	Open House 11/Town Hall Invitation	Neighbors/Organizations	Letter/Email	[Sent to neighborhood & local businesses distribution list]	Letter from Chris Ichien; email from Frank Rockwood
3/11/2022	Email to Neighbor re: Van	Neighbors	Email	Cathy Colgan	Alex Gerasimov
3/14/2022	Meeting with Chamber of Commerce	Organizations	Video Meeting	Catherine Somers	Frank Rockwood, Chris Ichien
3/21/2022	Email from Neighbor re: View	Neighbors	Email	Don Spare	Frank Rockwood
3/22/2022	Open House 11/Town Hall	Neighbors	Video Meeting	Julie Ritter Southern, Clare Southern, Andrew Ghofrani, Maria Ristow, Gillian and Mike Verga, Cathy Colgan, Don Spare, Matt Hood, Tom Rizol, Jean Ebrahimoun, Claire Wilson, Tom Picraux, Irving and Evelyn Mitsunaga, Lee Fagot	Frank Rockwood, Chris Ichien, David Gates, Mark Falgout, Laura-Worthington-Forbes, Victor Ceron, David Gates, Alex Gerasimov, Mary McMullin, Pete Hillen, Jason Galisatus, Emma Grenier Selvig
3/23/2022	Letter from Neighbor re: Lights Shining	Neighbors	Email	Cathy Colgan	Alex Gerasimov
3/23/2022	Letter from LGM to Neighbor re: Lights Shining	Neighbors	Email	Cathy Colgan	Alex Gerasimov
3/16/2022	Meeting with Council Member	Town	Video Meeting	Maria Ristow	Frank Rockwood, Laura Worthington-Forbes, Chris Ichien
3/24/2022	Tour with Council Member	Town	Tour	Mary Badame	Frank Rockwood, Laura Worthington-Forbes, Chris Ichien, Victor Ceron
3/28/2022	Letter to Clifton Apt Neighbors re: Concerns	Neighbors	Email	Cathy Colgan, Don Spare	Frank Rockwood
3/28/2022	Letter from LGM to Neighbor re: Lights Shining	Neighbors	Email	Cathy Colgan	Alex Gerasimov
3/28/2022	Letter from Neighbor to Town Staff re: Support For Project	Neighbor	Letter_to_Town	Irving and Evelyn Mitsunaga	N/A
3/29/2022	Meeting with Council Member	Town	Video Meeting	Rob Rennie	Frank Rockwood, Laura Worthington-Forbes, Chris Ichien
3/29/2022	Letter from Neighbor to Town Staff re: Support For Project	Neighbor	Letter_to_Town	Laverne Nolan	N/A
3/30/2022	Letter from Neighbor to Town Staff re: Support For Project	Neighbor	Letter_to_Town	Gillain Verga	N/A
3/30/2022	Meeting with neighbor re: visualizations	Neighbors	Video Meeting	Andrew Ghofrani	Frank Rockwood, David Gates
3/30/2022	Meeting with Council Member	Town	Video Meeting	Marico Sayoc	Frank Rockwood, Laura Worthington-Forbes, Chris Ichien
3/31/2022	Meeting with Council Member	Town	Video Meeting	Matthew Hudes	Frank Rockwood, Laura Worthington-Forbes, Chris Ichien
4/5/2022	Town Council Hearing	Town	Video Meeting	Hudes, Badame, Rennie, Sayoc, Ristow (abstained), town planning staff and town attorney	Chris Ichien, Frank Rockwood (rest of team ready to answer questions as needed)
4/5/2022	Letter with Questions from Neighbor	Neighbor	Letter_to_Town	Dawn Philips, Board of SDA Church	N/A
4/6/2022	Thank You to Neighbor Who Spoke In Support At The Town Council Meeting	Neighbor	Email	Catherine Somers	Frank Rockwood
4/6/2022	Thank You to Neighbor Who Spoke In Support At The Town Council Meeting	Neighbor	Email	Fred Lester	Frank Rockwood
4/6/2022	Communication with Neighbor with Questions	Neighbor	Email	Dawn Philips, Board of SDA Church	Frank Rockwood
6/20/2022	Meeting to discuss "4290" fire requirements re: access roads and availability of Farwell Lane for fire access.	Neighbor	Call	Omari and Kavita Bouknight	Frank Rockwood
8/9/2022	Meeting with Council Member	Town	Call	Maria Ristow	Frank Rockwood, Chris Ichien
11/10/2022	Email from Justin Draa re: crime at LGM	Neighbor	Email	Justin Draa	Frank Rockwood, Alex Gerasimov

Appendix E

Listing of Communications

DATE	DESCRIPTION	CONSTITUENCY	COMM_TYPE	INDIVIDUALS	FRONT PORCH_TEAM_REPRESENTATIVES
11/11/2022	Follow up Email re: crime at LGM; request for update re: LGM status	Neighbor	Email	Julie Southern	Frank Rockwood, Alex Gerasimov
11/11/2022	Intro email from new neighbor at 50 Clifton; offer to keep eye out for crime	Neighbor	Email	Brett Krasniewicz	Frank Rockwood, Alex Gerasimov
11/28/2022	Letter re: Neighborhood Watch Set up	Neighbor	Email	Justin Draa	Alex Gerasimov
12/5/2022	Letter from Neighbors re: Support	Neighbor	Email	Irving and Evelyn Mitsunaga	Frank Rockwood
12/19/2022	Letter from Neighbor re: Chainsawing	Neighbor	Email	Julie Southern	Frank Rockwood
1/27/2023	Tour with Council Member	Town	In Person Meeting	Rob Moore	Frank Rockwood, Chris Ichien
2/7/2023	Letter from Neighbor re: Trees Being Taken Down	Neighbor	Email	Julie Southern	Frank Rockwood, Alex Gerasimov
2/21/2023	Sent Email Notifying Neighbors of Updated FAQs	Neighbor	Email	Julie Southern, Clare Southern, Matthew Southern, Andrew Ghofrani; Sean Mullin, Justin Draa, Bernd Neudecker	Frank Rockwood
3/24/2023	Tour with Council Member	Town	In Person Meeting	Matthew Hudes	Frank Rockwood, Chris Ichien
8/23/2023	Meeting with Town Staff	Town	In Person Meeting	Sean Mullin	Frank Rockwood, Laura Worthington-Forbes
10/24/2023	Meeting with Council Member	Town	Video Meeting	Matthew Hudes	Frank Rockwood, Chris Ichien
10/24/2023	Open House 12	Neighbors	In Person Meeting	Gillian Verga, Julie Ritter Southern, Marlena Hood, Cathy Colgan, Andrew Ghofrani, Fred Lester, Tom Picraux and wife, Richard Kelso, Brett Krasniewicz	Frank Rockwood, Chris Ichien, Mary McMullin, Victor Ceron, Alex Gerasimov, Susan Rockwood
10/25/2023	Meeting with Council Member	Town	Video Meeting	Matthew Hudes	Frank Rockwood, Chris Ichien
10/25/2023	Meeting with Council Member	Town	Video Meeting	Maria Ristow	Frank Rockwood, Chris Ichien
10/25/2023	Planning Commission Meeting	Town	In Person Meeting	Commissioners: Jeffrey Barnett, Kathryn Janoff, Steve Raspe, Melanie Hanssen, Susan Burnett; staff: Joel Paulson, Jennifer Armer	Frank Rockwood, Chris Ichien, Mary McMullin
10/31/2023	Meeting with Council Member	Town	Video Meeting	Rob Moore	Frank Rockwood
11/6/2023	Meeting with Council Member	Town	Video Meeting	Rob Rennie	Frank Rockwood
11/15/2023	Call with Neighbor Re: Drones for Visualization	Neighbors	Call	Matt Southern	Frank Rockwood
11/16/2023	Notification of FAQ Posting	Neighbors	Email	Sent to 43 neighbors	Susan Rockwood
11/16/2023	Notification of FAQ Posting	Interest List	Email	Sent to 55 people on Interest List	Susan Rockwood
11/30/2023	CHHSC	Town	In Person Meeting	CHHSC Commission/staff: Jeff Blum, Eleanor Yick, Dick Conrad, Mary Badame, Lincoln Withrow, Ryan Baker	Frank Rockwood, Chris Ichien, Mary McMullin, Laura Worthington-Forbes, Albert Villalta, Susan Rockwood
12/4/2023	Los Gatos Foundation for Older Adults To Thrive	Town	In Person Meeting	Foundation Executive Committee: Sandy Decker, Tom Picraux, Matthew Hudes; Alan Feinberg	Frank Rockwood, Chris Ichien, Mary McMullin, Laura Worthington-Forbes
12/11/2023	Visualization Visit with Neighbors	Neighbors	In Person Meeting	Julie and Matt Southern	Frank and Susan Rockwood
1/29/2024	Visualization Visit with Neighbors	Neighbors	In Person Meeting	Julie and Matt Southern	Frank Rockwood, Jonathan Arnold
1/30/2024	Meeting with Council Member	Town	Video Meeting	Matthew Hudes	Frank Rockwood, Laura Worthington-Forbes
3/12/2024	Los Gatos Foundation for Older Adults To Thrive	Town	In Person Meeting	Foundation Members: Tom Picraux, Foundation President, Matthew Hudes, Vice-Mayor of LG and Foundation VP, Tim Lundell, Treasurer Teri Hope, Committee Member, Alan Feinberg, Community Center Committee Chair, Eleanor Yick, Community Health & Sr. Srvc Comm. Chair and Initiatives & Publicity Committee Member, Skip Brewster, Community Center Committee Member, Ryan Rosenberg, Committee Member, Tylor Taylor, SASCC Exec. Dir. and Advisor to Foundation, Jeff Blum, Committee Member	Frank Rockwood, Chris Ichien, Mary McMullin, Laura Worthington-Forbers
5/23/2024	Los Gatos Foundation for Older Adults To Thrive	Town	In Person Meeting	Foundation Executive Committee Members: Tom Picraux, Matthew Hudes, Sandy Decker	Frank Rockwood, Mary McMullin, Laura Worthington Forbes, Tracy Powell, Luke Barnesmoore
5/28/2024	Visualization Visit with Neighbors	Neighbors	Video Meeting	Julie and Matt Southern	Frank Rockwood
7/12/2024	Visualization Visit with Neighbors	Neighbors	Video Meeting	Julie and Matt Southern	Frank Rockwood
8/6/2024	Visualization Email with Neighbors	Neighbors	Email	Julie and Matt and Clare Southern	
9/23/2024	Meeting with Council Member	Town	In Person Meeting	Rob Moore	Frank Rockwood
9/23/2024	Meeting with Council Member	Town	In Person Meeting	Mary Badame	Frank Rockwood, Mary McMullin, Laura Worthington Forbes
9/23/2024	Meeting with Council Member	Town	In Person Meeting	Matthew Hudes	Frank Rockwood, Mary McMullin, Laura Worthington Forbes
9/23/2024	Meeting with Chamber of Commerce	Town	In Person Meeting	Jennifer Lin	Frank Rockwood, Mary McMullin, Laura Worthington Forbes
9/24/2025	Visualization Email with Neighbors	Neighbors	Email	Julie Ritter Southern	Frank Rockwood
9/24/2025	Visualization Email with Neighbors	Neighbors	Email	Andrew Ghofrani	Frank Rockwood
9/24/2024	Communication re: Fire safety issues for 57 Broadway and 110 Wood Road	Neighbors	Email	Dawn Philips	Frank Rockwood
10/30/2024	Meeting with Former Fire Official	Town	Video Meeting	Rob Stump	Frank Rockwood, David Gates, Laura Worthington-Forbes
10/31/2024	Visualization Meeting with Neighbors	Neighbors	Video Meeting	Andrew Ghofrani	Frank Rockwood, David Gates, Jonathan Arnold
11/1/2024	Visualization Meeting with Neighbors	Neighbors	Video Meeting	Julie Ritter Southern	Frank Rockwood, David Gates, Mary McMullin

Appendix E
Listing of Communications

DATE	DESCRIPTION	CONSTITUENCY	COMM_TYPE	INDIVIDUALS	FRONT PORCH_TEAM_REPRESENTATIVES
11/6/2024	Neighbor Meeting 13	Neighbors	Video Meeting	Andy Ghofrani, Bernd Neudecker, Brian Kiernan, Evelyn Mitsunaga, Julie Ritter, Lee Burghardt, Matt Hood, Dawn Philips	Frank Rockwood, Mary McMullin, Laura Darling, Chris Ichien, Victor Ceron, Pete Hillan, Laura Worthington-Forbes, Mark Falgout, David Gates, David Hoglund, Soo Im, Jonathan Arnold
11/7/2024	Visualization Meeting with Neighbors	Neighbors	Video Meeting	Andrew Ghofrani	Frank Rockwood, David Gates, Jonathan Arnold
11/7/2024	Visualization Meeting with Neighbors	Neighbors	Video Meeting	Julie Ritter Southern	Frank Rockwood, David Gates, Jonathan Arnold

Appendix F –Current Community Service Offerings of Front Porch

About Front Porch

Proudly non-profit, Front Porch is dedicated to inspiring the spirit of community. From senior communities to affordable housing to important Community Services that reach beyond our walls, we support residents and older people nationwide.

Front Porch by the numbers ...

3,690 residents in senior living and active adult communities in California, Louisiana and Florida.

3,400 residents in affordable housing communities in California and Arizona, where coordinators help residents access entitlement programs and local services.

420 residents in skilled nursing care centers, with 57% receiving assistance through Medi-Cal.

2,790 employees proudly serve residents and participants.

16,000 participants nationwide through Community Services.

$1.5 mil contributed last year through its philanthropic foundation, Front Porch Communities Foundation, to subsidize or pay monthly accommodation fees for long-term residents with limited assets.

Front Porch community volunteering initiatives ...

- Clean beaches
- Knit hats for newborns
- Collect toys
- Serve meals to first responders
- Create stuffed animals for children
- Assist in schools
- Sew dresses for underprivileged girls
- Pack produce for food banks
- Fundraise for medical research
- Donate to animal rights causes, education, medical services and other social services
- Support veterans by fostering opportunities to gather and share experiences

Front Porch Community Services ...

Home Match has connected 351 older people who have space in their homes with community members seeking affordable housing in the Bay Area.

Market Day hosts weekly farmers markets in neighborhoods, senior centers and affordable housing communities, serving 1,076 shoppers, subsidizing the cost of 85,844 pounds of produce and processing 1,472 EBT transactions in the past year.

Ruth's Table provides older people and those with disabilities an environment for creative exploration both online and in person in the Bay Area.

Creative Spark, a professional development program, in the past year, hosted 68 activities with 1,935 participants, fostering a better level of care for older people throughout California.

Creative Aging Symposium inspires hundreds of residents and other participants to find paths to rediscovery in conversation with innovative thinkers, musicians, artists, writers and scholars.

Well Connected brings together older people throughout the United States for classes, activities, conversations and support groups by phone or online every day of the year - 85% of participants feel more socially connected.

Social Call fosters friendships for more than 1,000 older people and volunteers across the United States through one-on-one, weekly virtual visits.

Front Porch Center for Innovation and Wellbeing fosters connection and wellness by providing the technology and playbook to remotely attend to the needs of residents living in affordable housing communities who experience depression, anxiety and loneliness.

Appendix G–Current FAQ Document

Los Gatos Meadows

A FRONT PORCH COMMUNITY

Redevelopment of Los Gatos Meadows
Frequently Asked Questions
April 2024

Overview:
In January 2020, Front Porch Communities and Services (Front Porch), a non-profit provider of housing and services for older adults, submitted a proposal to rebuild Los Gatos Meadows, a senior living community that closed due to safety reasons in 2019. Based on feedback from the community, Front Porch is in the process of modifying this proposal. The proposed project would provide a community offering independent living and innovative care on a safe and modern campus, aligned with the Town of Los Gatos' long term vision.

As part of our commitment to work closely with the community and Town leaders to ensure a transparent and thoughtful proposal review process, the document below provides answers to frequently asked questions about the proposed project, including:

- Background
- Proposal summary and status
- Project timeline and information
- Construction impact
- Circulation, traffic and parking impact
- More information

Information is also available on the Los Gatos Meadows website at https://frontporch.net/community/los-gatos-meadows/. To learn more about Front Porch, visit https://frontporch.net/.

Background:

Q1: What is Los Gatos Meadows?
A1: Los Gatos Meadows was developed in the 1970s as a Continuing Care Retirement Community (CCRC, now known as a Life Plan Community) for older adults, providing a continuum of care for people as they age. Although the facilities are currently not operational, the site is still zoned for senior living, which is the proposed future use.

Q2: Who owns the Los Gatos Meadows property?
A2: Los Gatos Meadows is owned and maintained by Front Porch Communities and Services (Front Porch), a non-profit provider of housing and services for older adults

headquartered in Glendale, California. Previously, Los Gatos Meadows was owned and operated by Covia, another California-based non-profit provider of senior living housing and services. Covia affiliated with Front Porch in 2021.

Q3: Why is Los Gatos Meadows not currently operating as a senior community?
A3: In early 2019, after completion of a rigorous facilities assessment, Covia (now Front Porch) concluded that continuing operations of the 48-year-old Los Gatos Meadows facility presented too great a safety risk to its residents and employees, due to possible wildfires and other concerns. Working closely with all Los Gatos Meadows residents, their families, our employees, neighbors, and the Town of Los Gatos ensured a thoughtful and smooth closing on Sept. 30, 2019.

Proposal Summary and Status:

Q4: What is being proposed?
A4: Front Porch, a non-profit provider of housing and services for seniors, is proposing to rebuild Los Gatos Meadows as a Life Plan community (also known as a Continuing Care Retirement Community, or CCRC). The new Los Gatos Meadows community will provide innovative senior housing and care on a 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 align with the Town of Los Gatos' long-term vision.

Q5: What is a Life Plan community?
A5: A Life Plan community (also known as a Continuing Care Retirement Community, or CCRC) is a model of senior living that provides people with degrees of support as they age, depending on their needs. Although a wide range of care and services are available to residents, it is not a medical facility. Life Plan communities differ from assisted living or medical care-based facilities in numerous ways. Residents in Life Plan communities join while they are able to live independently. Family members generally have little to no involvement in the decision to move to the community. Although residents may be downsizing from a single-family home, unit sizes are larger than that of assisted living. Overall, the focus of a Life Plan community is on providing residents with a new home and opportunities for a purposeful life rather than on care (although care is available as needed).

Q6: Who will own and operate the proposed community?
A6: Front Porch intends to continue to operate the proposed community and to retain full control of the property.

Q7: Is Front Porch a for-profit entity?
A7: No. Front Porch is a 501(c)3 non-profit organization. Along with market-rate senior living communities, it owns and manages affordable housing communities and provides community services for older adults nationwide. In addition, the Front Porch

Communities Foundation supports residents, employees, and programs. Among other support, the Circle of Friends fund allows residents who outlive their resources to be able to stay in their homes.

Q8: Who is managing the proposed project?
A8: Front Porch is overseeing the proposed project and has assembled a project team of professional services firms to assist them in designing, permitting and executing the rebuild project: Rockwood Pacific Inc. (development management services); Perkins Eastman (site planning and architecture); Kimley-Horn (planning and civil engineering); Gates + Associates (landscape architecture); and W.E. O'Neil (construction).

Q9: How did Los Gatos Meadows engage the community through the design process?
A9: The Front Porch project team has organized and participated in over 15 public forums and more than 75 meetings with community members, local businesses, neighbors, community groups and other stakeholders to gather public input to shape the project designs.

Q10: What is happening currently to the buildings and grounds?
A10: Since the Los Gatos Meadows facility closed Sept. 30, 2019, Front Porch 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. Front Porch 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 been granted land use approval for the rebuild proposal.

Q11: What is the current status of the proposal?
A11: The project team previewed potential refinements to the re-development proposal with the Planning Commission at their October 25, 2023 meeting. At present, the project team is expecting to submit an updated formal application in early 2024. The initial application for re-development review for the Los Gatos Meadows property (110 Wood Road) was submitted to the Town of Los Gatos Planning Division on January 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.

Project Timeline and Information:

Q12: When are the next public hearings?
A12: We do not yet have a date for the next public hearings. Once the updated proposal is submitted, it will be reviewed by the Planning Commission, likely sometime in 2024 followed by a Town Council hearing later in the year.

Q13: If the project proposal is approved by the Town, what is the timeline for construction and opening?
A13: Preparation of construction documents and permit approvals are likely to take at least another 18 months following the Town's action on the project. Construction is not expected to start earlier than late 2025 and is expected to run for approximately two and a half years from commencement. Depending on a number of factors, the community could reopen in 2028.

Q14: What are the attributes of the current entitlement?
A14: The Town of Los Gatos approved a conditional use permit (CUP) for the development of the current Los Gatos Meadows community in the late 1960's. The existing CUP granted approval for 184 independent living units, 38 nursing care units and 111 parking spaces.

Q15: Is the property subject to Los Gatos Hillside Development Standards & Guidelines?
A15: No, however the current iteration of the plan includes several attributes consistent with these standards and guidelines including an increase in open space, the elimination of cantilevered buildings, and the expectation to utilize natural materials with muted tones that will blend in well with the surrounding environment.

Q16: What are the design goals of the proposed project?
A16: Early on in the planning process, we established the following design goals, which we continue to maintain:

- Not to increase the number of apartments, care units or staff count.
- Not to increase the development pad footprint.
- To provide larger apartments and more amenities, in alignment with the local market.
- To be sensitive to visual impacts.
- To address the parking problem.
- To substantially improve fire safety.
- To establish best practices for sustainability.
- To restrict the auto exit onto Broadway.
- To improve integration with the Town of Los Gatos.
- And to contribute to the quality of the built environment.

Q17: How many units are proposed in the design?
A17: The current proposal includes 187 independent living units and up to 24 supporting care units.

Q18: How does the proposed building footprint compare to the existing footprint associated with current improvements on the property?
A18: The proposed development pad does not materially differ from the existing development pad and in fact is slightly smaller.

Q19: How does the proposed design address visual impacts on the surrounding community?
A19: Limiting the size of the development pad has numerous benefits; however, meeting the necessary scale economies without increasing the development pad does require taller structures than are currently located on the property. There is substantial change in topography from the front to the rear of the property. This topography change mitigates the visual impact of buildings located in the rear of the property.

The project team developed numerous exhibits to assist in gauging the visual impact of our proposed rebuild including cross sections and visualization from several key public areas. Furthermore, the project team previously erected story poles in compliance with the current story pole policy.

Despite these efforts, the project team appreciates that these efforts have not resulted in a clear picture of the visual impacts of the proposed project. Accordingly, it is the intent of the team to deploy additional visualization tools prior to future public hearings.

Q20: How will the project improve parking from what it had been previously?
A20: Underground parking will be sufficient for both residents and employees, reducing the need for street parking and improving the landscape and view.

Q21: How does the proposal impact trees on the property?
A21: The proposal includes a plan to add more trees to the landscape, bringing color and shade to the property. It incorporates a variety of species, many of them native to the area, which fit with the oak woodlands. Some trees and shrubs have been removed, mostly for fire prevention. Some additional trees would be removed during the construction process, but the overall plan preserves the oak woodland nature of the property and emphasizes the natural landscape.

Q22: How does this project improve fire safety?
A22: Our goal to increase fire safety has been particularly influential in guiding our development planning process. Along with removing dangerous tinder that could serve as fuel for wildfires, the proposal includes far better access for emergency vehicles and evacuation as well as buildings that are up to the most current safety codes.

Q23: Will the project meet green building standards?
A23: The project will meet or 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: What will be the color of the building rooftops?
A24: To address sustainability goals, we plan to select a lighter roof color, though the new roofs would not be white like the roofs of the current buildings. Roof color and other design attributes are expected to be addressed in a future phase of the project.

Q25: Will the project include solar panels?
A25: Solar panels are one option under consideration. The use, placement, and configuration of solar panels, as applicable, are expected to be addressed during the architectural and site application review process.

Q26: Will the project result in the undergrounding of PG&E lines?
A26: The proposal does not address undergrounding 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.

Q27: How will the proposal improve town integration?
A27: The proposal includes recommendations and resources to make it easier for residents to access downtown businesses, community events and programs. In addition, Front Porch recently acquired the property at 142 S. Santa Cruz. After using this space as a staging area during construction, we will work with the Town and with local leaders and senior organizations to determine programs and services that will support older adults in the greater community.

Q28: Will the project affect water pressure?
A28: The project is not expected to affect water 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.

Construction Impact:

Q29: If the project is approved, how long will the construction phase last?
A29: Following the Town's action on the project, preparation of construction documents and permit approvals are likely to take at least another 18 months, after which construction is expected to run for approximately two and a half years.

Q30: During what hours would construction occur?
A30: In accordance with Town policy, all construction activities would 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.

Q31: What is the expected traffic impact related to construction off-haul?
A31: In accordance with 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.

The estimated net off-haul dirt volume is ~110,000 cubic yards. A combination of double bottoms, end dumps, and super dump trucks are expected to be utilized for this task. The average carrying capacity of each trip is 14 cubic yards; accordingly, the number of round trips is expected to be ~ 16,000. At roughly 200 loads per day, the duration of this

task is approximately four months. For outbound trips, trucks are expected to turn right onto S. Santa Cruz Avenue and head south on CA-17 and, as appropriate, turn around on Bear Creek Road. For inbound trips, trucks are expected to approach the site from the CA-17 exit onto S. Santa Cruz Ave.

Q32: Does the contractor expect to utilize tower cranes?
A32: Yes. The project team currently expects that the project will require two tower cranes during construction. The cranes are expected to be in place for approximately one year.

Circulation, Traffic and Parking Impact

Q33: What are the project plans for Farwell Lane?
A33: The proposal plans for Farwell Lane to be rebuilt and widened (some portions would be widened from 12' to 26'). The current plan contemplates restricting use of Farwell Lane to pedestrians, bikes, an autonomous vehicle shuttle system, emergency access and extraordinary deliveries. 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. Though it is a private road, Front Porch 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.

Q34: Will the project include sidewalk improvements on Wood Road?
A34: Yes. The current draft Conditions of Approval require the installation of a sidewalk connecting the project to the intersection of Wood Road and S. 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.

Q35: How will the proposed community affect traffic and parking in downtown Los Gatos?
A35: The current plan includes the integration of one or more electric autonomous vehicles (similar in size to a golf cart) to be used along Farwell Lane to enable a safe, convenient, and alternative means of transport for residents between Los Gatos Meadows and Los Gatos retail, entertainment, and civil services, reducing traffic and parking demand. The autonomous vehicles are not expected to leave the Los Gatos Meadows property.

Q36: After the project is completed, what is the expected impact on traffic?
A36: 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, although we anticipate that the improvements to the parking conditions at Los Gatos Meadows will mean that overall there is less traffic than the community used to generate. The project further

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

A traffic analysis originally conducted in 2020 and updated in March, 2024 reports that the proposed rebuild would result in not more than an additional 42 cars per hour in or out which equates to less than one trip per minute. On Saturdays, the peak hour in-bound is 43 trips. This still equates to less than one trip per minute. The rebuild project is expected to result in a reduction in the number of peak hour trips in the mornings and evenings in comparison to baseline conditions.

More information

Q37: How do I get updates and more information?
A37: When available, updated information, including the current FAQ document, will be posted on the Los Gatos Meadows website at https://frontporch.net/community/los-gatos-meadows/.

If you have questions or would like to be added to our mailing list, send your name, mailing address and email address to Susan Rockwood (susan@rockwoodpacific.com). Please note that we currently do not have information about pricing and services. However, if you are interested in receiving this information when it is available, let us know.

Q38: How can I see planning and proposal documents?
A38: 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.

110 Wood Road

Visual Renderings

With approval of the Town Council, the applicant has prepared the attached visual renderings as an alternative to installing story poles. Additionally, the applicant prepared a video detailing the preparation of the visual renderings:

https://frontporch.net/community/los-gatos-meadows/

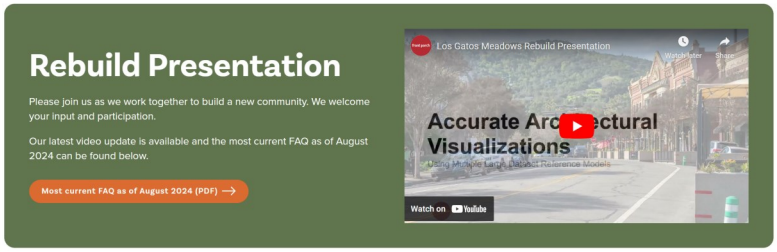

EXHIBIT 14

Broadway — Looking South

Existing

Proposed

W. Main St at Bayview Ave — Looking South

Existing

Proposed

135 Wood Rd — Looking East

Existing

Proposed

E. Main St — Looking West

Existing

Proposed

121 Wood Rd — Looking East

Existing

Proposed

S. Santa Cruz Ave at Wood Rd — Looking West

Existing

Proposed

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front porch

800 north brand boulevard
19th floor
glendale, ca 91203
tel 818 254 4100
fax 818 254 4101
www.frontporch.net

October 14, 2024

Dear Neighbor:

I hope you and your family are well.

After numerous rounds of technical comments and review, the Town of Los Gatos has finally cleared the review process for the updated application that was submitted on March 1st. (see attached FAQ for details on how to access the full application on the Town's website). We are currently expecting the project to be considered by the Planning Commission at their November 13th meeting (see Town of Los Gatos web site for meeting details).

In advance of the Planning Commission meeting, we plan to host another **neighborhood open house on Wednesday, November 6, 2024 at 7:00PM** via ZOOM. Topics to be addressed at the next neighborhood meeting include an update of the overall status of the proposed project, a summary of the issues raised by staff during their review process, and recent questions/requests raised by neighbors.

If you can be available to attend this meeting, please RSVP to Susan Rockwood at **susan@rockwoodpacific.com**.

Also, please send Susan any specific questions that you would like us to address during this meeting and/or if you have any special requests.

We plan to post an updated FAQ document on our project website (https://frontporch.net/community/los-gatos-meadows/)just prior to the next open house meeting.

Please pass along this invitation to anyone who may have an interest in the Front Porch Los Gatos rebuild project.

Sincerely,

Chris Ichien
Divisional Vice President of Operations for Front Porch
(formerly Executive Director of Los Gatos Meadows)

EXHIBIT 15

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Draft Ordinance: subject to modification by Town Council based on deliberations and direction

ORDINANCE

ORDINANCE OF THE TOWN OF LOS GATOS AMENDING THE TOWN CODE EFFECTING A ZONE CHANGE FROM R:PD TO R:PD FOR PROPERTY LOCATED AT 110 WOOD ROAD (APN 510-47-038)

THE TOWN COUNCIL OF THE TOWN OF LOS GATOS DOES ORDAIN AS FOLLOWS:

SECTION I

The Town Code of the Town of Los Gatos is hereby amended to change the zoning on property located at 110 Wood Road (APN 510-47-038) as shown on the map attached hereto as Exhibit A, and is part of this Ordinance, from R:PD (Residential, Planned Development) to R:PD (Residential, Planned Development). Ordinance number 938, passed and adopted by the Town Council of Los Gatos on March 4, 1968, is hereby rescinded and replaced with this Ordinance.

SECTION II

With respect to compliance with the California Environmental Quality Act ("CEQA"), the Town Council finds as follows:

A. An Environmental Impact Report (EIR) was completed for the proposed development and no significant unmitigated impacts are associated with the application. The Findings of Fact are made, the Final EIR is certified, and the Mitigation Monitoring and Reporting Program is adopted.

SECTION III

The PD (Planned Development Overlay) zone established by this Ordinance authorizes the following construction and use of improvements:

1. Demolition of all existing buildings on the site;
2. Construction of a new senior living facility as shown on the Official Development Plans (Exhibit B);
3. Removal of 192 trees, including 8 large protected trees;
4. Site improvements requiring a Grading Permit; and
5. Uses permitted are those specified in the R (Residential) zones by Article IV of the Town Code as it exists at the time of the adoption of this Ordinance, or as they may be amended in the future.

EXHIBIT 16

SECTION IV

COMPLIANCE WITH OTHER DEVELOPMENT STANDARDS:

All provisions of the Town Code apply, except when the Official Development Plan specifically shows otherwise.

SECTION V

Architecture and Site Approval is required prior to submitting for Building, Tree Removal, and/or Grading Permits. Construction permits shall only be in a manner complying with Section 29.80.130 (PD Ordinance) of the Town Code.

SECTION VI

The attached Exhibit A (Map), and Exhibit B (Official Development Plans)**,** are part of the Official Development Plan. The following performance standards must be complied with before issuance of any grading, or construction permits (mitigation measures are so noted and are flagged with an asterisk):

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

Planning Division

1. OFFICIAL DEVELOPMENT PLANS: The Official Development Plans provided are conceptual in nature. Final building footprints, building designs, colors, and materials shall be determined during the Architecture and Site approval process.
2. TOWN INDEMNITY: Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement from the Town shall defend, indemnify, and hold harmless the Town and its officials in any action brought by a third party to overturn, set aside, or void the permit or entitlement. This requirement is a condition of approval of all such permits and entitlements whether or not expressly set forth in the approval, and may be secured to the satisfaction of the Town Attorney.
3. ARCHITECTURE AND SITE APPROVAL REQUIRED: A separate Architecture and Site (A&S) application and approval is required for the project. The Architecture and Site application may be reviewed by the Development Review Committee.
4. WATER EFFICIENCY LANDSCAPE ORDINANCE: The final landscape plan shall meet the Town of Los Gatos Water Conservation Ordinance or the State Water Efficient Landscape Ordinance, whichever is more restrictive. A review fee based on the current fee schedule adopted by the Town Council is required when working landscape and irrigation plans are submitted for review.

5. ARBORIST REQUIREMENTS: All recommendations of the 2018 project arborist report and 2020 arborist report update (HortScience Bartlett Consulting) shall be followed
6. TREE REMOVAL PERMIT: A Tree Removal Permit shall be obtained for trees approved for removal prior to the issuance of demolition or grading permits.
7. REPLACEMENT TREES: New trees shall be planted to mitigate the loss of trees being removed. The number of trees shall be determined using the canopy replacement table in the Tree Protection Ordinance.
8. TREE STAKING: All newly planted trees shall be double-staked using rubber tree ties prior to final inspection and issuance of occupancy permits.
9. TREE FENCING: Protective tree fencing shall be placed at the drip line of existing trees and shall remain through all phases of construction. Refer to the 2018 project arborist report and 2020 arborist report update (HortScience Bartlett Consulting) requirements. Fencing shall be six-foot high cyclone attached to two-inch diameter steel posts drive 18 inches into the ground and spaced no further than 10 feet apart. Include a tree protection fencing plan with the construction plans.
10. OUTDOOR LIGHTING: Exterior lighting shall be kept to a minimum, and shall be down directed fixtures that will not reflect or encroach onto adjacent properties. No flood lights shall be used unless it can be demonstrated that they are needed for safety or security.
11. FINAL UTILITY LOCATIONS: The applicant shall submit plans showing the final locations and screening of all exterior utilities, including but not limited to, backflow preventers, Fire Department connections, transformers, utility boxes and utility meters. Utility devices shall be screened to the satisfaction of the Director of Community Development. The plans shall be submitted for review and approval prior to issuance of building permits for new construction.
12. PLAN INCONSISTENCY: Any inconsistencies between sheets shall be limited to whichever is more restrictive.
13. COMPLIANCE MEMORANDUM: A memorandum shall be prepared and submitted with the building plans detailing how the Conditions of Approval will be addressed.
14. *AIR QUALITY MITIGATION MEASURE AQ-6-5a: During construction, the project contractor shall implement the following measures to reduce emissions of fugitive dust and engine exhaust DPM, subject to review and approval by the Community Development Director. These measures shall be included in the project plans, prior to issuance of a demolition permit:
    a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered three (3) times per day and at a frequency adequate to maintain minimum soil moisture of 12 percent. Moisture content can be verified by lab samples or moisture probe;
    b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered;
    c. Avoid tracking visible soil material on to public roadways by employing the following measures if necessary: (1) Site accesses to a distance of 100 feet from public paved roads shall be treated with a 6 to 12-inch compacted layer of wood

chips, mulch, or gravel and (2) washing truck tires and construction equipment prior to leaving the site;

d. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited;

e. All vehicle speeds on unpaved roads shall be limited to five (5) mph;

f. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used;

g. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five (5) minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points;

h. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation;

i. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph and visible dust extends beyond site boundaries;

j. Wind breaks (e.g., trees, fences) shall be installed on the windward side(s) of actively disturbed areas of construction adjacent to sensitive receptors. Wind breaks should have no greater than 50 percent air porosity;

k. Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established;

l. The simultaneous occurrence of excavation, grading, and ground-disturbing construction activities on the same area at any one time shall be limited. Activities shall be phased to reduce the amount of disturbed surfaces at any one time; and

m. Post a publicly visible sign with the telephone number and person to contact at the Town of Los Gatos regarding dust complaints. This person shall respond and take corrective action within 48 hours. The air district's phone number shall also be visible to ensure compliance with applicable regulations.

15. *AIR QUALITY MITIGATION MEASURE AQ-6-5b: Prior to the issuance of the demolition permit, the project developer shall prepare, and the project contractor shall implement, a demolition and construction emissions avoidance and reduction plan demonstrating a 25 percent reduction of infant/child cancer risk and a 60 percent reduction of PM2.5 exposures at the MEI to meet the air district's risk thresholds. The plan shall be prepared prior to the issuance of a demolition permit and shall be reviewed and approved by the Community Development Director. The plan shall be accompanied by a letter signed by a qualified air quality specialist, verifying the equipment included in the

plan meets the standards set forth in this mitigation measure. The plan shall include the following measures:

a. All mobile diesel-powered off-road equipment operating on-site for more than two days and larger than 50 horsepower shall, at a minimum, meet U.S. Environmental Protection Agency (EPA) particulate matter emissions standards for Tier III engines or better. Prior to the issuance of any demolition permits, the project applicant shall submit specifications of the equipment to be used during construction and confirmation this requirement is met;
b. Use alternatively fueled equipment or equipment with zero emissions (i.e., aerial lifts, forklifts, and air compressors, etc., shall be either electrified or fueled by liquefied natural gas/propane);
c. Provide line power to the site during the early phases of construction to minimize the use of diesel-powered stationary equipment, such as generators; and
d. Other demonstrable measures identified by the developer that reduce emissions and avoid or minimize exposures to the affected sensitive receptors.

16. *BIOLOGICAL RESOURCES MITIGATION MEASURE BIO-7-2: Prior to issuance of a grading permit, a qualified biologist shall conduct pre-construction surveys for woodrat middens within the development footprint and fire defensible space. These surveys shall be conducted no more than 15 days prior to the start of construction. In the event that construction activities are suspended for 15 consecutive days or longer, these surveys shall be repeated. All woodrat middens shall be flagged for avoidance of direct construction impacts and fire defensible space where feasible. If impacts cannot be avoided, woodrat middens shall be dismantled no more than three days prior to construction activities starting at each midden location. All vegetation and duff materials shall be removed from three feet around the midden prior to dismantling so that the occupants do not attempt to rebuild. Middens are to be slowly dismantled by hand in order to allow any occupants to disperse.

    Developers shall be responsible for implementation of this mitigation measure with oversight by the Town of Los Gatos. Compliance with this measure shall be documented by a qualified biologist and submitted to the Town, prior to issuance of a demolition and grading permit.

17. *BIOLOGICAL RESOURCES MITIGATION MEASURE BIO-7-3: Within 14 days prior to tree removal or other construction activities such as a demolition, the project developer shall retain a qualified biologist to conduct a habitat assessment for bats and potential roosting sites in trees to be removed, within structures proposed for demolition, and in trees and structures within 50 feet of the development footprint. In the event that construction activities are suspended for 15 consecutive days or longer, these surveys shall be repeated. These surveys shall include a visual inspection of potential roosting features (bats need not be present) and a search for presence of guano within and 50 feet around the project site. Cavities, crevices, exfoliating bark, and bark fissures that could provide suitable potential nest or roost habitat for bats shall be surveyed.

Assumptions can be made on what species is present due to observed visual characteristics along with habitat use, or the bats can be identified to the species level with the use of a bat echolocation detector such as an “Anabat” unit. Potential roosting features found during the survey shall be flagged or marked. Locations off the site to which access is not available may be surveyed from within the site or from public areas.

If no roosting sites or bats are found, a letter report confirming absence shall be submitted by the biologist to the Town of Los Gatos prior to issuance of tree removal and demolition permits and no further mitigation is required.

If bats or roosting sites are found, a letter report and supplemental documents shall be provided by the biologist to the Town of Los Gatos prior to issuance of tree removal and demolition permits and the following monitoring, exclusion, and habitat replacement measures shall be implemented:

a. If bats are found roosting outside of the nursery season (May 1 through October 1), they shall be evicted as described under (b) below. If bats are found roosting during the nursery season, they shall be monitored to determine if the roost site is a maternal roost. This could occur by either visual inspection of the roost bat pups, if possible, or by monitoring the roost after the adults leave for the night to listen for bat pups. If the roost is determined to not be a maternal roost, then the bats shall be evicted as described under (b) below. Because bat pups cannot leave the roost until they are mature enough, eviction of a maternal roost cannot occur during the nursery season. Therefore, if a maternal roost is present, a 50-foot buffer zone (or different size if determined in consultation with the California Department of Fish and Wildlife) shall be established around the roosting site within the nursery season.

b. If a non-breeding bat hibernaculum is found in a tree or snag scheduled for removal or on any structures within 50 feet of project disturbance activities, the individuals shall be safely evicted, under the direction of a qualified bat biologist. If pre-construction surveys determine that there are bats present in any trees or structures to be removed, exclusion structures (e.g. one-way doors or similar methods) shall be installed by a qualified biologist. The exclusion structures shall not be placed until the time of year in which young are able to fly, outside of the nursery season. Information on placement of exclusion structures shall be provided to the CDFW prior to construction. If needed, other removal methods could include: carefully opening the roosting area in a tree or snag by hand to expose the cavity and opening doors/windows on structures, or creating openings in walls to allow light into the structures. Removal of any trees or snags and disturbance within 50 feet of any structures shall be conducted no earlier than the following day (i.e., at least one night shall be provided between initial roost eviction disturbance and tree removal/disturbance activities). This action will allow bats to leave during dark hours, which increases their chance of finding new roosts with a minimum of potential predation.

c. Bat Mitigation and Monitoring Plan. If roosting habitat is identified, a Bat Mitigation and Monitoring plan will be prepared and implemented to mitigate for the loss of roosting habitat. The plan will include information pertaining to the species of bat and location of the roost, compensatory mitigation for permanent impacts, including specific mitigation ratios and a location of the proposed mitigation area, and monitoring to assess bat use of mitigation areas. The plan will be submitted to CDFW for review and approval prior to the bat eviction activities or the removal of roosting habitat.

Developers shall be responsible for implementation of this mitigation measure with oversight by the Town of Los Gatos. Compliance with this measure shall be documented and submitted to the Town, prior to issuance of grading and demolition permits.

18. *BIOLOGICAL RESOURCES MITIGATION MEASURE BIO-7-4: Prior to issuance of tree removal, demolition, and grading permits, to avoid impacts to nesting birds during the nesting season (January 15 through September 15), construction activities within or adjacent to the project site boundary that include any tree or vegetation removal, demolition, or ground disturbance (such as grading or grubbing) shall be conducted between September 16 and January 14, which is outside of the bird nesting season. If this type of construction occurs during the bird nesting season, then a qualified biologist shall conduct pre-construction surveys for nesting birds to ensure that no nests would be disturbed during project activities.

If project-related work is scheduled during the nesting season (February 15 to August 30 for small bird species such as passerines; January 15 to September 15 for owls; and February 15 to September 15 for other raptors), or if construction activities are suspended for at least 14 days and recommence during the nesting season, a qualified biologist shall conduct nesting bird surveys.

a. Two surveys for active bird nests shall occur within 14 days prior to start of construction, with the final survey conducted within 48 hours prior to construction. Appropriate minimum survey radii surrounding each work area are typically 250 feet for passerines, 500 feet for smaller raptors, and 1,000 feet for larger raptors. Surveys shall be conducted at the appropriate times of day to observe nesting activities. Locations off the site to which access is not available may be surveyed from within the site or from public areas. A report documenting survey results and plan for active bird nest avoidance (if needed) shall be completed by the qualified biologist prior to initiation of construction activities.

b. If the qualified biologist documents active nests within the project site or in nearby surrounding areas, an appropriate buffer between each nest and active construction shall be established. The buffer shall be clearly marked and maintained until the young have fledged and are foraging independently. Prior to construction, the qualified biologist shall conduct baseline monitoring of each nest to characterize “normal” bird behavior and establish a buffer distance,

which allows the birds to exhibit normal behavior. The qualified biologist shall monitor the nesting birds daily during construction activities and increase the buffer if birds show signs of unusual or distressed behavior (e.g. defensive flights and vocalizations, standing up from a brooding position, and/or flying away from the nest). If buffer establishment is not possible, the qualified biologist or construction foreman shall have the authority to cease all construction work in the area until the young have fledged and the nest is no longer active.

Developers shall be responsible for implementation of this mitigation measure with oversight by the Town of Los Gatos. Compliance with this measure shall be documented and submitted to the Town, prior to issuance of tree removal, demolition, and grading permits.

19. *BIOLOGICAL RESOURCES MITIGATION MEASURE BIO-7-5a: To avoid impacts to a the potentially jurisdictional drainage feature, a minimum 10-foot setback from the drainage shall be maintained during tree removal, demolition, and construction activities. The drainage and setback area shall be shown on all demolition and construction plans.

20. *BIOLOGICAL RESOURCES MITIGATION MEASURE BIO-7-5b: If disturbance will occur within ten feet of the drainage, prior to issuance of a grading permit within the project boundary, the applicant shall retain a qualified biologist to determine the extent of potential wetlands and waterways regulated by the USACE, RWQCB, and CDFW. If the USACE claims jurisdiction, the applicant shall retain a qualified biologist to obtain a Clean Water Act Section 404 Nationwide Permit. If the impacts to the drainage features do not qualify for a Nationwide Permit, the applicant shall proceed with the qualified biologist in obtaining an Individual Permit from the USACE. The applicant shall then retain a qualified biologist to coordinate with the RWQCB to obtain a Clean Water Act Section 401 Water Quality Certification. If necessary, the applicant shall also retain a qualified biologist to coordinate with the CDFW to obtain a Streambed Alteration Agreement.

    To compensate for temporary and/or permanent impacts to Waters of the U.S. that would be impacted as a result of the proposed project, mitigation shall be provided as required by the regulatory permits. Mitigation would be provided through one of the following mechanisms:

    a. A Wetland Mitigation and Monitoring Plan shall be developed that will outline mitigation and monitoring obligations for temporary impacts to wetlands and other waters as a result of construction activities. The Wetland Mitigation and Monitoring Plan would include thresholds of success, monitoring and reporting requirements, and site-specific plans to compensate for wetland losses resulting from the project. The Wetland Mitigation and Monitoring Plan shall be submitted to the appropriate regulatory agencies for review and approval during the permit application process.
    b. To compensate for permanent impacts, the purchase and/or dedication of land to provide suitable wetland restoration or creation shall ensure a no net loss of

wetland values or functions. If restoration is available and feasible, a minimum 1:1 mitigation to impact ratio would apply to projects for which mitigation is provided in advance.

21. *BIOLOGICAL RESOURCES MITIGATION MEASURE BIO-7-6: Prior to issuance of a tree removal permit and/or a grading permit, developers shall retain a certified arborist to develop a site-specific tree protection plan for retained trees and supervise the implementation of all proposed tree preservation and protection measures during construction activities, including those measures specified in the 2018 project arborist report and 2020 arborist report update (HortScience Bartlett Consulting). Also, in accordance with the Town's Tree Protection Ordinance, the developer shall obtain a tree removal permit for proposed tree removals on each development lot prior to tree removals and shall install replacement trees in accordance with all mitigation, maintenance, and monitoring requirements specified in the tree removal permit(s) or otherwise required by the Town for project approvals.
22. *BIOLOGICAL RESOURCES MITIGATION MEASURE BIO-7-8: On-site landscaping shall be limited to drought-tolerant species, fire-resistant species, and species capable of increasing soil stability; with preference to plant species endemic to Santa Clara County. Species from the California Invasive Plant Council's (Cal-IPC) Invasive Plant Inventory (Cal-IPC 2020) shall be removed if present and not included in any new landscaping.

    The plant palette used for on-site landscaping shall be reviewed and approved by the Town of Los Gatos to confirm no invasive species shall be planted. Evidence of compliance shall be submitted to the Town of Los Gatos prior to occupancy of the residential buildings.
23. *CULTURAL RESOURCES MITIGATION MEASURE CUL-8-2: The following measure shall be included in project plans, prior to issuance of a demolition permit:

    If paleontological resources are uncovered during demolition, grading or other on-site excavation activities, construction shall stop until appropriate mitigation is implemented, to be approved by the Community Development Director.
24. *WILDFIRE HAZARDS MITIGATION MEASURE FIRE-12-1: In order to adequately address any potential conflicts with emergency access or evacuation routes during construction, the applicant shall prepare and implement a site-specific construction traffic management plan for any construction effort that would require work within existing roadways. The traffic management plan shall be prepared and submitted to the Town prior to issuance of demolition permit(s) and shall be prepared to the satisfaction of Town Public Works and County Fire Department staff.
25. *GEOLOGY AND SOILS RESOURCES MITIGATION MEASURE GEO-13-1: The applicant's geotechnical consultant shall review and approve all geotechnical aspects of the development plans, ground improvement plans, shoring design criteria from a geotechnical perspective, and supporting structural details and calculations (i.e., site preparation and grading, site drainage improvements and design parameters for foundations, etc.,) to ensure that their recommendations have been properly

incorporated. The project geotechnical consultant should review and approve appropriate performance testing for proposed ground improvement measures.

The results of the geotechnical plan review should be summarized by the project geotechnical consultant in a letter and submitted to the Town Engineer prior to issuance of building permits.

26. *GEOLOGY AND SOILS RESOURCES MITIGATION MEASURE GEO-13-2: The geotechnical consultant shall inspect, test and approve all geotechnical aspects of the project construction. The inspections should include, but not necessarily be limited to:
    - Site preparation and grading;
    - Ground improvement;
    - Shoring measures and design;
    - Site surface and subsurface drainage improvements; and
    - Excavations for foundations prior to placement of steel and concrete.

    In addition, the project engineering geologist shall inspect opened excavations to confirm bedrock conditions are consistent with those anticipated.

    The results of these inspections and the as-built conditions of the project, including ground improvement measures and placement of engineered fill, should be described by the geotechnical consultant in a letter and submitted to the Town Engineer for review and approval prior to final (as-built) project approval.

    Specialty/design-build consultants and contractors (shoring, ground improvement, etc.) shall also submit construction reports confirming satisfactory construction of the specific aspects of the project that they are responsible for.

27. *GEOLOGY AND SOILS RESOURCES MITIGATION MEASURE GEO-13-3: The applicant shall consult with Bay Area Air Quality Management District to determine permit requirements. Removal of asbestos-containing building materials is subject to Bay Area Air Quality Management District's Regulation 11, Rule 2: Asbestos Demolition, Renovation and Manufacturing. Release of lead into the atmosphere is subject to Bay Area Air Quality Management District's Regulation 11, Rule 1: Lead.

    Prior to the commencement of demolition activities on the site, the applicant shall provide evidence of meeting the permitting requirements of the Bay Area Air Quality Management District, to the satisfaction of the Town of Los Gatos Community Development Department.

Building Division

28. PERMITS REQUIRED: A Demolition Permit is required for the demolition of each individual building of the existing senior living community. A separate Building Permit is required for the construction of each new building located within the site.

29. APPLICABLE CODES: The current codes, as amended and adopted by the Town of Los Gatos as of January 1, 2020, are the 2019 California Building Standards Code, California Code of Regulations Title 24, Parts 1-12, including locally adopted Energy Reach Codes.
30. CONDITIONS OF APPROVAL: The Conditions of Approval must be blue lined in full on the cover sheet of the construction plans. A Compliance Memorandum shall be prepared and submitted with the building permit application detailing how the Conditions of Approval will be addressed.
31. BUILDING & SUITE NUMBERS: Submit requests for new building addresses to the Building Division prior to submitting for the building permit application process.
32. SIZE OF PLANS: Minimum size 24" x 36", maximum size 30" x 42".
33. REQUIREMENTS FOR COMPLETE DEMOLITION OF STRUCTURE: Obtain a Building Department Demolition Application and a Bay Area Air Quality Management District Application from the Building Department Service Counter. Once the demolition form has been completed, all signatures obtained, and written verification from PG&E that all utilities have been disconnected, return the completed form to the Building Department Service Counter with the Air District's J# Certificate, PG&E verification, and three (3) sets of site plans showing all existing structures, existing utility service lines such as water, sewer, and PG&E. No demolition work shall be done without first obtaining a permit from the Town.
34. AIR QUALITY: To limit the project's construction-related dust and criteria pollutant emissions, the following the Bay Area Air Quality Management District (BAAQMD)-recommended basic construction measures shall be included in the project's grading plan, building plans, and contract specifications:
    a. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 2 minutes. Clear signage shall be provided for construction workers at all access points.
    b. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator. All non-road diesel construction equipment shall at a minimum meet Tier 3 emission standards listed in the Code of Federal Regulations Title 40, Part 89, Subpart B, §89.112.
    c. Developer shall designate an on-site field supervisor to provide written notification of construction schedule to adjacent residential property owners and tenants at least one week prior to commencement of demolition and one week prior to commencement of grading with a request that all windows remain closed during demolition, site grading, excavation, and building construction activities in order to minimize exposure to NOx and PM10. The on-site field supervisor shall monitor construction emission levels within five feet of the property line of the adjacent residences for NOx and PM10 using the appropriate air quality and/or particulate monitor.
35. SOILS REPORT: A Soils Report, prepared to the satisfaction of the Building Official, containing foundation and retaining wall design recommendations, shall be submitted

with the Building Permit Application. This report shall be prepared by a licensed Civil Engineer specializing in soils mechanics.

36. SHORING: Shoring plans and calculations will be required for all excavations which exceed five (5) feet in depth or which remove lateral support from any existing building, adjacent property, or the public right-of-way. Shoring plans and calculations shall be prepared by a California licensed engineer and shall confirm to the Cal/OSHA regulations.
37. FOUNDATION INSPECTIONS: A pad certificate prepared by a licensed civil engineer or land surveyor shall be submitted to the project Building Inspector at foundation inspection. This certificate shall certify compliance with the recommendations as specified in the Soils Report, and that the building pad elevations and on-site retaining wall locations and elevations have been prepared according to the approved plans. Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered Civil Engineer for the following items:
    a. Building pad elevation
    b. Finish floor elevation
    c. Foundation corner locations
    d. Retaining wall(s) locations and elevations
38. TITLE 24 ENERGY COMPLIANCE: All required California Title 24 Energy Compliance Forms must be blue-lined (sticky-backed), i.e. directly printed, onto a plan sheet.
39. SITE ACCESSIBILITY: At least one accessible route within the boundary of the site shall be provided from public transportation stops, accessible parking and accessible passenger loading zones and public streets or sidewalks to the accessible building entrance that they serve. The accessible route shall, to the maximum extent feasible, coincide with the route for the general public. At least one accessible route shall connect all accessible buildings, facilities, elements and spaces that are on the same site.
40. ACCESSIBLE PARKING: The parking lots, as well as the parking structure, where parking is provided for the public as clients, guests or employees, shall provide handicap accessible parking. Accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance. In buildings with multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located closest to the accessible entrances.
41. BACKWATER VALVE: The scope of this project may require the installation of a sanitary sewer backwater valve per Town Ordinance 6.50.025. Please provide information on the plans if a backwater valve is required and the location of the installation. The Town of Los Gatos Ordinance and West Valley Sanitation District (WVSD) requires backwater valves on drainage piping serving fixtures that have flood level rims less than 12 inches above the elevation of the next upstream manhole.
42. HAZARDOUS FIRE ZONE: All projects in the Town of Los Gatos require Class A roof assemblies.

43. SPECIAL INSPECTIONS: When a special inspection is required by CBC Section 1704, the Architect or Engineer of Record shall prepare an inspection program that shall be submitted to the Building Official for approval prior to issuance of the Building Permit. The Town Special Inspection form must be completely filled-out and signed by all requested parties prior to permit issuance. Special Inspection forms are available from the Building Division Service Counter or online at www.losgatosca.gov/building.
44. BLUEPRINT FOR A CLEAN BAY SHEET: The Town standard Santa Clara Valley Nonpoint Source Pollution Control Program Sheet (page size same as submitted drawings) shall be part of the plan submittal as the second page. The specification sheet is available at the Building Division Service Counter for a fee of $2 or at ARC Blueprint for a fee or online at www.losgatosca.gov/building.
45. APPROVALS REQUIRED: The project requires the following departments and agencies approval before issuing a building permit:
    a. Community Development – Planning Division: (408) 354-6874
    b. Engineering/Parks & Public Works Department: (408) 399-5771
    c. Santa Clara County Fire Department: (408) 378-4010
    d. West Valley Sanitation District: (408) 378-2407
    e. Santa Clara County Environmental Health Department: (408) 918-3479
    f. Local School District: The Town will forward the paperwork to the appropriate school district(s) for processing. A copy of the paid receipt is required prior to permit issuance.

TO THE SATISFACTION OF THE DIRECTOR OF PARKS & PUBLIC WORKS:

Engineering Division

46. GENERAL: All public improvements shall be made according to the latest adopted Town Standard Plans, Standard Specifications and Engineering Design Standards. All work shall conform to the applicable Town ordinances. The adjacent public right-of-way shall be kept clear of all job-related mud, silt, concrete, dirt and other construction debris at the end of the day. Dirt and debris shall not be washed into storm drainage facilities. The storing of goods and materials on the sidewalk and/or the street will not be allowed unless an encroachment permit is issued by the Engineering Division of the Parks and Public Works Department. The Owner and/or Applicant and/or Developer's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in the issuance of correction notices, citations, or stop work orders and the Town performing the required maintenance at the Owner and/or Applicant's expense.
47. APPROVAL: This application shall be completed in accordance with all the conditions of approval listed below and in substantial compliance with the latest reviewed and approved development plans. Any changes or modifications to the approved plans or conditions of approvals shall be approved by the Town Engineer.

48. CONSTRUCTION PLAN REQUIREMENTS: Construction drawings shall comply with Section 1 (Construction Plan Requirements) of the Town's Engineering Design Standards, which are available for download from the Town's website.
49. ENCROACHMENT PERMIT: All work in the public right-of-way will require a Construction Encroachment Permit. All work over $5,000 will require construction security. It is the responsibility of the Owner/Applicant to obtain any necessary encroachment permits from affected agencies and private parties, including but not limited to, Pacific Gas and Electric (PG&E), AT&T, Comcast, Santa Clara Valley Water District, California Department of Transportation (Caltrans). Copies of any approvals or permits must be submitted to the Town Engineering Division of the Parks and Public Works Department prior to releasing any permit.
50. FOR PLANTERS: The Owner and/or Applicant shall apply for an encroachment permit for the any proposed planters within the public sidewalk and/or Town's right-of-way. The Owner and/or Applicant shall work with Parks and Public Works Department staff to arrive at a mutually agreeable solution that addresses safety and aesthetic issues. If no solution is reached, the vegetative screening requirement shall be waived. A Private Improvements in the Public Right-of-Way (formerly Indemnity) Agreement will be required if planters are proposed to be located within the Town's right-of-way. A copy of the recorded agreement shall be submitted to the Engineering Division of the Parks and Public Works Department prior to the issuance of any grading or building permits.
51. PRIVATE IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY (INDEMNITY AGREEMENT): The property owner shall enter into an agreement with the Town for all existing and proposed private improvements within the Town's right-of-way. The Owner shall be solely responsible for maintaining the improvements in a good and safe condition at all times and shall indemnify the Town of Los Gatos. The agreement must be completed and accepted by the Director of Parks and Public Works, and subsequently recorded by the Town Clerk at the Santa Clara County Office of the Clerk-Recorder, prior to the issuance of any grading or building permits. Please note that this process may take approximately six to eight (6-8) weeks.
52. GENERAL LIABILITY INSURANCE: The property owner shall provide proof of insurance to the Town on a yearly basis. In addition to general coverage, the policy must cover all elements encroaching into the Town's right-of-way.
53. PUBLIC WORKS INSPECTIONS: The Owner and/or Applicant or their representative shall notify the Engineering Inspector at least twenty-four (24) hours before starting any work pertaining to on-site drainage facilities, grading or paving, and all work in the Town's right-of-way. Failure to do so will result in penalties and rejection of any work that occurred without inspection.
54. RESTORATION OF PUBLIC IMPROVEMENTS: The Owner and/or Applicant or their representative shall repair or replace all existing improvements not designated for removal that are damaged or removed because of the Owner and/or Applicant or their representative's operations. Improvements such as, but not limited to: curbs, gutters, sidewalks, driveways, signs, pavements, raised pavement markers, thermoplastic pavement markings, etc., shall be repaired and replaced to a condition equal to or

better than the original condition. Any new concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore. Existing improvement to be repaired or replaced shall be at the direction of the Engineering Construction Inspector and shall comply with all Title 24 Disabled Access provisions. The restoration of all improvements identified by the Engineering Construction Inspector shall be completed before the issuance of a certificate of occupancy. The Owner and/or Applicant or their representative shall request a walk-through with the Engineering Construction Inspector before the start of construction to verify existing conditions.

55. SITE SUPERVISION: The General Contractor shall provide qualified supervision on the job site at all times during construction.
56. STREET/SIDEWALK CLOSURE: Any proposed blockage or partial closure of the street and/or sidewalk requires an encroachment permit. Special provisions such as limitations on works hours, protective enclosures, or other means to facilitate public access in a safe manner may be required.
57. PLAN CHECK FEES: Plan check fees associated with the Grading Permit shall be deposited with the Engineering Division of the Parks and Public Works Department prior to the commencement of plan check review.
58. INSPECTION FEES: Inspection fees shall be deposited with the Town prior to the issuance of any grading or building permits.
59. PUBLIC WORKS INSPECTOR: The Owner and/or Applicant shall fund a full-time public works inspector, selected by the Town of Los Gatos, for the duration of the demolition and grading operations. The Owner and/or Applicant will be charged on a time and materials basis. A deposit for the full amount, to be estimated by the Town based on the Contractor's approved schedule, shall be paid prior to issuance of the demolition permit.
60. DESIGN CHANGES: Any proposed changes to the approved plans shall be subject to the approval of the Town prior to the commencement of any and all altered work. The Owner and/or Applicant's project engineer shall notify, in writing, the Town Engineer at least seventy-two (72) hours in advance of all the proposed changes. Any approved changes shall be incorporated into the final "as-built" plans.
61. PLANS AND STUDIES: All required plans and studies shall be prepared by a Registered Professional Engineer in the State of California and submitted to the Town Engineer for review and approval. Additionally, any post-project traffic or parking counts, or other studies imposed by the Planning Commission or Town Council shall be funded by the Owner and/or Applicant.
62. GRADING PERMIT: A grading permit is required for all site grading and drainage work except for exemptions listed in Section 12.20.015 of The Code of the Town of Los Gatos (Grading Ordinance). After the preceding Architecture and Site Application has been approved by the respective deciding body, the grading permit application (with grading plans and associated required materials and plan check fees) shall be made to the Engineering Division of the Parks and Public Works Department located at 41 Miles

Avenue. The grading plans shall include final grading, drainage, retaining wall location(s), driveway, utilities and interim erosion control. Grading plans shall list earthwork quantities and a table of existing and proposed impervious areas. Unless specifically allowed by the Director of Parks and Public Works, the grading permit will be issued concurrently with the building permit. The grading permit is for work outside the building footprint(s). Prior to Engineering signing off and closing out on the issued grading permit, the Owner/Applicant's soils engineer shall verify, with a stamped and signed letter, that the grading activities were completed per plans and per the requirements as noted in the soils report. A separate building permit, issued by the Building Department, located at 110 E. Main Street, is needed for grading within the building footprint.

63. GRADING ACTIVITY RESTRICTIONS: Upon receipt of a grading permit, any and all grading activities and operations shall not commence until after/occur during the rainy season, as defined by Town Code of the Town of Los Gatos, Sec. 12.10.020, (October 15-April 15), has ended.
64. DRIVEWAY: The driveway conform to existing pavement on Wood Road shall be constructed in a manner such that the existing drainage patterns will not be obstructed.
65. CONSTRUCTION EASEMENT: Prior to the issuance of a grading or building permit, it shall be the sole responsibility of the Owner and/or Applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed. Proof of agreement/approval is required prior to the issuance of any Permit.
66. DRAINAGE STUDY: Prior to the issuance of any grading or building permits, the following drainage studies shall be submitted to and approved by the Town Engineer: a drainage study of the project including diversions, off-site areas that drain onto and/or through the project, and justification of any diversions; a drainage study evidencing that the proposed drainage patterns will not overload the existing storm drain facilities; and detailed drainage studies indicating how the project grading, in conjunction with the drainage conveyance systems (including applicable swales, channels, street flows, catch basins, storm drains, and flood water retarding) will allow building pads to be safe from inundation from rainfall runoff which may be expected from all storms up to and including the theoretical 100-year flood.
67. DRAINAGE IMPROVEMENT: Prior to the issuance of any grading/improvement permits, whichever comes first, the Owner and/or Applicant shall: a) design provisions for surface drainage; and b) design all necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff; and c) provide a recorded copy of any required easements to the Town.
68. TREE REMOVAL: Copies of all necessary tree removal permits shall be provided prior to the issuance of a grading permit/building permit.
69. SURVEYING CONTROLS: Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered civil engineer qualified to practice land surveying, for the following items:
    a. Retaining wall: top of wall elevations and locations.
    b. Toe and top of cut and fill slopes.

70. PRECONSTRUCTION MEETING: Prior to issuance of any grading or building permits, the general contractor shall:
    a. Along with the Owner and/or Applicant, attend a pre-construction meeting with the Town Engineer to discuss the project conditions of approval, working hours, site maintenance and other construction matters;
    b. Acknowledge in writing that they have read and understand the project conditions of approval and will make certain that all project sub-contractors have read and understand them as well prior to commencing any work, and that a copy of the project conditions of approval will be posted on-site at all times during construction.
71. RETAINING WALLS: A building permit, issued by the Building Department, located at 110 E. Main Street, may be required for site retaining walls. Walls are not reviewed or approved by the Engineering Division of Parks and Public Works during the grading permit plan review process.
72. CERTIFICATE OF LOT MERGER: A Certificate of Lot Merger shall be recorded. Two (2) copies of the legal description for exterior boundary of the merged parcel and a plat map (8-½ in. X 11 in.) shall be submitted to the Engineering Division of the Parks and Public Works Department for review and approval. The submittal shall include closure calculations, title reports less than ninety (90) days old and the appropriate fee. The certificate shall be recorded prior to the issuance of any grading or building permits.
73. DEDICATIONS: The following shall be dedicated by separate instrument. The dedication shall be recorded before any grading or building permits are issued:
    a. Emergency Access Easement: Twenty (20) feet wide, located between Wood Road and Broadway.
74. SOILS REPORT: One electronic copy (PDF) of the soils and geologic report shall be submitted with the application. The soils report shall include specific criteria and standards governing site grading, drainage, pavement design, retaining wall design, and erosion control. The reports shall be signed and "wet stamped" by the engineer or geologist, in conformance with Section 6735 of the California Business and Professions Code.
75. GEOLOGY AND SOILS MITIGATION MEASURE: A geotechnical investigation shall be conducted for the project to determine the surface and sub-surface conditions at the site and to determine the potential for surface fault rupture on the site. The geotechnical study shall provide recommendations for site grading as well as the design of foundations, retaining walls, concrete slab-on-grade construction, excavation, drainage, on-site utility trenching and pavement sections. All recommendations of the investigation shall be incorporated into project plans.
76. SOILS REVIEW: Prior to Town approval of a development application, the Owner and/or Applicant's engineers shall prepare and submit a design-level geotechnical and geological investigation for review by the Town's consultant, with costs borne by the Owner and/or Applicant, and subsequent approval by the Town. The Owner and/or Applicant's soils engineer shall review the final grading and drainage plans to ensure that designs for foundations, retaining walls, site grading, and site drainage are in

accordance with their recommendations and the peer review comments. Approval of the Owner and/or Applicant's soils engineer shall then be conveyed to the Town either by submitting a Plan Review Letter prior to issuance of grading or building permit(s).

77. SOILS ENGINEER CONSTRUCTION OBSERVATION: During construction, all excavations and grading shall be inspected by the Owner and/or Applicant's soils engineer prior to placement of concrete and/or backfill so they can verify that the actual conditions are as anticipated in the design-level geotechnical report and recommend appropriate changes in the recommendations contained in the report, if necessary. The results of the construction observation and testing shall be documented in an "as-built" letter/report prepared by the Owner and/or Applicant's soils engineer and submitted to the Town before a certificate of occupancy is granted.
78. SOIL RECOMMENDATIONS: The project shall incorporate the geotechnical/geological recommendations contained in the Geotechnical Investigation and Geologic Hazards Evaluation by Cornerstone Earth Group, dated January 17, 2020, and any subsequently required report or addendum. Subsequent reports or addendum are subject to peer review by the Town's consultant and costs shall be borne by the Owner and/or Applicant.
79. SUPPLEMENTAL GEOLOGIC AND GEOTECHNICAL STUDIES: Supplemental geologic and geotechnical engineering studies shall be performed in support of the design of the infrastructure and the podium/building, and the reports and plans shall be submitted to the Town for review.
80. IMPROVEMENT AGREEMENT: The Owner and/or Applicant shall enter into an agreement to construct public improvements in accordance with Town Code Section 24.40.020. The Owner and/or Applicant shall supply suitable securities for all public improvements that are part of the development in a form acceptable to the Town in the amount of 100% performance and 100% labor and materials prior to the issuance of any encroachment, grading or building permit. The Owner and/or Applicant shall provide two (2) copies of documents verifying the cost of the public improvements to the satisfaction of the Engineering Division of the Parks and Public Works Department. An electronic copy (PDF) of the executed agreement shall be submitted to the Engineering Division of the Parks and Public Works Department prior to the issuance of any encroachment, grading or building permit.
81. SANITARY SEWER CLEANOUT: A sanitary sewer cleanout shall be located within the property in question, within one (1) foot of the property line per West Valley Sanitation District Standard Drawing 3, or at a location specified by the Town. The Owner and/or Applicant shall repair and replace to existing Town standards any portion of concrete flatwork within said right-of-way that is damaged during this activity prior to issuance of a certificate of occupancy.
82. PUBLIC IMPROVEMENTS: The following improvements shall be installed by the Developer. Plans for those improvements shall be prepared by a California registered civil engineer, reviewed and approved by the Town, and guaranteed by contract, Faithful Performance Security and Labor & Materials Security before the issuance of any grading or building permits or the recordation of a map. Plans for the improvements

must be approved by the Town prior to the issuance of any grading or building permits. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued unless otherwise allowed by the Town Engineer.

a. Wood Road: streetlights, tie-in paving, signing, striping, storm drainage and sanitary sewers, as required.
b. Remove and replace the existing pavement section along the project frontage with a traffic-appropriate engineered structural pavement section from lip of gutter to lip of gutter from the intersection of South Santa Cruz Avenue and Wood Road extending westerly to the existing fire hydrant, water tank and water pump facilities located within the latter, or alternative pavement rehabilitation measures as approved by the Town Engineer.
c. Installation of a sidewalk connecting the podium to the intersection of Wood Road and South Santa Cruz Avenue, as well as construction of the necessary retaining wall(s) and potential pedestrian crosswalk and associated ADA ramps for connectivity to the existing sidewalk on the south side of Wood Road.
d. Curb and gutter along the northerly side of Wood Road along the property's frontage.

83. CERTIFICATE OF OCCUPANCY: The Engineering Division of the Parks and Public Works Department will not sign off on a Temporary Certificate of Occupancy or a Final Certificate of Occupancy until all required improvements within the Town's right-of-way have been completed and approved by the Town.
84. FRONTAGE IMPROVEMENTS: The Developer shall be required to improve the project's public frontage (right-of-way line to centerline and/or to limits per the direction of the Town Engineer) to current Town Standards. These improvements may include but not limited to curb, gutter, sidewalk, driveway approach(es), curb ramp(s), signs, pavement, raised pavement markers, thermoplastic pavement markings, storm drain facilities, traffic signal(s), street lighting (upgrade and/or repaint) etc. Plans for the improvements must be approved by the Town prior to the issuance of any grading or building permits. The improvements must be completed and accepted by the Town before the issuance of any grading or building permits unless otherwise allowed by the Town Engineer.
85. ADA COMPLIANCE: The Owner and/or Applicant shall be required to meet all ADA standards, which must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued. This may require additional construction measures as directed by the Town.
86. UNDERGROUND PARKING GARAGE DRAINAGE: Water from the underground parking garage shall not be discharged onto the public street. The Owner and/or Applicant or their representative shall design a floor drainage system for the garage that collects all drainage and conveys runoff to the sanitary sewer system. Connecting said drainage system to the storm drain system is not permitted.
87. PARKING LOTS: Parking lots and other impervious areas shall be designed to drain stormwater runoff to vegetated drainage swales, filter strips, and/or other Low Impact Development (LID) treatment devices that can be integrated into required landscaping

areas and traffic islands prior to discharge into the storm drain system and/or public right-of-way. The amount of impervious area associated with parking lots shall be minimized by utilizing design features such as providing compact car spaces, reducing stall dimensions, incorporating efficient parking lanes, using permeable pavement where feasible, and adhering to the Town's Parking Development Standards. The use of permeable paving for parking surfaces is encouraged to reduce runoff from the site. Such paving shall meet Santa Clara County Fire Department requirements and be structurally appropriate for the location.

88. UTILITIES: The Owner and/or Applicant shall install all new, relocated, or temporarily removed utility services, including telephone, electric power and all other communications lines underground, as required by Town Code Section 27.50.015(b). All new utility services shall be placed underground. Underground conduit shall be provided for cable television service. The Owner and/or Applicant is required to obtain approval of all proposed utility alignments from any and all utility service providers before a Certificate of Occupancy for any new building can be issued. The Town of Los Gatos does not approve or imply approval for final alignment or design of these facilities.
89. UTILITY SETBACKS: House foundations shall be set back from utility lines a sufficient distance to allow excavation of the utility without undermining the house foundation. The Town Engineer shall determine the appropriate setback based on the depth of the utility, input from the project soils engineer, and the type of foundation.
90. PRIVATE EASEMENTS: Agreements detailing rights, limitations and responsibilities of involved parties shall accompany any proposed private easement. Access driveway shall be within the recorded access easement. A new private access easement shall be recorded, and an electronic copy (PDF) of the recorded agreement shall be submitted to the Engineering Division of the Parks and Public Works Department, prior to issuance of a grading or building permit. A realigned access driveway shall be completed prior to the issuance of grading or building permit.
91. SIDEWALK REPAIR: The Owner and/or Applicant shall repair and replace to existing Town standards any sidewalk damaged now or during construction of this project. All new and existing adjacent infrastructure must meet current ADA standards. Sidewalk repair shall match existing color, texture and design, and shall be constructed per Town Standard Details. New concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore. The limits of sidewalk repair will be determined by the Engineering Construction Inspector during the construction phase of the project. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.
92. CURB AND GUTTER REPAIR: The Owner and/or Applicant shall repair and replace to existing Town standards any curb and gutter damaged now or during construction of this project. All new and existing adjacent infrastructure must meet Town standards. New curb and gutter shall be constructed per Town Standard Details. New concrete

shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore. The limits of curb and gutter repair will be determined by the Engineering Construction Inspector during the construction phase of the project. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.

93. CURB RAMPS: The Owner and/or Applicant shall construct all necessary curb ramps to allow for the required pedestrian connectivity in compliance with ADA Standards which must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued. New concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore.
94. CALTRANS APPROVAL: The Owner and/or Applicant shall be responsible for obtaining design approval(s) and construction encroachment permit(s) from Caltrans for any improvements within the Caltrans right-of-way. A copy of approved encroachment permit is required to be submitted to the Engineering Division of the Parks and Public Works Department prior to grading or building permit issuance. The improvements must be completed and accepted by the Town before the issuance of any grading or building permits unless otherwise allowed by the Town Engineer.
95. FRONTAGE IMPROVEMENTS (TRAFFIC): The Developer shall construct improvements including and may not be limited to signage, striping, curb/gutter/sidewalk, ADA ramps and streetlights at project frontage as directed by the Town Engineer. Plans for the improvements must be approved by the Town prior to the issuance of any grading or building permits. The improvements must be completed and accepted by the Town before the issuance of any grading or building permits unless otherwise allowed by the Town Engineer.
96. FRONTAGE IMPROVEMENTS (STREETLIGHTS): The Developer shall replace existing street light fixture with Town-standard street light pole and fixture. Plans for the improvements must be approved by the Town prior to the issuance of any grading or building permits unless otherwise allowed by the Town Engineer.
97. TRAFFIC IMPROVEMENTS (OFF-SITE IMPROVEMENT): Traffic improvements may be required as determined by traffic study. Construct off-site improvements as required. Plans shall be prepared by the Developer's design consultants and submitted to the Town Engineer for approval prior to construction. The Developer is required to designate necessary right-of-way for any required widening. Plans for the improvements must be approved by the Town prior to the issuance of any grading or building permits. The improvements must be completed and accepted by the Town before the issuance of any grading or building permits unless otherwise allowed by the Town Engineer.

98. STREETLIGHTS INSPECTION FEES: The Owner and/or Applicant shall pay $3,000.00 for the Town's inspection of streetlights. The fees shall be due at time of building permit application.
99. TRANSPORTATION DEMAND MANAGEMENT PLAN (TDM): The Owner and/or Applicant shall prepare a Transportation Demand Management Plan for the Town of Los Gatos approval prior to the issuance of any building permit. The TDM shall include, but is not limited to, measures such as bicycle facility provisions, shower facilities, local shuttle service, transit passes and subsidies, carpool incentive, designated car share parking, and other measures that may be required by the Town Engineer to obtain a goal of a 15% vehicle trip reduction. The TDM shall also include a TDM Coordinator and identify the requirement for an annual TDM effectiveness report to the Town of Los Gatos.
100. BICYCLE FACILITIES: Bicycle facilities including, but may not be limited to, bike lanes and bike boxes will be provided in all directions and approaches of improved streets and intersections as directed by Town Engineer.
101. TRAFFIC STUDY: Any development of land use that generates greater traffic impacts than those assumed in the traffic study report may require an updated traffic study in accordance with the Town's traffic impact policy.
102. TRAFFIC IMPACT MITIGATION FEE: Prior to the issuance of any building/grading permit(s), the Owner and/or Applicant shall pay the project's proportional share of transportation improvements needed to serve cumulative development within the Town of Los Gatos. The fee amount will be based upon the Town Council resolution in effect at the time the building permit is issued. The fee shall be paid before issuance of any grading or building permit. In the event that a subdivision map, parcel map or certificate is required to be recorded the fee shall be paid prior to recordation. The final traffic impact mitigation fee for this project shall be calculated from the final plans using the current fee schedule and rate schedule in effect at the time, using a comparison between the existing and proposed uses.
103. CONSTRUCTION VEHICLE PARKING: No construction vehicles, trucks, equipment and worker vehicles shall be allowed to park on the portion of any public (Town) streets without written approval from the Town Engineer.
104. TRAFFIC CONTROL PLAN: A traffic control plan is required and must be submitted and approved by the Town Engineer prior to the issuance of an encroachment, grading or building permit. This plan shall include, but not be limited to, the following measures:
    a. Construction activities shall be strategically timed and coordinated to minimize traffic disruption for schools, residents, businesses, special events, and other projects in the area. The schools located on the haul route shall be contacted to help with the coordination of the trucking operation to minimize traffic disruption.
    b. Flag persons shall be placed at locations necessary to control one-way traffic flow. All flag persons shall have the capability of communicating with each other to coordinate the operation.

c. Prior to construction, advance notification of all affected residents and emergency services shall be made regarding one-way operation, specifying dates and hours of operation.

105. CALTRANS APPROVAL OF TRAFFIC CONTROL PLANS: The Owner and/or Applicant shall be responsible for submitting the proposed traffic control plans to Caltrans for approval for any work within the Caltrans right-of-way or that may affect traffic on South Santa Cruz Avenue.

106. CONSTRUCTION TRAFFIC CONTROL: All construction traffic and related vehicular routes, traffic control plan, and applicable pedestrian or traffic detour plans shall be submitted for review and approval by the Town Engineer prior to the issuance of an encroachment, grading or building permit.

107. ADVANCE NOTIFICATION: Advance notification of all affected residents and emergency services shall be made regarding parking restriction, lane closure or road closure, with specification of dates and hours of operation.

108. HAULING OF SOIL: Hauling of soil on- or off-site shall not occur during the morning or evening peak periods (between 7:00 a.m. and 9:00 a.m. and between 4:00 p.m. and 6:00 p.m.), and at other times as specified by the Director of Parks and Public Works. Prior to the issuance of an encroachment, grading or building permit, the Developer or their representative shall work with the Town Building Department and Engineering Division Inspectors to devise a traffic control plan to ensure safe and efficient traffic flow under periods when soil is hauled on or off the project site. This may include, but is not limited to provisions for the Developer to place construction notification signs noting the dates and time of construction and hauling activities, or providing additional traffic control. Coordination with other significant projects in the area may also be required. Cover all trucks hauling soil, sand and other loose debris.

109. CONSTRUCTION HOURS: All site improvement construction activities, including the delivery of construction materials, labors, heavy equipment, supplies, etc., shall be limited to the hours of 8:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 4:00 p.m. Saturdays. The Town may authorize, on a case-by-case basis, alternate construction hours. The Owner shall provide written notice twenty-four (24) hours in advance of modified construction hours. Approval of this request is at discretion of the Town.

110. CONSTRUCTION NOISE: Between the hours of 8:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 4:00 p.m. Saturdays, construction, alteration or repair activities shall be allowed. No individual piece of equipment shall produce a noise level exceeding eighty-five (85) dBA at twenty-five (25) feet from the source. If the device is located within a structure on the property, the measurement shall be made at distances as close to twenty-five (25) feet from the device as possible. The noise level at any point outside of the property plane shall not exceed eighty-five (85) dBA.

111. CONSTRUCTION MANAGEMENT PLAN SHEET: Prior to the issuance of any encroachment, grading or building permits, the Developer's design consultant shall submit a construction management plan sheet (full-size) within the plan set that shall incorporate at a minimum the Earth Movement Plan, Traffic Control Plan, Project Schedule, site security fencing, employee parking, construction staging area, materials

storage area(s), construction trailer(s), concrete washout(s) and proposed outhouse locations. Please refer to the Town's Construction Management Plan Guidelines document for additional information.

112. EMERGENCY VEHICLE ACCESS EASEMENT: Prior to the issuance of any grading or building permits, the Owner and/or Applicant shall coordinate with the Santa Clara County Fire Department to ensure that any proposed modifications to the Emergency Vehicle Access Easement that traverses the Project Site are curvilinear, allows for the Department's equipment to travel across said easement, and meets all Department specifications. Plans shall be submitted to the Santa Clara County Fire Department for approval prior to construction.
113. CALTRANS: Prior to the start of any work along or within Caltrans rights-of-way and/or easement, the Developer shall obtain necessary encroachment permits for the proposed work. A copy of approved encroachment permit is required to be submitted to the Engineering Division of the Parks and Public Works Department. Plans for the improvements must be approved by the Town prior to the issuance of any grading or building permits. Improvements approved by Caltrans shall be constructed and installed prior to grading or building permit issuance unless otherwise allowed by the Town Engineer.
114. STORMWATER MANAGEMENT: Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs one (1) acre or more which are part of a larger common plan of development which disturbs less than one (1) acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. The Owner and/or Applicant is required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Town of Los Gatos Engineering Division of the Parks and Public Works Department and/or Building Department upon request.
115. BEST MANAGEMENT PRACTICES (BMPs): The Owner and/or Applicant is responsible for ensuring that all contractors are aware of all storm water quality measures and that such measures are implemented. Best Management Practices (BMPs) shall be maintained and be placed for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Removal of BMPs (temporary removal during construction activities) shall be replaced at the end of each working day. Failure to comply with the construction BMP will result in the issuance of correction notices, citations, or stop work orders.
116. STORMWATER DEVELOPMENT RUNOFF: All new development and redevelopment projects are subject to the stormwater development runoff requirements. Every Owner and/or Applicant or their design consultant shall submit a stormwater control plan and implement conditions of approval that reduce stormwater pollutant discharges through the construction, operation and maintenance of treatment measures and other appropriate source control and site design measures. Increases in runoff volume and flows shall be managed in accordance with the development runoff requirements.

117. REGULATED PROJECT: The project is classified as a Regulated Project per Provision C.3.b.ii. and is required to implement LID source control, site design, and stormwater treatment on-site in accordance with Provisions C.3.c. and C.3.d..
118. STATE CONSTRUCTION GENERAL PERMIT: In the event that, during the production of construction drawings for the plans approved with this application by the Planning Commission, it is determined that the project will disturb one (1) acre or more of site area, the filing of a Notice of Intent (NOI) and submittal of a Storm Water Pollution Prevention Plan (SWPPP) to the San Francisco Bay Regional Water Quality Control Board as part of a State Construction General Permit will be required. These items shall all be completed and accepted by the Engineering Division before issuance of a grading/building permit.
119. NPDES STORMWATER COMPLIANCE: In the event that, during the production of construction drawings for the plans approved with this application by the Planning Commission, it is determined that the project will create and/or replace more than 2,500 square feet of impervious area, completion of the NPDES Stormwater Compliance Small Projects Worksheet and implementation of at least one of the six low impact development site design measures it specifies shall be completed and submitted to the Engineering Division before issuance of a grading/building permit.
120. SITE DESIGN MEASURES: All projects shall incorporate at least one of the following measures:
    a. Protect sensitive areas and minimize changes to the natural topography.
    b. Minimize impervious surface areas.
    c. Direct roof downspouts to vegetated areas.
    d. Use porous or pervious pavement surfaces on the driveway, at a minimum.
    e. Use landscaping to treat stormwater.
121. BIORETENTION SYSTEM: The bioretention system(s) shall be designed to have a surface area no smaller than what is required to accommodate a 5 inches/hour stormwater runoff surface loading rate, infiltrate runoff through bioretention soil media at a minimum of 5 inches per hour, and maximize infiltration to the native soil during the life of the project. The soil media for bioretention system(s) shall be designed to sustain healthy, vigorous plant growth and maximize stormwater runoff retention and pollutant removal. Bioretention soil media that meets the minimum specifications set forth in Attachment L of Order No. R2-2009-0074, dated November 28, 2011, shall be used.
122. IMPAIRED WATER BODIES: Projects that discharge directly to CWA section 303(d) listed water bodies shall implement appropriate source control, site design and treatment measures for the listed pollutants of concern.
123. UNLAWFUL DISCHARGES: It is unlawful to discharge any wastewater, or cause hazardous domestic waste materials to be deposited in such a manner or location as to constitute a threatened discharge, into storm drains, gutters, creeks or the San Francisco Bay. Unlawful discharges to storm drains include, but are not limited to: discharges from toilets, sinks, industrial processes, cooling systems, boilers, fabric cleaning, equipment cleaning or vehicle cleaning.

124. LANDSCAPING: In finalizing the landscape plan for the biotreatment area(s), it is recommended that the landscape architect ensure that the characteristics of the selected plants are similar to those of the plants listed for use in bioretention areas in Appendix D of the Santa Clara Valley Urban Runoff Pollution Prevention Program (SCVURPPP) C.3 Stormwater Handbook.

125. LANDSCAPE MAINTENANCE AGREEMENT: The Developer shall enter into a Landscape Maintenance Agreement with the Town of Los Gatos in which the Developer agrees to maintain the vegetated areas along the project's Wood Road frontage located within the public right-of-way, including the proposed retaining walls as well as street light facilities and fixtures. The agreement must be completed and accepted by the Town Attorney prior to the issuance of any encroachment, grading or building permits.

126. EROSION CONTROL: Interim and final erosion control plans shall be prepared and submitted to the Engineering Division of the Parks and Public Works Department. A Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) shall be submitted to the San Francisco Bay Regional Water Quality Control Board for projects disturbing more than one (1) acre. A maximum of two (2) weeks is allowed between clearing of an area and stabilizing/building on an area if grading is allowed during the rainy season. Interim erosion control measures, to be carried out during construction and before installation of the final landscaping, shall be included. Interim erosion control method shall include, but are not limited to: silt fences, fiber rolls (with locations and details), erosion control blankets, Town standard seeding specification, filter berms, check dams, retention basins, etc. Provide erosion control measures as needed to protect downstream water quality during winter months. The grading, drainage, erosion control plans and SWPPP shall be in compliance with applicable measures contained in the amended provisions C.3 and C.14 of most current Santa Clara County National Pollutant Discharge Elimination System (NPDES) Municipal Regional Permit (MRP). Monitoring for erosion and sediment control is required and shall be performed by the Qualified SWPPP Developer (QSD) or Qualified SWPPP Practitioner (QSP) as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan (REAP) must be developed forty-eight (48) hours prior to any likely precipitation even, defined by a fifty (50) percent or greater probability as determined by the National Oceanic and Atmospheric Administration (NOAA), and/or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (http://www.srh.noaa.gov/forecast) which must accompany monitoring reports and sampling test data. A rain gauge is required on-site. The Town of Los Gatos Engineering Division of the Parks and Public Works Department and the Building Department will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

127. DUST CONTROL: Blowing dust shall be reduced by timing construction activities so that paving and building construction begin as soon as possible after completion of grading, and by landscaping disturbed soils as soon as possible. Further, water trucks shall be present and in use at the construction site. All portions of the site subject to blowing dust shall be watered as often as deemed necessary by the Town, or a minimum of three (3) times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites in order to insure proper control of blowing dust for the duration of the project. Watering on public streets shall not occur. Streets shall be cleaned by street sweepers or by hand as often as deemed necessary by the Town Engineer, or at least once a day. Watering associated with on-site construction activity shall take place between the hours of 8 a.m. and 5 p.m. and shall include at least one (1) late-afternoon watering to minimize the effects of blowing dust. All public streets soiled or littered due to this construction activity shall be cleaned and swept on a daily basis during the workweek to the satisfaction of the Town. Demolition or earthwork activities shall be halted when wind speeds (instantaneous gusts) exceed twenty (20) miles per hour (MPH). All trucks hauling soil, sand, or other loose debris shall be covered.

128. DUST CONTROL: The following measures shall be implemented at construction sites greater than four (4) acres in area:
    a. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).
    b. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).
    c. Limit traffic speeds on unpaved roads to fifteen (15) miles per hour.
    d. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
    e. Replant vegetation in disturbed areas as quickly as possible.

129. AIR QUALITY: To limit the project's construction-related dust and criteria pollutant emissions, the following the Bay Area Air Quality Management District (BAAQMD)-recommended basic construction measures shall be included in the project's grading plan, building plans, and contract specifications:
    a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day, or otherwise kept dust-free.
    b. All haul trucks designated for removal of excavated soil and demolition debris from site shall be staged off-site until materials are ready for immediate loading and removal from site.
    c. All haul trucks transporting soil, sand, debris, or other loose material off-site shall be covered.
    d. As practicable, all haul trucks and other large construction equipment shall be staged in areas away from the adjacent residential homes.
    e. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day, or as deemed

appropriate by Town Engineer. The use of dry power sweeping is prohibited. An on-site track-out control device is also recommended to minimize mud and dirt-track-out onto adjacent public roads.

f. All vehicle speeds on unpaved surfaces shall be limited to fifteen (15) miles per hour.

g. All driveways and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

h. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within forty-eight (48) hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations. Please provide the BAAQMD's complaint number on the sign: 24-hour toll-free hotline at 1-800-334-ODOR (6367).

i. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed twenty (20) miles per hour.

j. Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established.

130. DETAILING OF STORMWATER MANAGEMENT FACILITIES: Prior to the issuance of any grading or building permits, all pertinent details of any and all proposed stormwater management facilities, including, but not limited to, ditches, swales, pipes, bubble-ups, dry wells, outfalls, infiltration trenches, detention basins and energy dissipaters, shall be provided on submitted plans, reviewed by the Engineering Division of the Parks and Public Works Department, and approved for implementation.

131. CONSTRUCTION ACTIVITIES: All construction shall conform to the latest requirements of the CASQA Stormwater Best Management Practices Handbooks for Construction Activities and New Development and Redevelopment, the Town's grading and erosion control ordinance, and other generally accepted engineering practices for erosion control as required by the Town Engineer when undertaking construction activities.

132. STORMWATER DISCHARGE: New buildings, such as food service facilities and/or multi-family residential complexes or subdivisions, shall provide a covered or enclosed area for dumpsters and recycling containers. The area shall be designed to prevent water run-on to the area and runoff from the area. Areas around trash enclosures, recycling areas, and/or food compactor enclosures shall not discharge directly to the storm drain system. Any drains installed in or beneath dumpsters, compactors, and tallow bin areas serving food service facilities shall be connected to the sanitary sewer. The Owner and/or Applicant shall contact the local permitting authority and/or sanitary district with jurisdiction for specific connection and discharge requirements.

133. WATER FEATURES: New fountains shall have a connection to the sanitary sewer system, subject to West Valley Sanitation District's authority and standards, to facilitate draining events. Discharges from these features shall be directed to the sanitary sewer and are not allowed into the storm drain system.

134. SITE DRAINAGE: Rainwater leaders shall be discharged to splash blocks. No through curb drains will be allowed. Any storm drain inlets (public or private) directly connected to public storm system shall be stenciled/signed with appropriate "NO DUMPING - Flows to Bay" NPDES required language. On-site drainage systems for all projects shall include one of the alternatives included in section C.3.i of the Municipal Regional NPDES Permit. These include storm water reuse via cisterns or rain barrels, directing runoff from impervious surfaces to vegetated areas and use of permeable surfaces. If stormwater treatment facilities are to be used they shall be placed a minimum of ten (10) feet from the adjacent property line and/or right-of-way. Alternatively, the facility(ies) may be located with an offset between 5 and 10 feet from the adjacent property and/or right-of-way line(s) if the responsible engineer in charge provides a stamped and signed letter that addresses infiltration and states how facilities, improvements and infrastructure within the Town's right-of-way (driveway approach, curb and gutter, etc.) and/or the adjacent property will not be adversely affected. No improvements shall obstruct or divert runoff to the detriment of an adjacent, downstream or down slope property.
135. STORM WATER MANAGEMENT PLAN: A storm water management shall be included with the grading permit application for all Group 1 and Group 2 projects as defined in the amended provisions C.3 of the Municipal Regional Stormwater NPDES Permit, Order R2-2015-0049, NPDES Permit No. CAS612008. The plan shall delineate source control measures and BMPs together with the sizing calculations. The plan shall be certified by a professional pre-qualified by the Town. In the event that the storm water measures proposed on the Planning approval differ significantly from those certified on the Building/Grading Permit, the Town may require a modification of the Planning approval prior to release of the Building Permit. The Owner and/or Applicant may elect to have the Planning submittal certified to avoid this possibility.
136. STORM WATER MANAGEMENT PLAN NOTES: The following note shall be added to the storm water management plan: "The biotreatment soil mix used in all stormwater treatment landscapes shall comply with the specifications in Attachment L of the MRP. Proof of compliance shall be submitted by the Contractor to the Town of Los Gatos a minimum of thirty (30) days prior to delivery of the material to the job site using the Biotreatment Soil Mix Supplier Certification Statement."
137. STORM WATER MANAGEMENT PLAN CERTIFICATION: Certification from the biotreatment soils provider is required and shall be given to Engineering Division Inspection staff a minimum of thirty (30) days prior to delivery of the material to the job site. Additionally deliver tags from the soil mix shall also be provided to Engineering Division Inspection staff. Sample Certification can be found here: http://www.scvurppp-w2k.com/nd_wp.shtml?zoom_highlight=BIOTREATMENT+SOIL.
138. AGREEMENT FOR STORMWATER BEST MANAGEMENT PRACTICES INSPECTION AND MAINTENANCE OBLIGATIONS: The property owner shall enter into an agreement with the Town for maintenance of the stormwater filtration devices required to be installed on this project by the Town's Stormwater Discharge Permit and all current amendments or modifications. The agreement shall specify that certain routine maintenance shall be

performed by the property owner and shall specify device maintenance reporting requirements. The agreement shall also specify routine inspection requirements, permits and payment of fees. The agreement shall be recorded, and an electronic copy (PDF) of the recorded agreement shall be submitted to the Engineering Division of the Parks and Public Works Department, prior to the release of any occupancy permits.

139. SILT AND MUD IN PUBLIC RIGHT-OF-WAY: It is the responsibility of Contractor and property owner to make sure that all dirt tracked into the public right-of-way is cleaned up on a daily basis. Mud, silt, concrete and other construction debris SHALL NOT be washed into the Town's storm drains.
140. GOOD HOUSEKEEPING: Good housekeeping practices shall be observed at all times during the course of construction. All construction shall be diligently supervised by a person or persons authorized to do so at all times during working hours. The Owner and/or Applicant's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in penalties and/or the Town performing the required maintenance at the Owner and/or Applicant's expense.
141. NEIGHBORHOOD CONSTRUCTION COMMUNICATION PLAN: Prior to the issuance of an encroachment, or grading or building permit, the Developer shall initiate a weekly neighborhood email notification program to provide project status updates. The email notices shall also be posted on a bulletin board placed in a prominent location along the project perimeter.
142. PERMIT ISSUANCE: Permits for each phase; reclamation, landscape, and grading, shall be issued simultaneously.
143. COVERED TRUCKS: All trucks transporting materials to and from the site shall be covered.
144. PRIVATE EASEMENTS: Agreements detailing rights, limitations, and responsibilities of involved parties shall accompany each private easement. The easements and associated agreements shall be recorded simultaneously with the map. An electronic copy (PDF) of the recorded agreement(s) shall be submitted to the Engineering Division of the Parks and Public Works Department prior to the issuance of any permit.

TO THE SATISFACTION OF THE SANTA CLARA COUNTY FIRE DEPARTMENT:

145. GENERAL: This application proposes installation of terrace level exterior standpipes in lieu of providing fire apparatus access, as outlined in CFC, Section 503.1.1. As the villas are built upon an elevated terrace level podium, compliant apparatus access and associated hose pull distances are exceeded. This alternative shall ensure an approved hose valve is accessible within 150-feet of all portions of the facilities and all portions of the exterior walls of the first story of each structure.
146. GENERAL: This request and associated drawings demonstrate terrace level exterior standpipe hose valves within 150-feet of all exterior portions of each structure, in lieu of apparatus access per CFC Sec. 503.1.1. An associated fire flow letter, provided by San Jose Water (SJW) indicates that they will construct a new looped public 8" water main

installation with four new 6" public hydrants to supply the site. SJW has indicated in their attached analysis that they will be able to provide 1,500 GPM at a minimum 20 psi. throughout the site, including from the most demanding location, approximately 405' N/N Wood Rd. at an elevation of 525'.

147. GENERAL: All Building Permit drawings shall clearly demonstrate the water main and new hydrant installation.
148. GENERAL: A copy of the Alternate Means/Methods application form, with building and fire official's approval signatures and engineer's stamp and signature shall be made part of the building permit drawing set, to be routed to Santa Clara County Fire Department for final approval.
149. GENERAL: Review of this Developmental proposal is limited to acceptability of site access, water supply and may include specific additional requirements as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work, the applicant shall make application to, and receive approval from, the Building Department all applicable construction permits.
150. FIRE SPRINKLERS REQUIRED: (As noted on Cover Sheet of Official Development Plans) In other than residential buildings, which require the installation of fire sprinklers for all new buildings according to the California Residential Code, an automatic sprinkler system shall be provided throughout all new buildings and structures. Note: Sprinklers are required for all structures and covered areas such as walkways and gazebos.
151. EMERGENCY RADIO RESPONDER COVERAGE: (As noted on Sheet C108 of Official Development Plans) All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. Refer to CFC Sec. 510 for further requirements. Emergency Radio Responder Coverage requirements applies to all buildings. [SCCFD Standard Details & Specifications, C-2].
152. STANDPIPES REQUIRED: (AMMR-See note below) Standpipe systems shall be provided in new buildings and structures in accordance with this section. Fire hose threads used in connection with standpipe systems shall be approved and shall be compatible with fire department hose threads. The location of fire department hose connections shall be approved. Standpipes shall be manual wet type. In buildings used for high-piled combustible storage, fire hose protection shall be in accordance with Chapter 32. Installation standard. Standpipe systems shall be installed in accordance with this section and NFPA 14 as amended in Chapter 80. CFC Sec. 905. Locations of proposed interior standpipes and exterior terrace standpipes to comply with hose pull distances, are noted on Sheet C109.1 of the Official Development Plans. Terrace hose valves are not allowed to be combined with automatic fire sprinkler systems for SCCFD. This review verified proposed locations. Further determination and validation of these locations will be reviewed upon submittal of the system plans.
153. ALTERNATIVE MATERIALS OR METHOD OF CONSTRUCTION REQUEST (AMMR): An

AMMR request and associated drawings demonstrating terrace level exterior standpipe hose valves within 150-feet of all exterior portions of each structure, in lieu of apparatus access per CFC Sec. 503.1.1 and an associated fire flow letter, provided by San Jose Water (SJW) indicating that they will construct a new looped public 8" water main installation with four new 6" public hydrants to supply the site has been reviewed and approved by Chief Estrada on 09/14/21. SJW has indicated in their analysis that they will be able to provide 1,500 GPM at a minimum 20 psi. throughout the site, including from the most demanding location, approximately 405' N/N Wood Rd. at an elevation of 525'.

154. WATER SUPPLY REQUIREMENTS: (As noted on Sheet C108 of Official Development Plans) Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2019 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.

155. PUBLIC FIRE HYDRANT(S) REQUIRED: (As noted on Sheet C106 of Official Development Plans and in SJW fire flow letter) Provide public fire hydrant(s) at location(s) to be determined jointly by the Fire Department and San Jose Water Company. Maximum hydrant spacing shall be 500 feet, with a minimum single hydrant flow of 1500 GPM at 20 psi, residual. Fire hydrants shall be provided along required fire apparatus access roads and adjacent public streets. CFC Sec. 507, and Appendix B and associated Tables, and Appendix C. Hydrants are located on the complex side of the roadway and are immediately accessible (at road elevation) from the fire department access road. A fire flow letter, provided by San Jose Water (SJW) indicates that they will construct a new looped public 8" water main installation with four new 6" public hydrants to supply the site. SJW has indicated in their attached analysis that they will be able to provide 1,500 GPM at a minimum 20 psi. throughout the site, including from the most demanding location, approximately 405' N/N Wood Rd. at an elevation of 525'.

156. FIRE DEPARTMENT CONNECTION REQUIRED: (As noted on Sheet C109.1 of Official Development Plans) A Fire Department Connection (FDC) is required for each building to support its sprinkler system. They shall not be attached to the buildings. The FDC shall be installed at the street, on the street address side of the building. It shall not be on the opposite side of a roadway from the structure that it supplies. It shall be located within 100 feet of a public fire hydrant and within ten (10) feet of the main PIV (unless otherwise approved by the Chief due to practical difficulties). FDC's shall be equipped with a minimum of two (2), two-and-one-half (2- 1/2”) inch national standard threaded inlet couplings. FDC's supplying private onsite fire hydrants shall have a minimum four

(4) way inlet coupling. Orientation of the FDC shall be such that hose lines may be readily and conveniently attached to the inlets without interference. FDC's shall be painted safety yellow [SCCFD, SP-2 Standard]. Locations of all FDCs are noted on Sheet C109.1 of Official Development Plans, as reference only. Construction details of the FDC supply to fire protection systems will be subject to review of design details at time of installation permit submittal. One FDC is required for support of each individual building, as currently noted on the plans. Fire Department Connections are located within 100' from an approved fire hydrant.

157. REQUIRED SECONDARY FIRE DEPARTMENT ACCESS: (As noted on Sheet C108 of Official Development Plans)

Commercial and Industrial Developments -

a. Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have a least two means of fire apparatus access for each structure.
b. Buildings exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet (5760 mm) shall be provided with two separate and approved fire apparatus access roads. Exception: Projects having a gross building area of up to 124,000 square feet (11520 mm) that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems.

Multi-Family Residential Developments (R-1 & R-2 occupancies)-

a. Multi-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads. CFC Sec. Chp. 5. Two separate and approved fire apparatus access roads are required. Aerial access is required for 7 of the 8 buildings. A 26' wide fire lane is shown in the immediate vicinity of any building or portion of a building more than 30 feet in height above the lowest level of fire department access.

158. REQUIRED AERIAL ACCESS: (As noted on Sheet C108 and C108.3 of Official Development Plans)

Where required-

a. Buildings or portions of buildings or facilities exceeding 30 feet (9144 mm) in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway. Roadways shall have a paved all weather surface, vertical clearance of 13 feet 6 inches, minimum circulating turning radius of 60 feet outside, a maximum slope of 15% and be able to withstand an imposed load of 75K pounds.
b. Width: Fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925) in the immediate vicinity of any building or portion of building more than 30 feet (9144 mm) in height.
c. Proximity to building: At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572mm) and a

maximum of 30 feet (9144mm) from the building, and shall be positioned parallel to one entire side of the building, as approved by the fire code official. CFC Ch. 5 and SCCFD SD&S A-1. Aerial access is required for 7 of the 8 buildings. A 26' wide circulating fire lane is shown on the plans. Special consideration shall be taken to support aerial operations. Aerial access demonstrated to the Villa parapets, and in turn to the roof decks via a structural ledge with permanently attached ladders is acknowledged and accepted. All aerial setup sections are noted to have a cross slope of no more than 2%. Conforming aerial setup capability is demonstrated for each villa on Sheet C108.3.

159. TURN RADIUS (CIRCULATING): (AMMR-See note below) The minimum outside turning radius is 42 feet for required access roadways. Greater radius up to 60 feet may be required where the Fire Department determines that Ladder Truck access is required. Circulating refers to travel along a roadway without dead ends. The turn at the entrance to the south of the arrival court has been revised and submitted with a Request for Variance. While this revision does improve the existing condition, and may now be accessible for a shorter wheel-based vehicle such as an ambulance, the cross slope at this location is still impassible for larger fire apparatus. Conforming turnaround noted in front of Villa B. Appropriate radii and angles of approach and departure are required throughout the fire access roadway. [CFC 503.2.8]. As aerial access is required throughout the site, all turns shall provide a 60' outside radius and all slope transitions and points of approach and departure shall be no greater than 5%. An application for Alternate Materials, Design or Methods of Construction for this turnaround has been submitted per CFC 104.9 for consideration. The alternate has been approved by SCCFD however, the request form requires Building Official signature, architect/engineers signed stamp/seal and subsequent inclusion on the project documents.

160. FIRE APPARATUS ACCESS ROADS REQUIRED FOR BUILDINGS AND FACILITIES: (As noted on Sheets C102 and C108 of Official Development Plans) Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or with the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. [CFC, Section 503.1.1]. Compliant hose pull access routes leading to all portions of the exterior walls of the first story are shown on Sheet C109. Stair access from the Terrace level to the lowest level within each structure shown on Sheet C108. Proposed accessible paths for patient transfers between each villa and anticipated ambulance staging areas are noted on Sheet C108. Several locations along the proposed fire department access roadway are within an existing tributary area, draining toward Broadway. Sheet C102 Pavement Design Note indicates that the roadway design shall support: 1) 75K pound loading capacity, 2) Point loads for aerial apparatus outriggers, and 3) Drainage design sufficient to prevent roadway erosion.

161. TWO-WAY COMMUNICATION SYSTEM: (As noted on Sheet C108 of Official Development Plans) Two-way communication systems shall be designed and installed in

accordance with all current editions of NFPA 72, the California Electrical Code, the California Fire Code, the California Building Code, and the city or town ordinances, policies, and standards where a two-way system is being installed. [SCCFD Standard Details & Specifications, C-1]. Other standards also contain design/installation criteria for specific life safety related equipment. These other standards are referred to in NFPA 72.

162. ADDRESS IDENTIFICATION: (As noted on Sheet C108 of Official Development Plans) New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1.
163. CLOSURE OF FIRE APPARATUS ACCESS ROADWAYS: (As noted on Sheet C108 of Official Development Plans) The installation of gates, or other barricades across required fire department access roads or driveways shall comply with Standard Details & Specifications, G-1. Detailed plans showing the location and method of the closure are required. Due to site access constraints, Broadway will be considered the primary emergency vehicle access route. Signage shall be provided indicating it is for emergency access only as indicated on Sheet C108 and no obstruction to this access shall be installed or constructed without additional fire department review and approval.
164. FIRE LANE MARKING REQUIRED: (As noted on Sheet C108) Provide marking for all roadways within the project. Markings shall be per fire department specifications. Installations shall also conform to Local Government Standards and Fire Department Standard Details and Specifications A-6. CFC Sec. 503.3.
165. PARKING: (As noted on Sheet C108 of Official Development Plans) When parking is permitted on streets, in both residential/commercial applications, it shall conform to the following: Parking is permitted both sides of the street with street widths of 36 feet or more; Parking is permitted on one side of the street with street widths of 28 – 35 feet; No parking is permitted when street widths are less than 28 feet. NOTE: Rolled curbs can be part of the curb/sidewalk and used to increase the roadway width with approval from the fire code official. Additional requirements may apply for buildings 30 feet in height or greater. No parking shall be allowed along the access road. Fire Lane markings applied throughout.
166. GENERAL: This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the Fire Code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance. [CFC, Ch.1, 105.3.6]

SECTION VII

This Ordinance was introduced at a regular meeting of the Town Council of the Town of Los Gatos on _____, and adopted by the following vote as an ordinance of the Town of Los Gatos at a meeting of the Town Council of the Town of Los Gatos on _____, and becomes effective 30 days after it is adopted.

COUNCIL MEMBERS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

SIGNED:

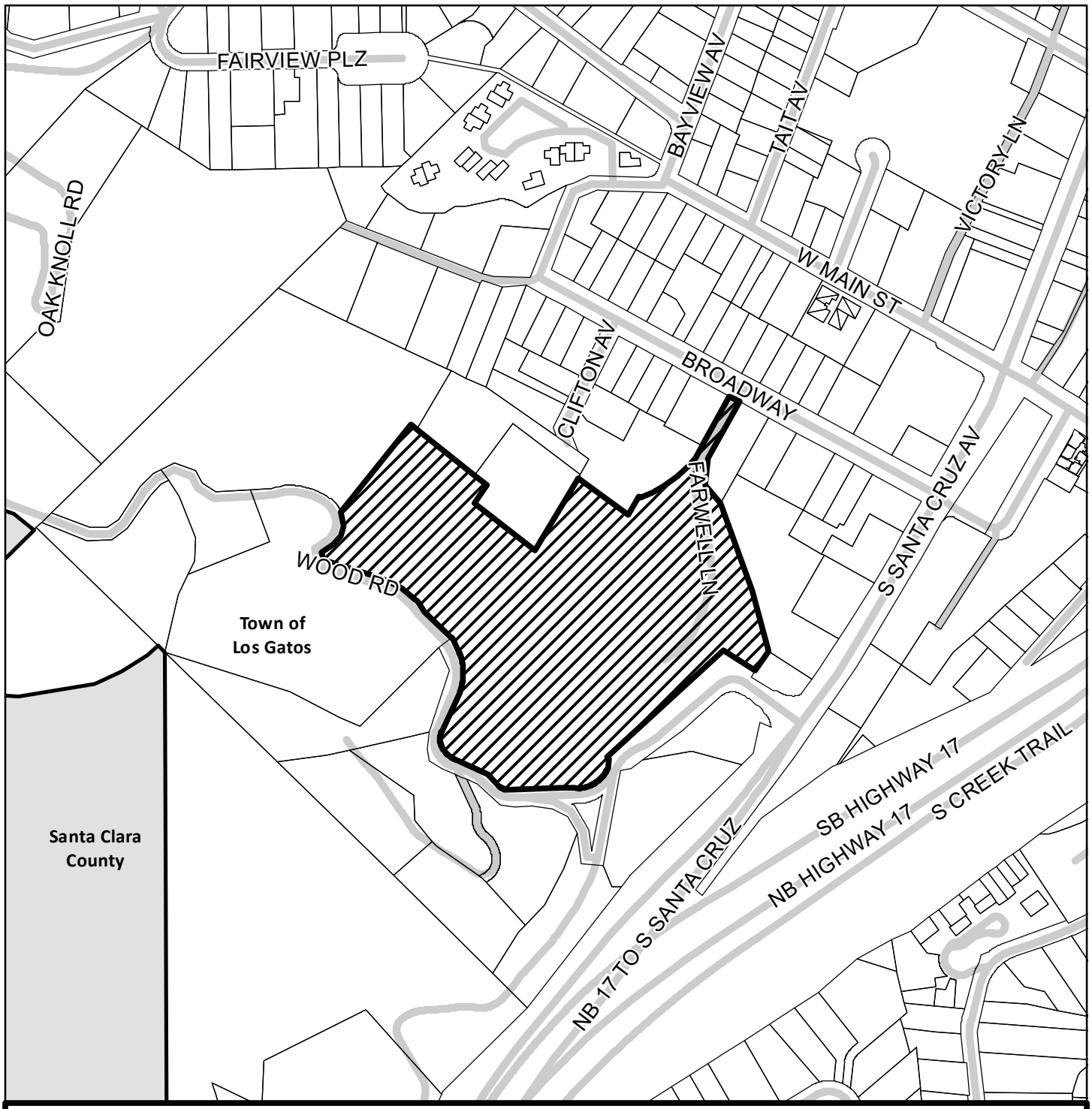
MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

DATE: _____

ATTEST:

CLERK ADMINISTRATOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

DATE: _____



TOWN OF LOS GATOS

Application No. PD-20-001 **A.P.N. #** 510-47-038

Change of zoning map amending the Town Zoning Ordinance.

☒ **Zone Change** **From: R:PD To: R:PD**

☐ **Prezoning**

Forwarded by Planning Commission **Date:**

Approved by Town Council **Date:** **Ord:**

Clerk Administrator: **Mayor:**

EXHIBIT 16A

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LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
FRONT PORCH
800 N. BRAND BLVD. 19TH FLOOR
GLENDALE, CA 91203
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical, & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

DRAWING SCHEDULE

01 - GENERAL
G000 COVER SHEET
G001 FIRE ACCESS APPROVED AMMR - BLDG A
G002 FIRE ACCESS APPROVED AMMR - BLDG A
05 - CIVIL
C101 PRELIMINARY DEMOLITION PLAN
C101.1 EXISTING DRAINAGE PLAN
C102 PRELMINARY CIVIL SITE PLAN
C103 PRELIMINARY GRADING AND DRAINAGE PLAN
C103.1 GRADING SECTIONS
C103.2 PRELIMINARY GRADING DETAILS
C104 PRELIMINARY CUT AND FILL PLAN
C105 PRELIMINARY STORMWATER CONTROL PLAN
C105.1 PRELIMINARY STORMWATER CONTROL DETAILS
C105.2 CALIFORNIA BLUEPRINT FOR A CLEAN BAY
C106 PRELIMINARY UTILITY PLAN
C107 PRELIMINARY EROSION CONTROL PLAN
C108 PRELIMINARY FIRE ACCESS PLAN
C108.1 FIRE TURNAROUND DETAILS
C108.2 FIRE ROOF ACCESS DETAILS
C108.3 FIRE ROOF ACCESS SECTIONS
C109 PRELIMINARY HOSE PULL PLAN
C109.1 PRELIMINARY FDC PLAN

06 - LANDSCAPE
LS-1 OVERALL ILLUSTRATIVE SITE PLAN
LS-2 LAYOUT NOTES AND PLANTING NOTES
LS-3 PLANT PALETTE
LS-4 GROUND LEVEL LAYOUT PLAN
LS-5 GROUND LEVEL LAYOUT PLAN - MEMORY COURTYARD
LS-6 TERRACE LEVEL LAYOUT PLAN
LS-7 TERRACE LEVEL LAYOUT PLAN - VILLAGE GREEN AND TOWN SQUARE
LS-8 GROUND LEVEL PLANTING PLAN
LS-9 GROUND LEVEL PLANTING PLAN
LS-10 TERRACE LEVEL PLANTING PLAN
LS-11 TERRACE LEVEL PLANTING PLAN - VILLAGE GREEN AND TOWN SQUARE
LS-12 SITE LIGHTING CONCEPT PLAN
LS-13 MATERIAL BOARD
T-1 TREE PRESERVATION REMOVAL PLAN
T-2 TREE INVENTORY TABLE
T-3 TREE INVENTORY TABLE
T-4 TREE INVENTORY TABLE
T-5 TREE INVENTORY TABLE AND NOTES

08 - ARCHITECTURE
A000 AERIAL VIEW DIAGRAM
A001 OVERALL SITE PLAN
A100 FLOOR PLAN - LOWER GARAGE LEVEL
A101 GROUND FLOOR PLAN - OVERALL
A101A GROUND FLOOR PLAN - S GARAGE
A101B GROUND FLOOR PLAN - MID GARAGE
A101C GROUND FLOOR PLAN - N GARAGE
A101D GROUND FLOOR PLAN - HEALTH CENTER
A101E GROUND FLOOR PLAN - CORE
A101F GROUND FLOOR PLAN - WELLNESS
A102 1ST FLOOR PLAN - OVERALL
A102A 1ST FLOOR PLAN - VILLA A S
A102B 1ST FLOOR PLAN - VILLA A N
A102C 1ST FLOOR PLAN - VILLA B
A102D 1ST FLOOR PLAN - VILLA H
A102E 1ST FLOOR PLAN - VILLA C
A102F 1ST FLOOR PLAN - VILLA D & E
A102G 1ST FLOOR PLAN - VILLA F & G
A103 2ND & 3RD FLOOR PLAN - OVERALL
A103A TYPICAL FLOOR PLAN - VILLA A S
A103B TYPICAL FLOOR PLAN - VILLA A N
A103C TYPICAL FLOOR PLAN - VILLA B
A103D TYPICAL FLOOR PLAN - VILLA H
A103E TYPICAL FLOOR PLAN - VILLA C
A103F TYPICAL FLOOR PLAN - VILLA D & E
A103G TYPICAL FLOOR PLAN - VILLA F & G
A104 4TH FLOOR PLAN - OVERALL
A104A 4TH FLOOR PLAN - VILLA D & E
A104B 4TH FLOOR PLAN - VILLA F & G
A104C 4TH FLOOR PLAN - VILLA A S
A104D 4TH FLOOR PLAN - VILLA A N
A104E 4TH FLOOR PLAN - VILLA C
A105 5TH FLOOR PLAN - OVERALL
A105A 5TH FLOOR PLAN - VILLA A S
A105B 5TH FLOOR PLAN - VILLA A N
A105C 5TH FLOOR PLAN - VILLA C
A105D 5TH FLOOR PLAN - VILLA D & E
A105E 5TH FLOOR PLAN - VILLA F & G
A106 6TH FLOOR PLAN - OVERALL
A106A 6TH FLOOR PLAN - VILLA A N
A106B 6TH FLOOR PLAN - VILLA A S
A106C 6TH FLOOR PLAN - VILLA E
A107 ROOF PLAN - OVERALL
A107A ROOF PLAN - BUILDING A
A201 EXTERIOR ELEVATIONS SE
A201-E EXISTING EXTERIOR ELEVATIONS
A202 EXTERIOR ELEVATIONS NE & SW
A202-E EXISTING EXTERIOR ELEVATIONS
A203 EXTERIOR ELEVATIONS NW
A203-E EXISTING EXTERIOR ELEVATIONS
A204 Section B E
A205 BUILDING OUTLINES - EXISTING AND PROPOSED
A207 SITE CROSS-SECTIONS
A208 MATERIAL BOARD
A301 OVERALL SITE SECTION
A302 ADJACENT PROPERTIES SECTIONS
A303 ADJACENT PROPERTIES SECTIONS
A400 SHADOW STUDY - DECEMBER
A401 SHADOW STUDY - JUNE
A402 SITE PHOTOS
A403 SITE PHOTOS
A404 SITE PHOTOS
A405 RENDERING IMAGES
A406 PERSPECTIVE - BEFORE AND AFTER
A407 RENDERED IMAGE PROGRESSION
A408 PERSPECTIVE - BEFORE AND AFTER
A501 BUILDING A UNIT MATRIX
A502 BUILDING B-H UNIT MATRIX
A503 BUILDING C UNIT MATRIX
A504 BUILDING C UNIT PLANS
A505 BUILDING D-E & F-G UNIT PLANS
A506 BUILDING D-E & F-G UNIT MATRIX
A507 PROJECT STATISTICS

CIVIL IMPROVEMENTS ABBREVIATIONS

AB - AGGREGATE BASE	EP - EDGE OF PAVEMENT	JS - JUNCTION STRUCTURE	S - SEWER OR SOUTH
AC - ASPHALT	EX - EXISTING	LP - LOW POINT	SD - STORM DRAIN
BLDG - BUILDING	FF - FINISHED FLOOR	MH - MANHOLE	STA - STATION
BW - BACK OF WALK	FG - FINISHED GRADE	N - NORTH	SS - SANITARY SEWER
CB - CATCH BASIN	FL - FLOW LINE	PCC - PORTLAND CEMENT CONCRETE	SW - SIDEWALK
C/L - CENTERLINE	FS - FINISHED SURFACE	P/L - PROPERTY LINE	T - TELEPHONE
CO - CLEAN OUT	FW - FIRE WATER	PROP. - PROPOSED	TELE - TELECOMMUNICATION
CONC. - CONCRETE	G - GAS	PUE - PUBLIC UTILITY EASEMENT	TC - TOP OF CURB
DI - DRAIN INLET	GB - GRADE BREAK	PVC - POLYVINYL CHLORIDE	TW - TOP OF WALL ELEVATION
DW - DOMESTIC WATER	HP - HIGH POINT	R - RIDGE OR RADIUS	W - WATER OR WEST
E - EAST	INV - INVERT	RW - RECLAIMED WATER	XXX.XX - PROPOSED ELEVATION
ELEC - ELECTRIC	IRR - IRRIGATION WATER	R/W - RIGHT-OF-WAY	(XXX.XX) - EXISTING ELEVATION
ESMT - EASEMENT			

FIRE PROTECTION ABBREVIATIONS

FPR - FIRE PROTECTION RISER (STANDPIPE)
FDC - FIRE STANDPIPE

AERIAL MAP

VICINITY MAP

PROJECT DATA	
LOS GATOS MEADOWS (CONTINUING CARE RETIREMENT COMMUNITY)	
APN:	510 47 038
ADDRESS:	110 WOOD ROAD LOS GATOS CA, 95030
SITE AREA (GSF):	472,185 GSF
SITE AREA (NET):	10.66 ACRES
GROSS SITE AREA (ACRES):	10.84 ACRES
PROPOSED SITE AREA COVERAGE:	0.23**
ZONING:	RESIDENTIAL-PLANNED DEVELOPMENT
LAND USE:	MEDIUM DENSITY RESIDENTIAL
FLOOD ZONE:	X
WILDLAND URBAN INTERFACE:	YES
WUI ZONE NAME:	STATE MANDATED LRA (VHFHA)
WITHIN HILLSIDE AREA MAP BOUNDARY:	NO
TYPE OF CONSTRUCTION:	IA
OCCUPANCY:	R2.1

GROSS DATA			
LEVEL	GSF*	PARKING SF	BALCONY SF
LOWER PARKING GARAGE	0	12,419	
GRADE LEVEL	51,990	70,910	
TERRACE LEVEL	93,900		5,760
SECOND LEVEL	90,830		8,640
THIRD LEVEL	90,830		8,460
FOURTH LEVEL	64,120		5,580
FIFTH LEVEL	37,200		3,060
SIXTH LEVEL	24,330		2,160
TOTAL GSF	453,200	83,330	33,660

*GSF excludes Parking, Balconies (not used for egress) and Generator/Cooling Tower Enclosure Areas

EXISTING GROSS DATA			
LEVEL	GSF*	PARKING SF	BALCONY SF
TOTAL EXISTING GSF	150,475	45,000	13,350

UNIT DATA						
	SUPPORTING CARE UNITS	IL UNITS				
		1-BED	1-BED W DEN	2-BED	2-BED W DEN	APT TOTAL
GRADE LEVEL	24	- -		-	-	0
TERRACE LEVEL	-	5	10	12	5	32
SECOND LEVEL	-	3	18	15	12	48
THIRD LEVEL	-	2	16	16	13	47
FOURTH LEVEL	-	1	12	9	9	31
FIFTH LEVEL	-	1	7	5	4	17
SIXTH LEVEL	-	1	6	3	2	12
SUBTOTAL	24	13	69	60	45	
TOTAL	24					187

PARKING		
TOTAL PARKING REQUIRED		127
TOTAL STANDARD SPACES PROVIDED		40
ADDITIONAL TANDEM SPACES PROVIDED PER OWNER OPERATIONAL REQUIREMENT		174
TOTAL SPACES, STANDARD + TANDEM		214
ACCESSIBLE SPACES PROVIDED	2% OF MULTIFAMILY, 5% OF OTHER USES	10
ACCESSIBLE VAN SPACES PROVIDED	1 FOR EVERY 8 ACCESSIBLE SPACES = 2 SPACES	6
EV SPACES FOR FUTURE EVSE	60% OF SPACES PROVIDED	129

SCOPE OF WORK
THE PROPOSED SENIOR LIVING DEVELOPMENT INCLUDES 187 INDEPENDENT RESIDENTIAL APARTMENTS AND 24 SUPPORTING CARE UNITS AS WELL AS AMENITY SPACE, BACK OF HOUSE SPACE AND SUBTERRANEAN PARKING. TOTAL SITE COVERAGE IS APPROXIMETAELY 22.5%, AND WITH A MAXIMUM HEIGHT OF 94.5 FEET FROM THE GROUND FLOOR ELEVATION (468'). THIS BUILDING DOES NOT EXCEED THE HEIGHT FOR IT TO BE DEEMED A HIGH-RISE BUILDING. THE PROJECT WILL BE LICENSED AS A RESIDENTIAL CARE FACILITY AND WILL COMPLY WITH THE ACCESSIBILITY GUIDELINES IN THE CALIFORNIA BUILDING CODE. PER THE CALIFORNIA ENERGY CODE AND IN KEEPING WITH THE INTENT OF THE TOWN CODE, A MINIMUM OF 15% OF THE TOTAL ROOF AREA WILL BE DEDICATED SOLAR ZONE. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS AND STRUCTURES INCLUDING COVERED WALKWAYS. A FIRE ALARM SYSTEM PER CFC SEC. 907 (NFPA 72) SHALL BE PROVIDED

** PROPOSED SITE AREA COVERAGE

BUILDING COVERAGE AREA

1.	VILLA (APT) BUILDINGS	87,303 SF
2.	SUBTERRANEAN GARAGE	56,890 SF
3.	HEALTH CENTER	2,453 SF
3.	ENTRANCE CANOPY	1,092 SF
4.	COVERED BALCONIES	6,921 SF
5.	COVERED WALKWAYS	6,235 SF
6.	TERRACE COURTYARDS	- 52,890 SF
7.	TERRACE OVERLOOK	- 4,053 SF
	TOTAL	106,540 SF

EXISTING SITE AREA COVERAGE
(CALCULATED FROM EXISTING DRAWING SET)

BUILDING COVERAGE AREA

1.	RESIDENT (APT) BUILDINGS	70,300 SF
2.	SUBTERRANEAN GARAGE	21,422 SF
3.	HEALTH CENTER	12,000 SF
3.	ENTRANCE CANOPY	INCL IN GARAGE SF
4.	COVERED BALCONIES	INCL IN RESIDENTIAL BLDG
5.	COVERED WALKWAYS	12,705 SF
6.	TERRACE COURTYARDS	NA
7.	TERRACE OVERLOOK	NA
	TOTAL	116,427 SF

PERKINS — EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

PLANNING SUBMITTAL

PROJECT No. 70581.00
JUNE 26 2024
(REVISED JULY 30, 2024 - APPROVED AMMR IS INCLUDED IN THIS SUBMITTAL)

EXHIBIT 16B

SANTA CLARA COUNTY FIRE DEPARTMENT
14700 Winchester Blvd., Los Gatos, CA 95032 | (408) 378-4010 | www.sccfd.org

PLAN REVIEW No. 24 2726
BLDG PERMIT No.

DEVELOPMENTAL REVIEW COMMENTS

2. A copy of the Alternate Means/Methods application form, with approval signature shall be made part of the planning and building permit drawing set, to be routed to Santa Clara County Fire Department for final approval.

This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance. [CFC, Ch.1, 105.3.6]

City	PLANS	SPECS	NEW	RMDL	AS	OCCUPANCY	CONST. TYPE	ApplicantName	DATE	PAGE
LGA	☒	☐	☒	☐	☒	R2.1	IA	Mark Falgout	07/22/2024	2 OF 2

SEC/FLOOR	AREA	LOAD	PROJECT DESCRIPTION	PROJECT TYPE OR SYSTEM
5	157,054		Commercial Development	Application for Use of Alternate Materials

NAME OF PROJECT	LOCATION
LOS GATOS MEADOWS	110 Wood Rd Los Gatos

TABULAR FIRE FLOW	REDUCTION FOR FIRE SPRINKLERS	REQUIRED FIRE FLOW @ 20 PSI	BY
4250	75%	1500	Ip, Kenny

Serving Santa Clara County and the communities of Campbell, Cupertino, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, and Saratoga.

SANTA CLARA COUNTY FIRE DEPARTMENT
14700 Winchester Blvd., Los Gatos, CA 95032 | (408) 378-4010 | www.sccfd.org

PLAN REVIEW No. 24 2726
BLDG PERMIT No.

DEVELOPMENTAL REVIEW COMMENTS

Plans and Scope of Review:

This project shall comply with the following:

The California Fire (CFC) & Building (CBC) Code, 2022 edition, as adopted by the Town of Los Gatos Town Code (LGTC), California Code of Regulations (CCR) and Health & Safety Code.

The scope of this project includes the following:

Alternate Means/Methods Application - Proposed eight building, 187 unit, 24 health care unit senior living complex with continuing and memory care facilities. The complex includes underground parking, covered entrance canopy, covered balconies and walkways totaling 556,581 SF of building area. The eight proposed buildings include: Villa A - 157,054 SF, five-story with 46 units. Villa B - 41,483 SF, four-story with 20 units. Villa C - 56,891 SF, five-story with 29 units. Villa D - 31,426 SF, four-story with 15 units. Villa E - 40,712 SF, five-story with 18 units. Villa F - 40,712 SF, five-story with 17 units. Villa G - 31,426 SF four-story with 14 units. Villa H - 31,112 SF, three-story with 15 units.

Plan Status:
The alternate means/methods request is **Approved,** subject to the comments and conditions below.

Plan Review Comments:

Discussion: This application proposes clarification on roof access for building/Villa A lieu of standard aerial access to the top roof. Villa A roof areas are accessible as shown on the submitted diagram. Stair A provides access to all roof levels, and Stair B provides additional access to the top roof. All stairs and corridors will be fire rated conforming to code. To mitigate CFC D105 and SCCFD A-1 standard aerial access requirements, the followings alternatives will be proposed: open exit stair between ground and first floor per CBC 1019.3 exception 1 & 4. Stair A discharge through lobby per CBC 1028.2 and stair a access to top roof via roof hatch per CBC section 1011.12 exception and 1011.12.2.

Comments

1. Make a note on both planning set and building permit set coversheet that an approved AMMR is included.

City	PLANS	SPECS	NEW	RMDL	AS	OCCUPANCY	CONST. TYPE	ApplicantName	DATE	PAGE
LGA	☒	☐	☒	☐	☒	R2.1	IA	Mark Falgout	07/22/2024	1 OF 2

SEC/FLOOR	AREA	LOAD	PROJECT DESCRIPTION	PROJECT TYPE OR SYSTEM
5	157,054		Commercial Development	Application for Use of Alternate Materials

NAME OF PROJECT	LOCATION
LOS GATOS MEADOWS	110 Wood Rd Los Gatos

TABULAR FIRE FLOW	REDUCTION FOR FIRE SPRINKLERS	REQUIRED FIRE FLOW @ 20 PSI	BY
4250	75%	1500	Ip, Kenny

Serving Santa Clara County and the communities of Campbell, Cupertino, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, and Saratoga.

Please complete the following information as applicable to support your request. Use additional paper if necessary.

1. Quality:
   All stair and corridors will be fire rated conforming to code.
2. Strength
3. Effectiveness:
   Roofs are accessible via aerial ladder and through fire rated stairs and corridors providing full access.
4. Fire Resistance:
   Stairs and corridors are fire rated.
5. Durability:
6. Safety:
   Roofs are accessible via aerial ladder and through fire rated stairs and corridors providing full access.

Additional evidence of proof:
All Roof levels on Building A are accessible as required per CBC Section 1011.12 with these provisions:
- See attached for Stair A access diagram to each roof levels, and reference code sections.
- Open Exit Stair Between Ground and First Floor per CBC section 1019.3 exception 1 and 4.
- Stair A Discharge through Lobby per CBC section 1028.2
- Stair A Access to Top Roof via Roof Hatch per CBC section 1011.12 Exception and 1011.12.2

Applicant Signature: _____ Date: 4/25/2024 (revised 5/15/2024)

****

The above application has been reviewed and has been:

ACCEPTED REJECTED

Signature:

Fire Official: _____ Date: July 18, 2024

Building Official: _____ Date: _____

Alternativematerials/os/12.31.14

24-2726

SANTA CLARA COUNTY FIRE DEPARTMENT
14700 Winchester Blvd., Los Gatos, CA 95032-1818
(408) 378-4010 (408) 378-9342 (fax) www.sccfd.org

APPLICATION FOR USE OF ALTERNATE MATERIALS, METHODS OF CONSTRUCTION, OR MODIFICATION OF CODE

Project Address: 110 Wood Rd, Los Gatos, CA

Applicant's Name: Mark Falgout (for Front Porch)

Applicant's Address: 4637 Chabot Drive, Pleasanton, CA 94588 Suite 300

Telephone: (925) 965-7701 Fax: _____

The applicant hereby requests the following:

☐ Use of Alternate Materials or Method of Construction

☒ Modification of Code Code Compliance Confirmation

Codes Affected:

☐ Building Code
☒ Fire Code
☐ Mechanical Code
☐ Electrical Code
☐ Other: _____

RECEIVED
JUN 28 2024
SANTA CLARA COUNTY
FIRE DEPARTMENT

AMEX PAID
Santa Clara County Fire Department
Fire Prevention Division
Ref #: 195715
Date: 6/27/24 Initials: TF

Specific section(s) of the code involved: _____

Brief description of the request: Clarification on Roof Access for Building A: Building A Roof areas are accessible as shown on the attached diagram. Stair A provides access to all roof levels, and Stair B provides additional access to the Top Roof.

The Building and Fire Official must evaluate information that the material(s), method of work, and/or modification is equal to the intent of the code in strength, effect, fire- resistance, durability, safety, etc.

Organized as the Santa Clara County Central Fire Protection District
Serving Santa Clara County and the communities of Campbell, Cupertino, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, and Saratoga

c:\revit local\70581_Los Gatos_Site_R24_J.Sweeney292NK.rvt
5/31/2024 11:16:00 AM

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS — EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
FRONT PORCH
800 N. BRAND BLVD. 19TH FLOOR GLENDALE, CA 91203
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

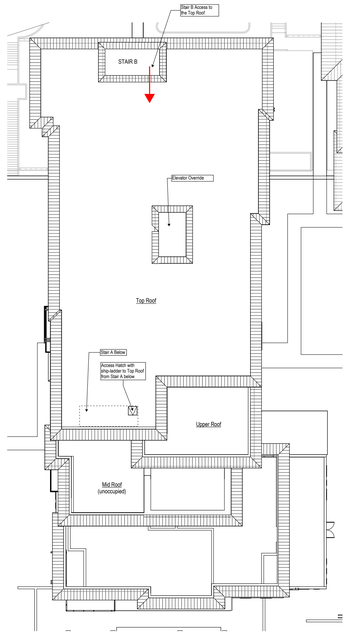
DRAWING TITLE:

FIRE ACCESS APPROVED AMMR - BLDG A

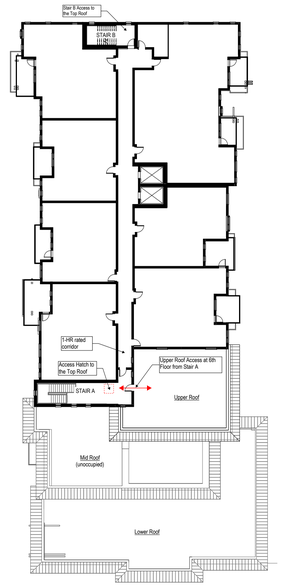
G001

PLANNING SUBMITTAL

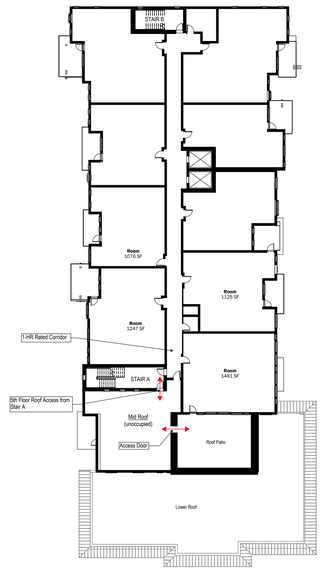
JULY 30, 2024



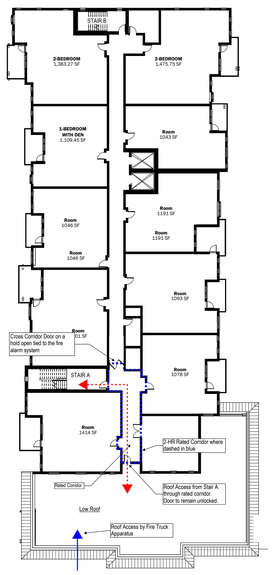
7 **ROOF PLAN - OVERALL**
1/16" = 1'-0"



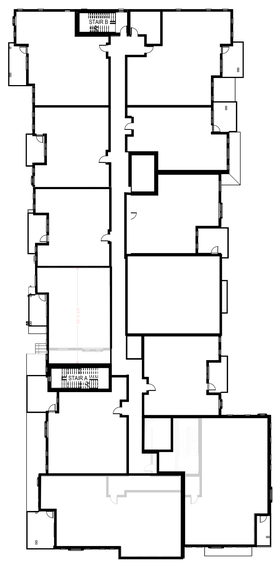
6 **6TH FLOOR PLAN - VILLA A SOUTH**
1/16" = 1'-0"



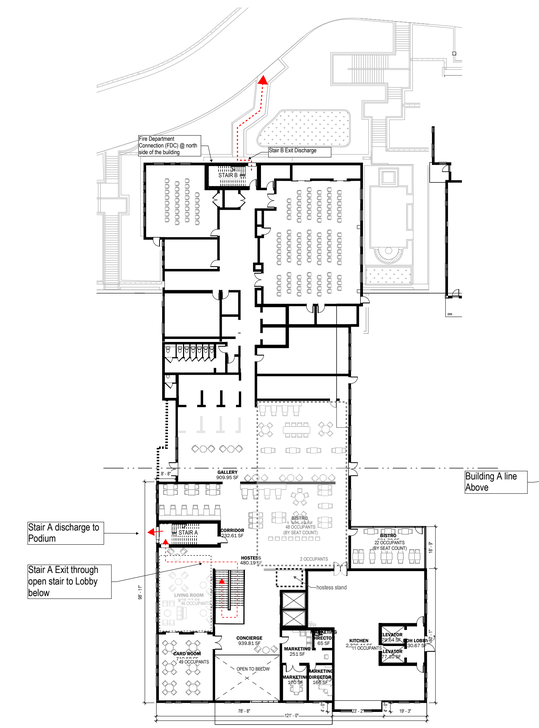
5 **5TH FLOOR PLAN - VILLA A SOUTH**
1/16" = 1'-0"



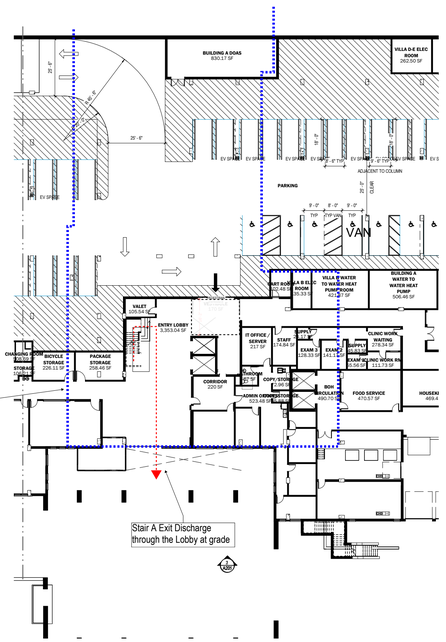
4 **4TH FLOOR PLAN - VILLA A SOUTH**
1/16" = 1'-0"



3 **TYPICAL FLOOR PLAN - VILLA A SOUTH**
1/16" = 1'-0"
TYPICAL FLOORS 2-4



2 **1ST FLOOR PLAN - VILLA A SOUTH**
1/16" = 1'-0"



1 **GROUND FLOOR - MID GARAGE PLAN**
1/16" = 1'-0"

NO. DATE ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

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(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

FIRE ACCESS APPROVED AMMR - BLDG A

G002

PLANNING SUBMITTAL

JULY 30, 2024

c:\revit local\70581_Los Gatos_Site_R24_J.Sweeney2Z92NK.rvt
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LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N60°02'58"W	28.68'
L2	N29°24'32"E	53.20'
L3	N37°54'32"E	23.50'
L4	N48°53'50"E	36.05'
L5	N53°57'08"E	38.95'
L6	N56°54'32"E	29.60'
L7	N66°09'32"E	29.16'
L8	N53°35'28"W	5.65'
L9	N29°24'32"E	50.00'
L10	N34°23'40"E	51.13'
L11	N08°44'40"W	37.04'
L12	N16°56'02"E	24.45'
L13	N41°10'02"E	25.08'
L14	N56°43'42"E	31.95'
L15	N11°02'58"W	19.92'
L16	N66°09'48"W	51.15'
L17	N49°20'28"W	49.11'
L18	N33°48'18"W	30.19'
L19	N26°27'28"W	78.39'
L20	N00°52'22"E	44.18'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L21	N56°26'58"W	14.35'
L22	N42°29'58"W	53.04'
L23	N88°21'58"W	61.28'
L24	N83°06'58"W	55.56'
L25	N62°58'58"W	45.95'
L26	N44°34'40"W	10.36'
L27	N32°41'20"E	57.20'
L28	N42°11'08"W	57.90'
L29	N10°38'02"E	61.25'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	180.00	3°35'59"	11.31
C2	95.00	36°55'48"	61.23

SEE THIS SHEET FOR CONTINUATION

SEE THIS SHEET FOR CONTINUATION

JULIE A. RITTER TRUSTEE
135 WOOD ROAD
APN: 510-47-034

CARRIAGE HOUSE LLC
19 CLIFTON AVE APN:
510-45-082

CARRIAGE HOUSE LLC
23 CLIFTON AVE
APN: 510-45-082

110 WOOD ROAD
APN: 510-47-038

SEVENTH DAY
ADVENTIST CHURCH
57 BROADWAY ST.
APN: 510-45-082

JOHN L AND JEAN
RICHARDSON TRUSTEE
47 BROADWAY ST.
APN: 510-45-082

BERND J. NEUDECKER
109 WOOD ROAD
APN: 510-47-041

HOOD MARLENA TRUSTEE
100 WOOD ROAD
APN: 510-47-029

EQUITY INVESTORS
200 S. SANTA CRUZ AVE
APN: 510-47-042

RAYMOND F. & GRACE LESTER
142 S. SANTA CRUZ AVE
APN: 510-45-090

LG HOTEL LLC.
140 S. SANTA CRUZ AVE
APN: 510-45-065

T.B.M NO.:
NORTHING: 1905946.12'
EASTING: 6128709.97'
ELEVATION: 477.32'
DESC.: CHECK-AT-3

T.B.M NO.:
NORTHING: 1906191.28'
EASTING: 6128802.86'
ELEVATION: 492.29'
DESC.: SET S/X

T.B.M NO.:
NORTHING: 1906520.20'
EASTING: 6128939.35'
ELEVATION: 465.13'
DESC.: FS

EX. SD CATCH BASIN, TO BE PROTECTED
10' DRAINAGE AVOIDANCE AREA, EX. IMPROVEMENTS TO BE PROTECTED IN PLACE
EX. SD LINE, TO BE PROTECTED
EX. SD CATCH BASIN, TO BE PROTECTED
EX. FIRE HYDRANT, TO BE PROTECTED
EX. RETAINING WALL TO BE DEMOLISHED
EX. CURB TO BE DEMOLISHED
EX. SIDEWALK , TO BE REMOVED
EX. ASPHALT ROAD , TO BE PROTECTED
EX. ASPHALT ROAD , TO BE REPLACED
EX. SD LINE, TO BE REMOVED
EX. RETAINING WALL, TO BE REMOVED
EX. BUILDING TO BE REMOVED
EX. PROPERTY LINE TO BE REMOVED BY LOT MERGER
EX. BUILDING, TO BE REMOVED
EX. 6" WATER LINE, TO BE PROTECTED
EX. MANHOLE, TO BE PROTECTED
EX. RETAINING WALL, TO BE REMOVED
EX. SD LINE, TO BE PROTECTED
EX. SS LINE TO BE PROTECTED
EX. PARKING, TO BE REMOVED
EX. 6" WATER LINE, TO BE PROTECTED
EX. ASPHALT ROAD , TO BE PROTECTED
EX. SD CATCH BASIN, TO BE PROTECTED
EX. MANHOLE, TO BE PROTECTED
EX. SD CATCH BASIN, TO BE PROTECTED
EX. MANHOLE, TO BE PROTECTED
EX. FIRE HYDRANT, TO BE PROTECTED
EX. 6" WATER LINE, TO BE PROTECTED
EX. 10" WATER LINE, TO BE PROTECTED
EX. 6" WATER LINE, TO BE PROTECTED
EX. BUILDING, TO BE PROTECTED
EX. ASPHALT ROAD , TO BE REPLACED
EX. WATER LINE, TO BE REMOVED
EX. SS MANHOLE, TO BE REMOVED
EX. SD MANHOLE, TO BE REMOVED
EX. SD LINE, TO BE REMOVED
EX. SD CATCH BASIN, TO BE REMOVED
EX. LOADING AREA, TO BE REMOVED
EX. FDC, TO BE REMOVED
EX.SS LINE, TO BE REMOVED
EX. SS MANHOLE, TO BE PROTECTED
EX. UTILITY VAULT, TO BE REMOVED
EX. SD CATCH BASIN, TO BE REMOVED
EX. RETAINING WALL, TO BE REMOVED
EX. SS LINE, TO BE PROTECTED
EX.WATER LINE, TO BE PROTECTED
EX. UTILITY VAULT, TO BE REMOVED
EX. BUILDING, TO BE REMOVED
EX. SD LINE, TO BE PROTECTED
EX. ASPHALT ROAD , TO BE PROTECTED
EX. BUILDING, TO BE PROTECTED
EX. MANHOLE, TO BE PROTECTED
EX. FIRE HYDRANT, TO BE PROTECTED
EX. SS LINE, TO BE PROTECTED
EX. BUILDING, TO BE PROTECTED
EX. SIDEWALK , TO BE REMOVED
EX. BUILDING, TO BE PROTECTED
EX. BUILDING, TO BE PROTECTED
EX. RETAINING WALL, TO BE REMOVED
EX. BUILDING, TO BE PROTECTED
EX. ASPHALT ROAD , TO BE REPLACED
EX. FENCE, TO BE PROTECTED
EX. BUILDING, TO BE PROTECTED
EX. RETAINING WALL, TO BE REMOVED
EX. ASPHALT ROAD , TO BE REPLACED
EX. 10" WATER LINE, TO BE PROTECTED
EX. SS LINE, TO BE PROTECTED
EX. FIRE HYDRANT, TO BE PROTECTED
EX. SD CATCH BASIN AND CURB CORE, TO BE RELOCATED
EX. SS LINE, TO BE PROTECTED
EX. BUILDING TO BE REMOVED
EX. BUILDING TO BE REMOVED

WOOD ROAD
BROADWAY

SITE NOTE:
AVERAGE SLOPE: 24%

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- EXISTING SANITARY SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING WATER LINE
- EXISTING ASPHALT CONCRETE PAVEMENT
- ASPHALT CONCRETE/SIDEWALK PAVEMENT TO BE REMOVED AND REPLACED
- EXISTING BUILDING
- EXISTING TREES / REMOVE OR REPLACE (REFER TO LANDSCAPE TREE PLANS)
- EXISTING SANITARY SEWER/STORM DRAIN MANHOLE
- EXISTING FIRE HYDRANT

TITLE EXCEPTIONS AND EXCLUSIONS

(13) AN EASEMENT FOR PUBLIC USE FOR ALL LAWFUL PURPOSES FOREVER AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 07, 1969 IN BOOK 8732, PAGE 226 OF OFFICIAL RECORDS. IN FAVOR OF THE TOWN OF LOS GATOS, A MUNICIPAL CORPORATION, AFFECTS: THE SOUTHERLY PORTIONS OF PARCEL 2.

(15) LICENSE FOR THE ENCROACHMENT OF FENCE LINES OVER THE SOUTHEASTERLY LINE OF LYNDON LANE AS GRANTED BY LOS GATOS MEADOWS, A CALIFORNIA NON-PROFIT CORPORATION, TO DAWN PISORS AND GEORGE PISORS, RECORDED JULY 08, 1986 IN BOOK J756, PAGE 1514, INSTRUMENT NO. 8850136, OFFICIAL RECORDS.

(21) AN EASEMENT FOR THE DISTRIBUTION OF ELECTRIC ENERGY AND COMMUNICATION PURPOSES AND INCIDENTAL PURPOSES, RECORDED APRIL 25, 2013 AS INSTRUMENT NO. 22191749 OF OFFICIAL RECORDS. IN FAVOR OF PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION, AFFECTS: AS DESCRIBED THEREIN.

NO.	DATE	ISSUE

SEAL

KEY PLAN

Kimley»Horn
4637 CHABOT DRIVE, SUITE 300, PLEASANTON, CA 94588
PHONE:925-398-4840 FAX: 925-398-4849
WWW.KIMLEY-HORN.COM

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
COVIA
2185 N CALIFORNIA BLVD, SUITE 215
WALNUT CREEK, CA 94596
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
GATES + ASSOCIATES
2671 CROW CANYON RD
SAN RAMON, CA 94583
(925) 736-8176

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

PRELIMINARY DEMOLITION PLAN

SCALE: 1" = 40' ON 24" X 36"

C101

PLANNING SUBMITTAL

2024-04-30

Plotted By:Checketts, Travis Sheet Set:Kha K:\BAY_LDEV\197101001 - Los Gatos Meadows - MAF\08 CADD\Plan Sheets\DD SET\C101 DEMOLITION PLAN.dwg
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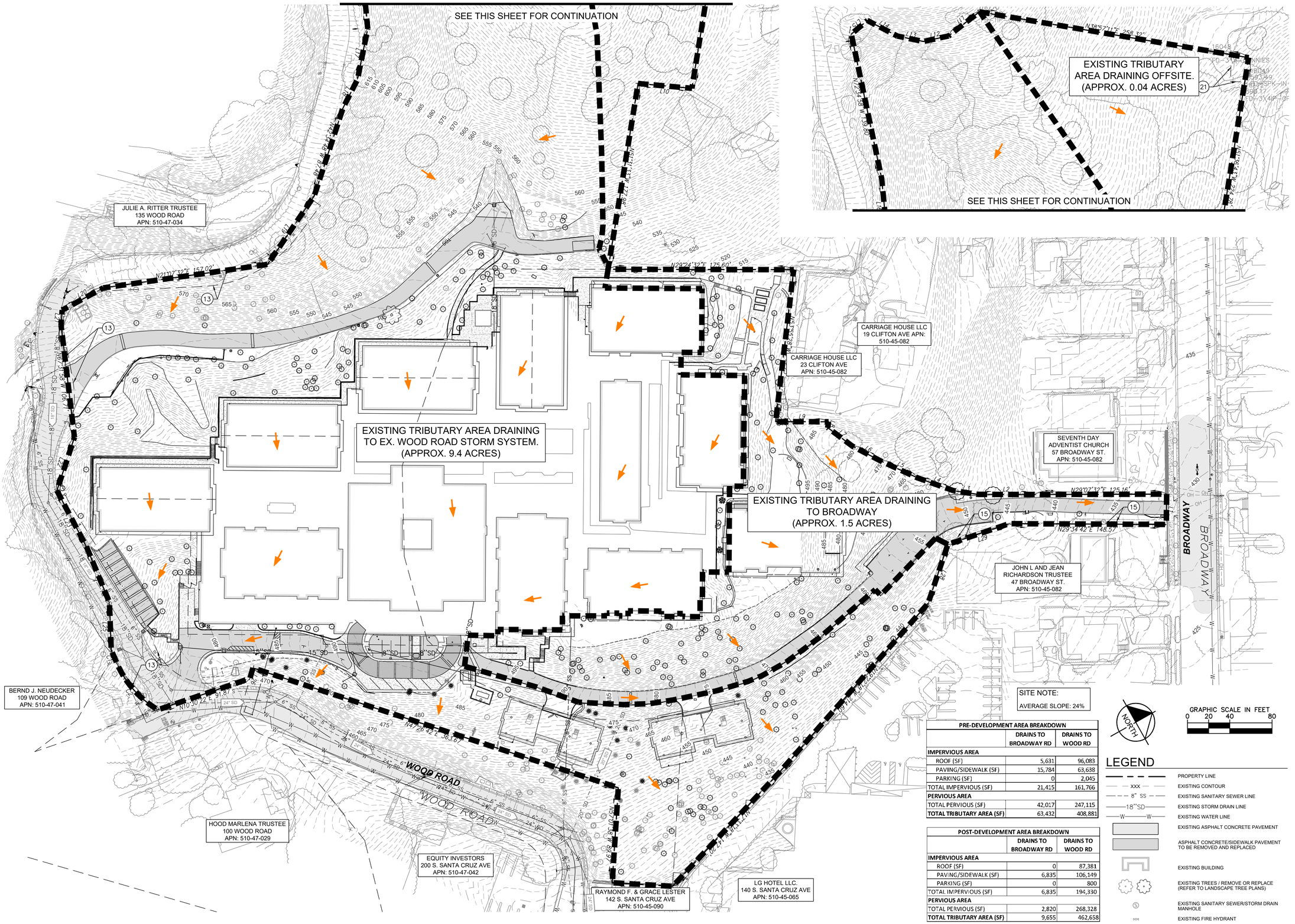

PRE-DEVELOPMENT AREA BREAKDOWN		
	DRAINS TO BROADWAY RD	DRAINS TO WOOD RD
IMPERVIOUS AREA		
ROOF (SF)	5,631	96,083
PAVING/SIDEWALK (SF)	15,784	63,638
PARKING (SF)	0	2,045
TOTAL IMPERVIOUS (SF)	21,415	161,766
PERVIOUS AREA		
TOTAL PERVIOUS (SF)	42,017	247,115
TOTAL TRIBUTARY AREA (SF)	63,432	408,881

POST-DEVELOPMENT AREA BREAKDOWN		
	DRAINS TO BROADWAY RD	DRAINS TO WOOD RD
IMPERVIOUS AREA		
ROOF (SF)	0	87,381
PAVING/SIDEWALK (SF)	6,835	106,149
PARKING (SF)	0	800
TOTAL IMPERVIOUS (SF)	6,835	194,330
PERVIOUS AREA		
TOTAL PERVIOUS (SF)	2,820	268,328
TOTAL TRIBUTARY AREA (SF)	9,655	462,658

LEGEND

- PROPERTY LINE
- XXX EXISTING CONTOUR
- 8" SS EXISTING SANITARY SEWER LINE
- 18"SD EXISTING STORM DRAIN LINE
- W W EXISTING WATER LINE
- EXISTING ASPHALT CONCRETE PAVEMENT
- ASPHALT CONCRETE/SIDEWALK PAVEMENT TO BE REMOVED AND REPLACED
- EXISTING BUILDING
- EXISTING TREES / REMOVE OR REPLACE (REFER TO LANDSCAPE TREE PLANS)
- EXISTING SANITARY SEWER/STORM DRAIN MANHOLE
- EXISTING FIRE HYDRANT

NO.	DATE	ISSUE

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(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

EXISTING DRAINAGE PLAN

SCALE: 1" = 40' ON 24" X 36"

C101.1

PLANNING SUBMITTAL

2024-04-30

Plotted By:Checketts, Travis Sheet Set:Kha K:\BAY_LDEV\197101001 - Los Gatos Meadows - MAF\08 CADD\Plan Sheets\DD SET\C101.1 EXISTING DRAINAGE PLAN.dwg
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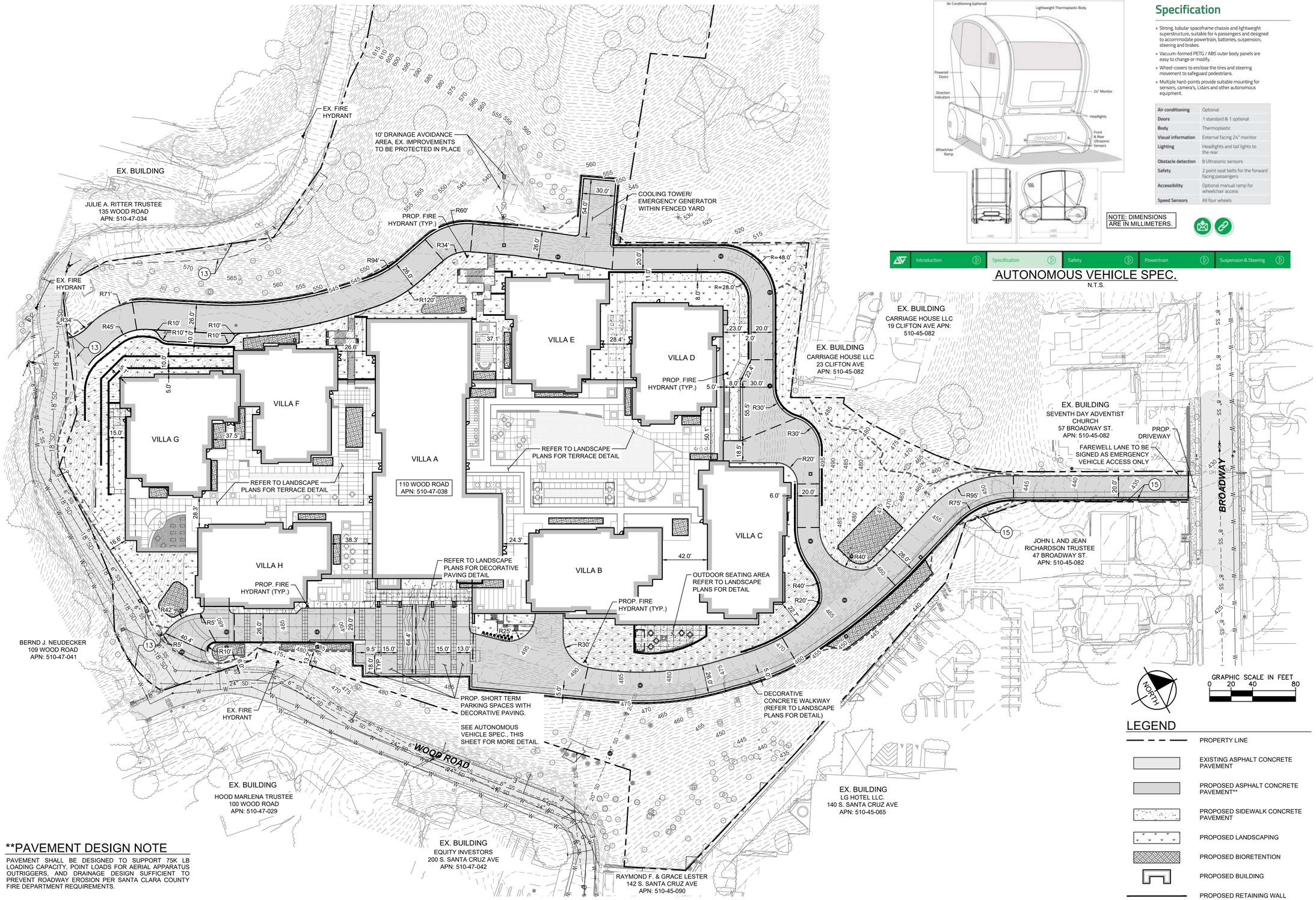

**PAVEMENT DESIGN NOTE

PAVEMENT SHALL BE DESIGNED TO SUPPORT 75K LB LOADING CAPACITY, POINT LOADS FOR AERIAL APPARATUS OUTRIGGERS, AND DRAINAGE DESIGN SUFFICIENT TO PREVENT ROADWAY EROSION PER SANTA CLARA COUNTY FIRE DEPARTMENT REQUIREMENTS.

LEGEND

- PROPERTY LINE
- EXISTING ASPHALT CONCRETE PAVEMENT
- PROPOSED ASPHALT CONCRETE PAVEMENT**
- PROPOSED SIDEWALK CONCRETE PAVEMENT
- PROPOSED LANDSCAPING
- PROPOSED BIORETENTION
- PROPOSED BUILDING
- PROPOSED RETAINING WALL
- EXISTING TREES
- PROPOSED FIRE HYDRANT
- PROPOSED STANDPIPE LOCATION

Specification

- Strong, tubular spaceframe chassis and lightweight superstructure, suitable for 4 passengers and designed to accommodate powertrain, batteries, suspension, steering and brakes.
- Vacuum-formed PETG / ABS outer body panels are easy to change or modify.
- Wheel-covers to enclose the tires and steering movement to safeguard pedestrians.
- Multiple hard-points provide suitable mounting for sensors, camera's, Lidars and other autonomous equipment.

Air conditioning	Optional
Doors	1 standard & 1 optional
Body	Thermoplastic
Visual information	External facing 24" monitor
Lighting	Headlights and tail lights to the rear
Obstacle detection	8 Ultrasonic sensors
Safety	2 point seat belts for the forward facing passengers
Accessibility	Optional manual ramp for wheelchair access
Speed Sensors	All four wheels

NOTE: DIMENSIONS ARE IN MILLIMETERS.

Introduction | Specification | Safety | Powertrain | Suspension & Steering

AUTONOMOUS VEHICLE SPEC.

N.T.S.

NO.	DATE	ISSUE

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LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

PRELIMINARY CIVIL SITE PLAN

SCALE: 1" = 40' ON 24" X 36"

C102

PLANNING SUBMITTAL

2024-04-30

Plotted By:LaVelle, Michael Sheet Set:Kha \\kimley-horn.com\ca_pls1\Project\BAY_LDEV\197101001 - Los Gatos Meadows - MAF\08 CADD\Plan Sheets\DD SET\C102 SITE PLAN.dwg
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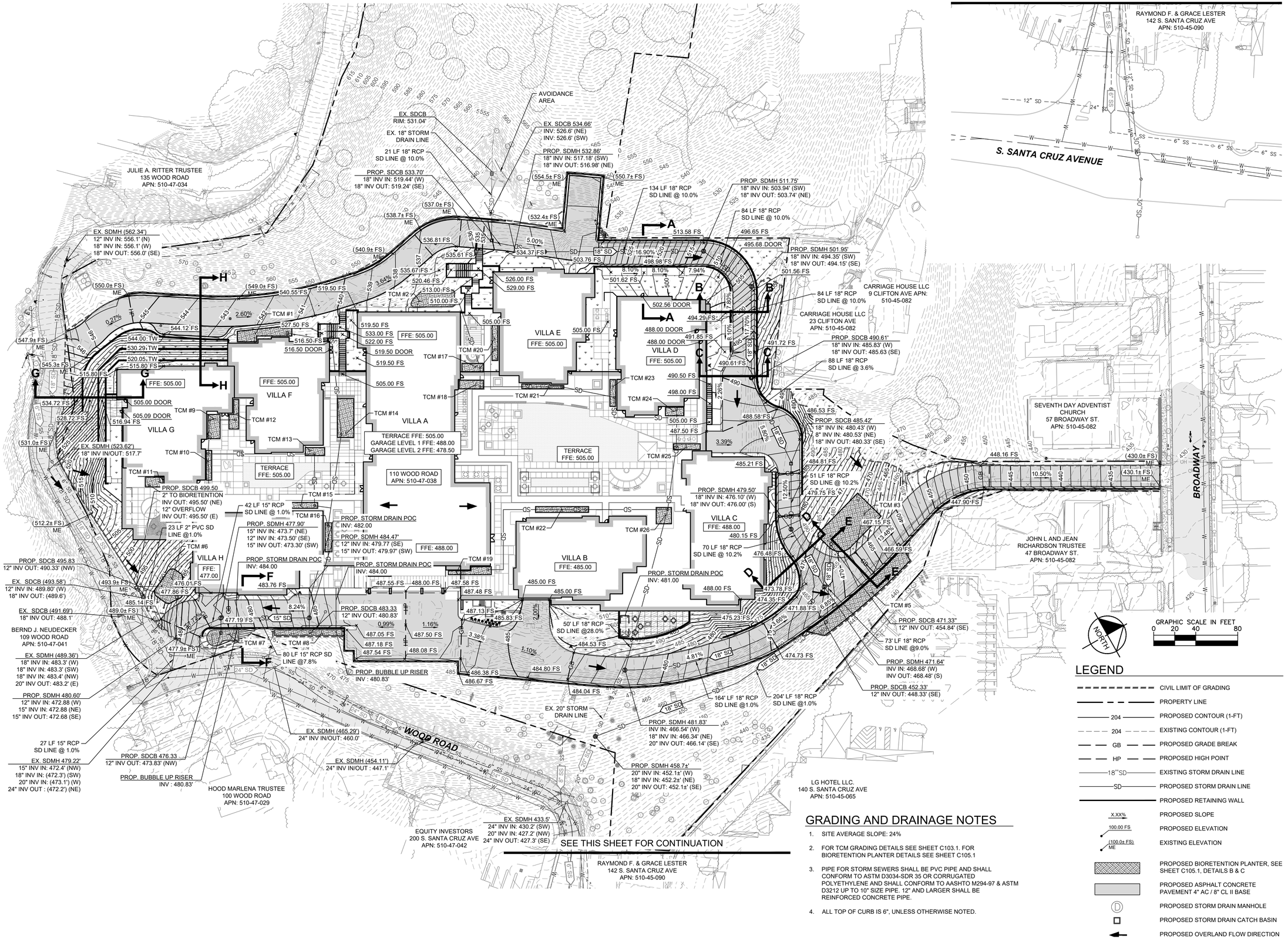


LEGEND

- CIVIL LIMIT OF GRADING
- PROPERTY LINE
- 204 — PROPOSED CONTOUR (1-FT)
- 204 — EXISTING CONTOUR (1-FT)
- GB — PROPOSED GRADE BREAK
- HP — PROPOSED HIGH POINT
- 18"SD — EXISTING STORM DRAIN LINE
- SD — PROPOSED STORM DRAIN LINE
- PROPOSED RETAINING WALL
- X.XX% — PROPOSED SLOPE
- 100.00 FS — PROPOSED ELEVATION
- (100.0± FS) ME — EXISTING ELEVATION
- PROPOSED BIORETENTION PLANTER, SEE SHEET C105.1, DETAILS B & C
- PROPOSED ASPHALT CONCRETE PAVEMENT 4" AC / 8" CL II BASE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN CATCH BASIN
- PROPOSED OVERLAND FLOW DIRECTION

GRADING AND DRAINAGE NOTES

1. SITE AVERAGE SLOPE: 24%
2. FOR TCM GRADING DETAILS SEE SHEET C103.1. FOR BIORETENTION PLANTER DETAILS SEE SHEET C105.1
3. PIPE FOR STORM SEWERS SHALL BE PVC PIPE AND SHALL CONFORM TO ASTM D3034-SDR 35 OR CORRUGATED POLYETHYLENE AND SHALL CONFORM TO AASHTO M294-97 & ASTM D3212 UP TO 10" SIZE PIPE. 12" AND LARGER SHALL BE REINFORCED CONCRETE PIPE.
4. ALL TOP OF CURB IS 6", UNLESS OTHERWISE NOTED.

NO.	DATE	ISSUE

SEAL

KEY PLAN

Kimley»Horn
4637 CHABOT DRIVE, SUITE 300, PLEASANTON, CA 94588
PHONE:925-398-4840 FAX: 925-398-4849
WWW.KIMLEY-HORN.COM

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
COVIA
2185 N CALIFORNIA BLVD, SUITE 215
WALNUT CREEK, CA 94596
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
GATES + ASSOCIATES
2671 CROW CANYON RD
SAN RAMON, CA 94583
(925) 736-8176

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

PRELIMINARY GRADING AND DRAINAGE PLAN

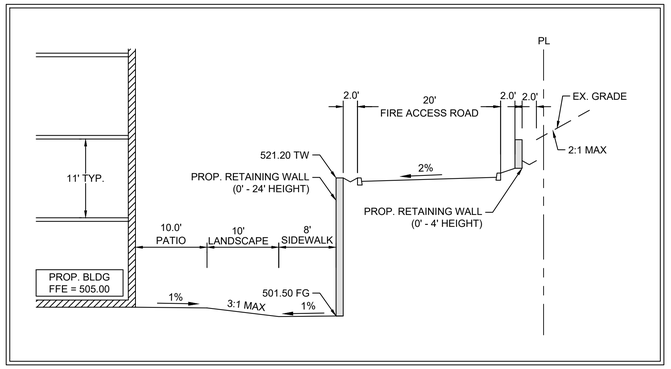
SCALE: 1" = 40' ON 24" X 36"

C103

PLANNING SUBMITTAL

2024-04-30

Plotted By:LaVelle, Michael Sheet Set:Kha \\kimley-horn.com\ca_pls1\Project\BAY_LDEV\197101001 - Los Gatos Meadows - MAF\08 CADD\Plan Sheets\DD SET\C103 PRELIM GRADING.dwg
April 30, 2024 05:19:26pm



SECTION A-A

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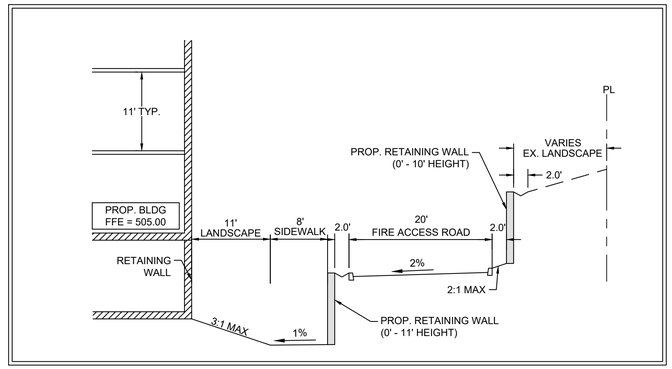

SECTION B-B

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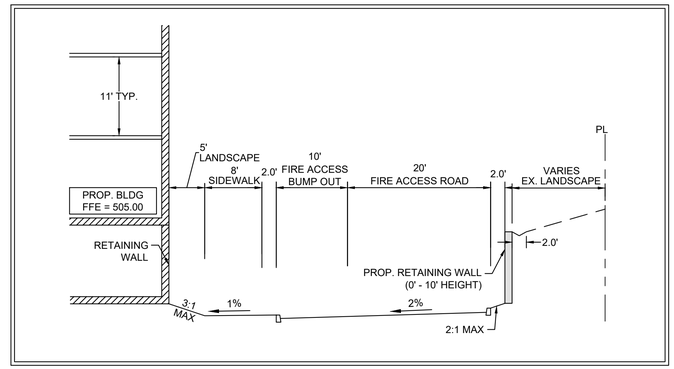

SECTION C-C

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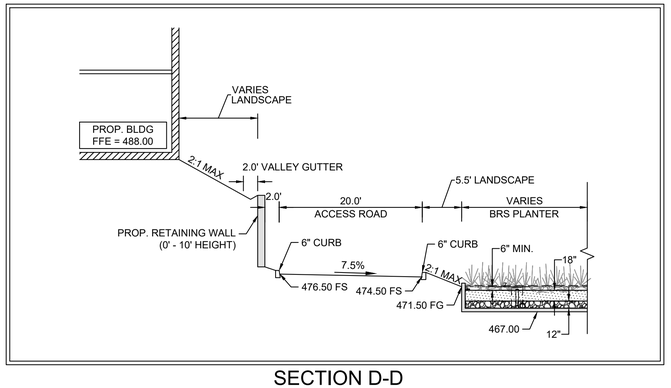

SECTION D-D

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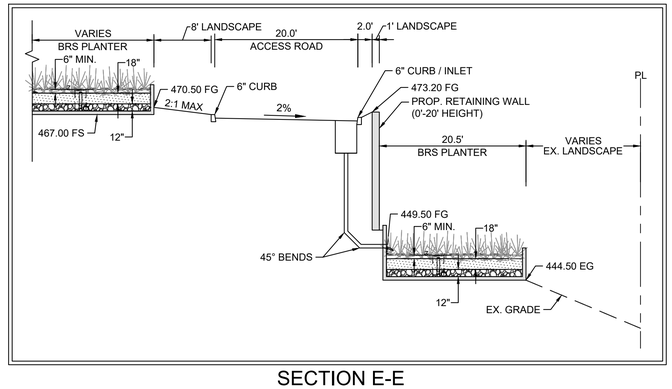

SECTION E-E

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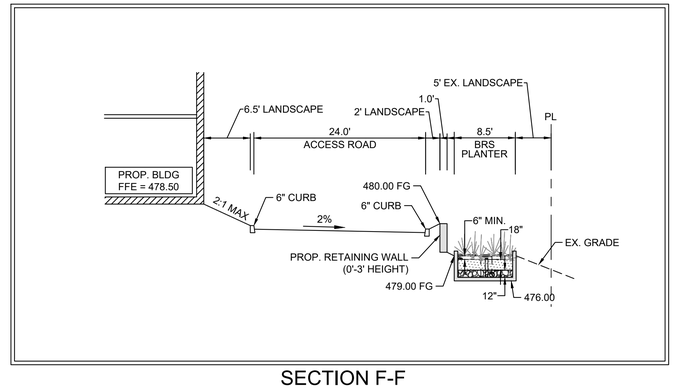

SECTION F-F

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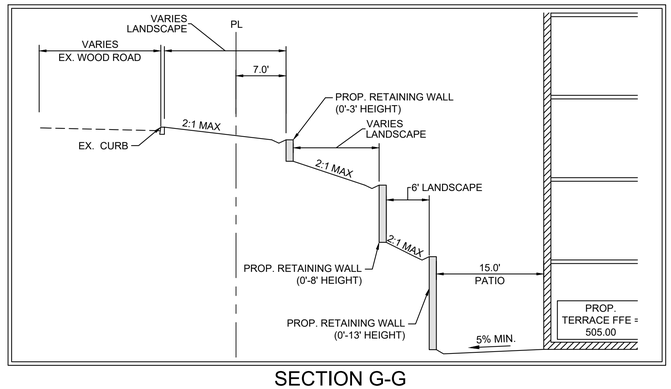
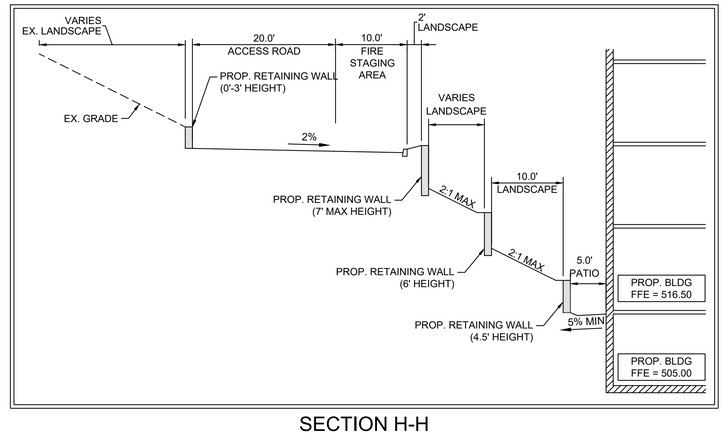


SECTION G-G

N.T.S.

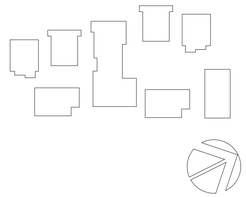


SECTION H-H

N.T.S.

NO.	DATE	ISSUE

SEAL



KEY PLAN

Kimley»Horn

4637 CHABOT DRIVE, SUITE 300, PLEASANTON, CA 94588
PHONE:925-398-4840 FAX: 925-398-4849
WWW.KIMLEY-HORN.COM

Applicant:
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General Contractor:
DEVCON CONSTRUCTION INC
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MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

GRADING SECTIONS

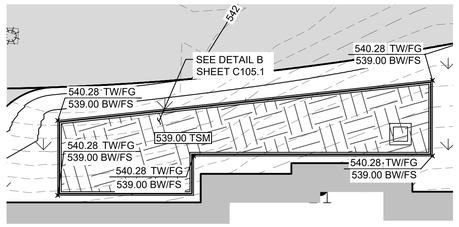
SCALE: 1" = 40' ON 24" X 36"

C103.1

PLANNING SUBMITTAL

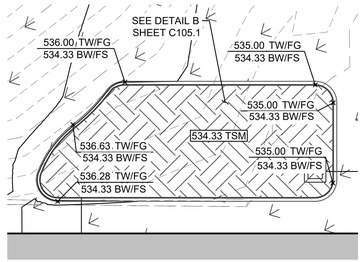
2024-04-30

Plotted By:Checketts, Travis Sheet Set:Kha K:\BAY_LDEV\197101001 - Los Gatos Meadows - MAF\08 CADD\Plan Sheets\DD SET\C103 PRELIM GRADING.dwg
April 30, 2024 05:02:58pm



TCM #1 DETAIL

SCALE: 1"=10'



TCM #2 DETAIL

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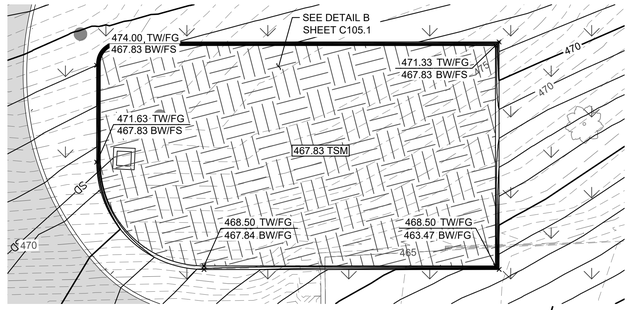
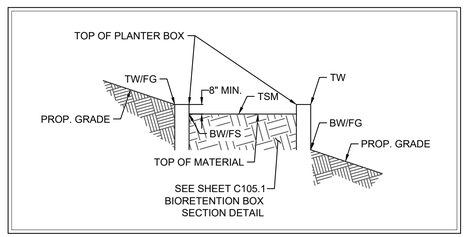


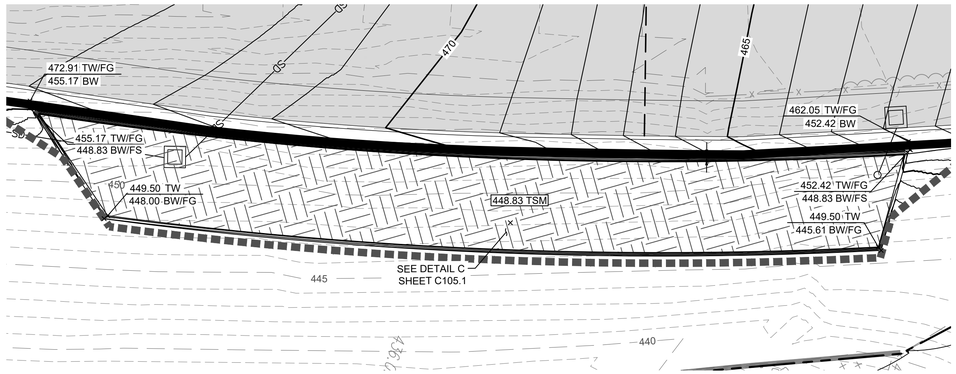
TCM #3 DETAIL

SCALE: 1"=10'



BIORETENTION GRADING SECTION

N.T.S.



TCM #5 DETAIL

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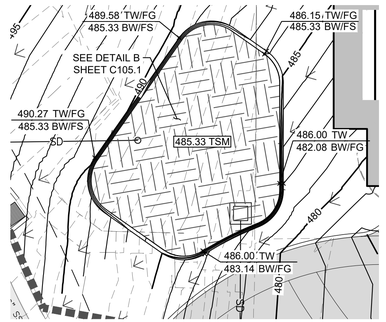
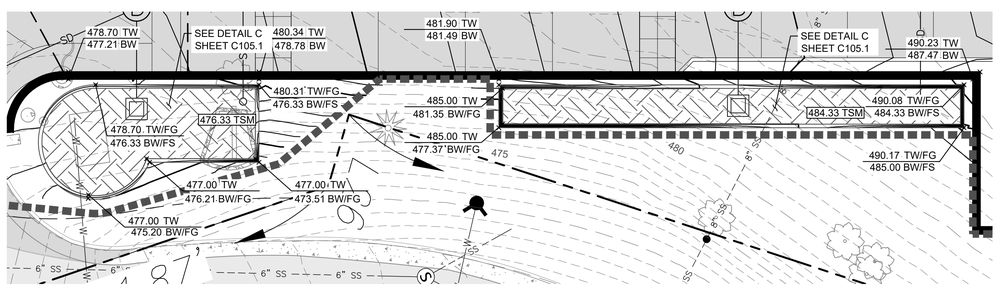


TCM #6 DETAIL

SCALE: 1"=10'



TCM #7 AND #8 DETAIL

SCALE: 1"=10'

NO.	DATE	ISSUE

SEAL

KEY PLAN

Kimley»Horn

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PHONE:925-398-4840 FAX: 925-398-4849
WWW.KIMLEY-HORN.COM

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(415) 816-7944

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SAN RAMON, CA 94583
(925) 736-8176

Structural:
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(415) 989-1004

Mechanical, Electrical & Plumbing:
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150 CALIFORNIA ST, 3RD FLOOR
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(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

PRELIMINARY GRADING DETAILS

SCALE: 1" = 40' ON 24" X 36"

C103.2

PLANNING SUBMITTAL

2024-04-30

Plotted By:Checketts, Travis Sheet Set:Kha K:\BAY_LDEV\197101001 - Los Gatos Meadows - MAF\08 CADD\Plan Sheets\DD SET\C103.2 PRELIM GRADING BLOWUPS.dwg
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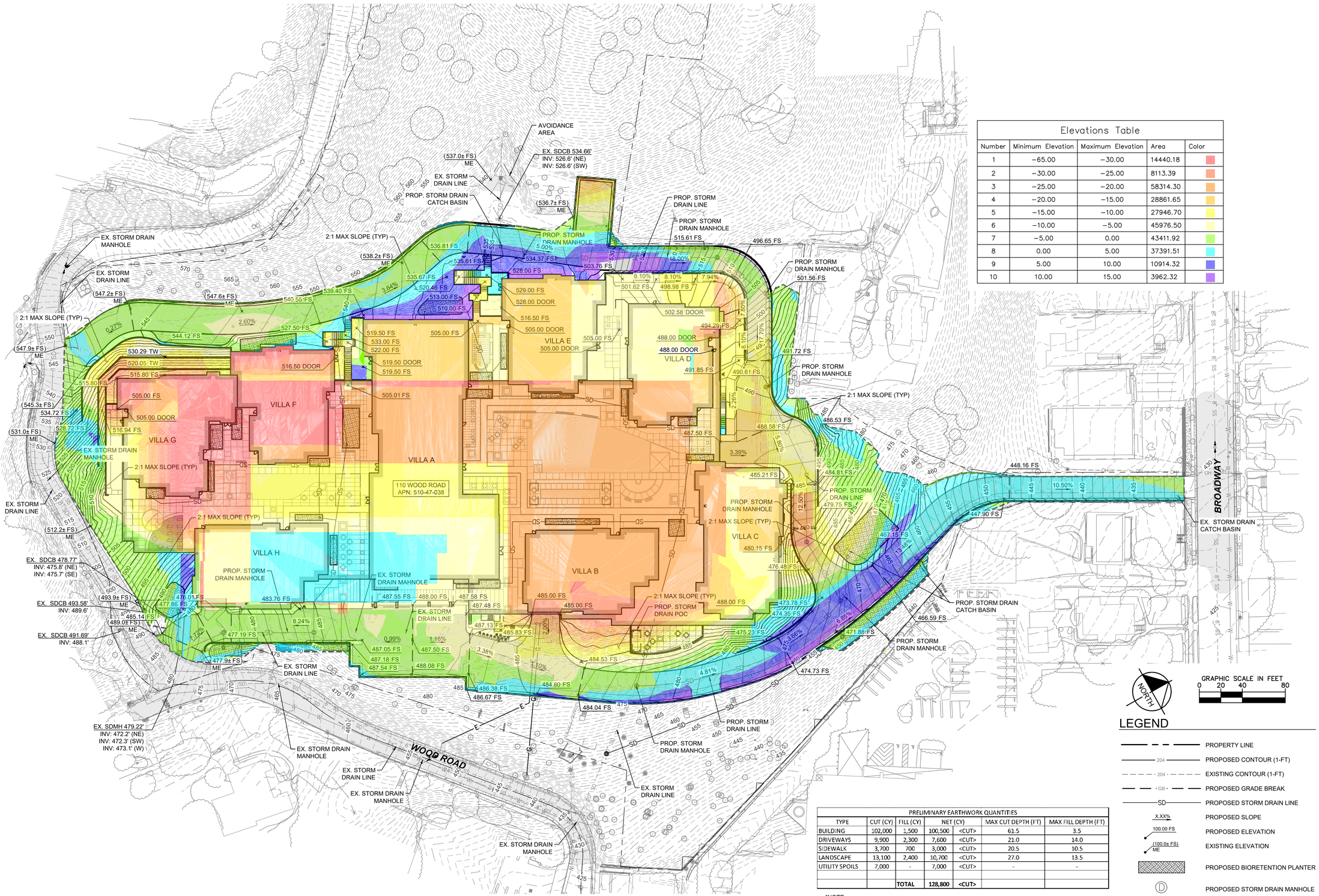

Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Area	Color
1	−65.00	−30.00	14440.18	
2	−30.00	−25.00	8113.39	
3	−25.00	−20.00	58314.30	
4	−20.00	−15.00	28861.65	
5	−15.00	−10.00	27946.70	
6	−10.00	−5.00	45976.50	
7	−5.00	0.00	43411.92	
8	0.00	5.00	37391.51	
9	5.00	10.00	10914.32	
10	10.00	15.00	3962.32	

PRELIMINARY EARTHWORK QUANTITIES						
TYPE	CUT (CY)	FILL (CY)	NET (CY)		MAX CUT DEPTH (FT)	MAX FILL DEPTH (FT)
BUILDING	102,000	1,500	100,500	<CUT>	61.5	3.5
DRIVEWAYS	9,900	2,300	7,600	<CUT>	21.0	14.0
SIDEWALK	3,700	700	3,000	<CUT>	20.5	10.5
LANDSCAPE	13,100	2,400	10,700	<CUT>	27.0	13.5
UTILITY SPOILS	7,000	-	7,000	<CUT>	-	-
		TOTAL	128,800	<CUT>		

*NOTE:
- EARTHWORK QUANTITIES ARE RAW, UNADJUSTED VOLUMES. THESE CALCULATIONS ASSUME 18" FOUNDATIONS FOR PROPOSED BUILDINGS AND 12" SECTIONS FOR PROPOSED ROAD PAVING. THE UTILITY SPOILS ARE PRELIMINARY.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPERTY LINE
- 204 — PROPOSED CONTOUR (1-FT)
- 204 — EXISTING CONTOUR (1-FT)
- GB — PROPOSED GRADE BREAK
- SD — PROPOSED STORM DRAIN LINE
- X.XX% — PROPOSED SLOPE
- 100.00 FS — PROPOSED ELEVATION
- (100.0± FS) ME — EXISTING ELEVATION
- PROPOSED BIORETENTION PLANTER
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN CATCH BASIN

NO.	DATE	ISSUE

SEAL

KEY PLAN

Kimley»Horn
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General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

PRELIMINARY CUT AND FILL PLAN

SCALE: 1" = 40' ON 24" X 36"

C104

PLANNING SUBMITTAL

2024-04-30

Plotted By:Checketts, Travis Sheet Set:Kha K:\BAY_LDEV\197101001 - Los Gatos Meadows - MAF\08 CADD\Plan Sheets\DD SET\C104 PRELIM CUT-FILL.dwg
April 30, 2024 05:04:24pm

SITE DESIGN MEASURES:

1. PROTECT EXISTING TREES, VEGETATION, AND SOIL.
2. PRESERVE OPEN SPACE AND NATURAL DRAINAGE PATTERNS.
3. LANDSCAPING
   a. PARKING STALLS.
   b. WALKWAYS AND PATIOS.
   c. EMERGENCY VEHICLE ACCESS.
   d. PRIVATE STREETS AND SIDEWALKS.
4. DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPED AREAS.
5. PLANT TREES ADJACENT TO AND IN PARKING AREAS AND ADJACENT TO OTHER IMPERVIOUS AREAS.
6. PARKING:
   a. ON TOP OF OR UNDER BUILDINGS.
   b. NOT PROVIDED IN EXCESS OF CODE.
7. INSTALL A GREEN ROOF ON ALL OR A PORTION OF THE ROOF.

SOURCE CONTROL MEASURES:

1. BENEFICIAL LANDSCAPING.
2. USE OF WATER EFFICIENT IRRIGATION SYSTEMS.
3. MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
4. STORM DRAIN LABELING.

SEE THIS SHEET FOR CONTINUATION

SEE THIS SHEET FOR CONTINUATION

JULIE A. RITTER TRUSTEE
135 WOOD ROAD
APN: 510-47-034

CARRIAGE HOUSE LLC
23 CLIFTON AVE
APN: 510-45-082

CARRIAGE HOUSE LLC
19 CLIFTON AVE APN:
510-45-082

SEVENTH DAY ADVENTIST CHURCH
57 BROADWAY ST.
APN: 510-45-082

JOHN L AND JEAN RICHARDSON TRUSTEE
47 BROADWAY ST.
APN: 510-45-082

BERND J. NEUDECKER
109 WOOD ROAD
APN: 510-47-041

VILLA A
110 WOOD ROAD
APN: 510-47-038

LG HOTEL LLC.
140 S. SANTA CRUZ AVE
APN: 510-45-065

EQUITY INVESTORS
200 S. SANTA CRUZ AVE
APN: 510-47-042

RAYMOND F. & GRACE LESTER
142 S. SANTA CRUZ AVE
APN: 510-45-090

WOOD ROAD

BROADWAY

OFFSITE DMA 1

OFFSITE DMA 2

OFFSITE DMA 3

AVOIDANCE AREA

DMA 1 · DMA 2 · DMA 3 · DMA 4 · DMA 5 · DMA 6 · DMA 7 · DMA 8 · DMA 9 · DMA 10 · DMA 11 · DMA 12 · DMA 13 · DMA 14 · DMA 15 · DMA 16 · DMA 17 · DMA 18 · DMA 19 · DMA 20 · DMA 21 · DMA 22 · DMA 23 · DMA 24 · DMA 25 · DMA 26

VILLA A · VILLA B · VILLA C · VILLA D · VILLA E · VILLA F · VILLA G · VILLA H

TCM #1 · TCM #2 · TCM #3 · TCM #4 · TCM #5 · TCM #6 · TCM #7 · TCM #8 · TCM #9 · TCM #10 · TCM #11 · TCM #12 · TCM #13 · TCM #14 · TCM #15 · TCM #16 · TCM #17 · TCM #18 · TCM #19 · TCM #20 · TCM #21 · TCM #22 · TCM #23 · TCM #24 · TCM #25 · TCM #26

PROP. CURB CUTS, 10' ON CENTER · PROP. BUBBLE UP RISER · PROP. STORM DRAIN POC · PROP. OVERFLOW STRUCTURE (TYP.) · PROP. HIGH-FLOW BYPASS INLET. SEE DETAIL E, SHEET C105.1

A. TOTAL SITE AREA (ACRE):	10.84			
B. TOTAL SITE AREA DISTURBED (ACRE):	6.4			
	EXISTING AREA (SF)	PROPOSED AREA (SF) REPLACED	NEW	TOTAL POST PROJECT AREA (SF)
IMPERVIOUS AREA				
ROOF	101,714	87,381	-	87,381
PARKING	2,045	800	-	800
SIDEWALKS AND STREETS	79,422	79,422	33,562	112,984
OTHER (E.G. TENNIS COURT)				
C. TOTAL IMPERVIOUS AREA	183,181	167,603	33,562	201,165
D. TOTAL NEW AND REPLACED IMPERVIOUS AREA		201,165	(+17,984 NET)	
PERVIOUS AREA				
LANDSCAPING	289,132	271,148	0	271,148
PERVIOUS PAVING				
OTHER (E.G. GREEN ROOF)				
E. TOTAL PERVIOUS AREA	289,132	271,148	0	271,148
F. PERCENT REPLACEMENT OF IMPERVIOUS AREA IN REDEVELOPMENT PROJECTS (REPLACED TOTAL				91%

REQUIRED BIORETENTION (SF)	
SITE IMPERVIOUS	126,686
SITE PERVIOUS	56,669
SITE BRS REQUIRED	5,294
PODIUM PERVIOUS	21,003
PODIUM BRS REQUIRED	3,063
TOTAL IMPERVIOUS	201,165
TOTAL PERVIOUS	77,672
TOTAL BRS REQUIRED	8,357

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPERTY LINE
- 204 PROPOSED CONTOUR (1-FT)
- 204 EXISTING CONTOUR (1-FT)
- PROPOSED DRAINAGE AREA
- SD PROPOSED STORM DRAIN LINE
- FLOW ARROW
- PROPOSED BIORETENTION PLANTER
- DMA X DMA AREA
- S EXISTING STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN CATCH BASIN
- D PROPOSED STORM DRAIN MANHOLE

NO.	DATE	ISSUE

SEAL

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GATES + ASSOCIATES
2671 CROW CANYON RD
SAN RAMON, CA 94583
(925) 736-8176

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

PRELIMINARY STORMWATER CONTROL PLAN

SCALE: 1" = 40' ON 24" X 36"

C105

PLANNING SUBMITTAL

2024-04-30

Plotted By:Checketts, Travis Sheet Set:Kha K:\BAY_LDEV\197101001 - Los Gatos Meadows - MAF\08 CADD\Plan Sheets\DD SET\C105 PRELIM STORMWATER.dwg
April 30, 2024 05:05:00pm

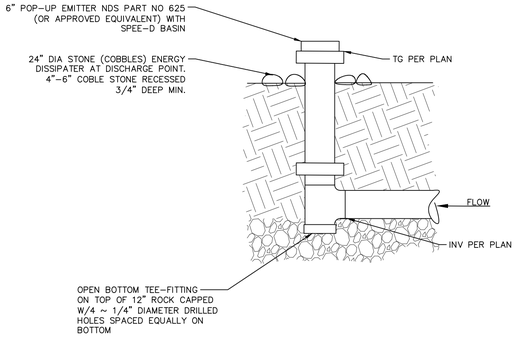
* REQUIRED TREATMENT AREA CALCULATED USING SIMPLIFIED SIZING METHOD (4% RULE) AS DESCRIBED BELOW:

REQUIRED AREA = 4% * (IMPERVIOUS AREA + (10%*PERVIOUS AREA))

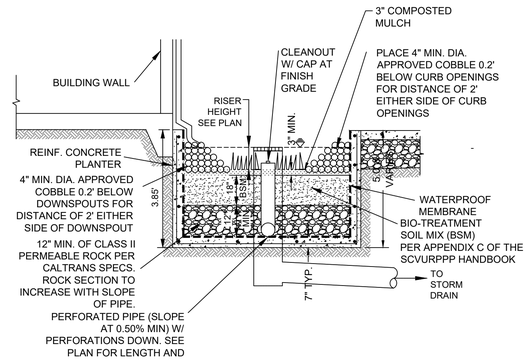
TREATMENT CONTROL MEASURE SUMMARY - SURFACE BIORETENTION

					IMPERVIOUS SURFACE TYPE								
DMA	AREA (ACRE)	AREA (SF)	PERVIOUS SURFACE (SF)	PERVIOUS SURFACE TYPE	IMPERVIOUS SURFACE (SF)	ROOF	SIDEWALK	ROAD/DRIVE	RUNOFF COEFFICIENT	TREATMENT METHOD	TCM NUMBER	TREATMENT REQUIRED (APPROX. SF)	TREATMENT PROVIDED (SF)
1	0.28	12,085	1,464	Landscape	10,621	4517	845	5259	0.85	Bioretention (Planter Box)	TCM 1	431	446
2	0.44	19,313	5,701	Landscape	13,612	5525	2,383	5704	0.85	Bioretention (Planter Box)	TCM 2	567	581
3	1.31	56,931	17,783	Landscape	39,148	15823	7,654	15671	0.85	Bioretention (Planter Box)	TCM 3	1637	1654
4	0.22	9,655	2,820	Landscape	6,835	0	0	6835**	0.85	Bioretention (Planter Box)		285 **	0
5	1.06	46,325	11,159	Landscape	35,166	5804	10,461	18901	0.85	Bioretention (Planter Box)	TCM 5	1451	1451
6	0.48	20,757**	15,219	Landscape	5,538	1849	3,689	6835**	0.85	Bioretention (Planter Box)	TCM 6	282 **	597**
7	0.22	9,407	1,487	Landscape	7,920	4095	600	3225	0.85	Bioretention (Planter Box)	TCM 7	323	335
8	0.20	8,857	1,036	Landscape	7,821	0	2,618	5203	0.85	Bioretention (Planter Box)	TCM 8	317	320
9	0.15	6,548	380	Landscape	6,168	6168	0	0	0.85	Bioretention (Planter Box)	TCM 9	248	248
10	0.08	3,334	1,483	Landscape	1,851	0	1,851	0	0.85	Bioretention (Planter Box)	TCM 10	80	125
11	0.08	3,625	167	Landscape	3,458	3433	25	0	0.85	Bioretention (Planter Box)	TCM 11	139	140
12	0.11	4,732	285	Landscape	4,447	3815	632	0	0.85	Bioretention (Planter Box)	TCM 12	179	180
13	0.09	3,826	1,813	Landscape	2,013	0	2,013	0	0.85	Bioretention (Planter Box)	TCM 13	88	126
14	0.35	15,250	1,881	Landscape	13,369	9287	4,082	0	0.85	Bioretention (Planter Box)	TCM 14	542	548
15	0.08	3,367	270	Landscape	3,097	3097	0	0	0.85	Bioretention (Planter Box)	TCM 15	125	125
16	0.08	3,450	298	Landscape	3,152	2410	742	0	0.85	Bioretention (Planter Box)	TCM 16	127	162
17	0.06	2,587	720	Landscape	1,867	0	1,867	0	0.85	Bioretention (Planter Box)	TCM 17	78	95
18	0.12	5,142	1,120	Landscape	4,022	1670	2,352	0	0.85	Bioretention (Planter Box)	TCM 18	165	169
19	0.12	5,277	300	Landscape	4,977	4977	0	0	0.85	Bioretention (Planter Box)	TCM 19	200	200
20	0.10	4,261	205	Landscape	4,056	4056	0	0	0.85	Bioretention (Planter Box)	TCM 20	163	175
21	0.16	6,753	5,218	Landscape	1,535	0	1,535	0	0.85	Bioretention (Planter Box)	TCM 21	82	135
22	0.24	10,618	2,082	Landscape	5,900	3134	2,766	0	0.85	Bioretention (Planter Box)	TCM 22	244	250
23	0.12	5,404	2,640	Landscape	2,764	193	2,571	0	0.85	Bioretention (Planter Box)	TCM 23	121	125
24	0.07	3,039	478	Landscape	2,561	2126	435	0	0.85	Bioretention (Planter Box)	TCM 24	104	127
25	0.09	3,815	760	Landscape	3,055	1605	1,450	0	0.85	Bioretention (Planter Box)	TCM 25	125	125
26	0.16	7,115	903	Landscape	6,212	3797	2,415	0	0.85	Bioretention (Planter Box)	TCM 26	252	256
Offsite 1	3.36	146,310	146,310	Landscape	0	N/A			0.35	N/A	N/A	N/A	N/A
Offsite 2	0.09	3,782	3,782	Landscape	0	N/A			0.35	N/A	N/A	N/A	N/A
Offsite 3	0.94	40,748	40,748	Landscape	0	N/A			0.35	N/A	N/A	N/A	N/A
Totals	**10.84**	**472,313**	**268,512**		**201,165**							**8,357**	**8,695**

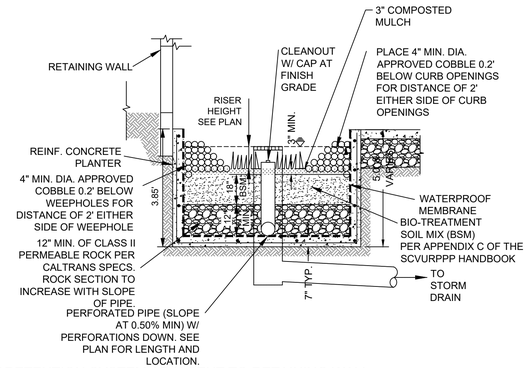
** IN-LIEU TREATMENT:
THE 6,853 SF OF IMPERVIOUS AREA THAT IS GOING UNTREATED TO BROADWAY IS BEING ACCOUNTED FOR IN DMA 6. 6,853 SF OF IMPERVIOUS PAVEMENT ON WOOD ROAD HAS BEEN INCLUDED IN DMA 6 AND TCM 6 HAS BEEN SIZED TO TREAT THIS ADDITIONAL WATER QUALITY FLOW. THE 6,853 SF AREA IS NOT COUNTED TOWARDS THE DMA 6 TOTAL AREA.



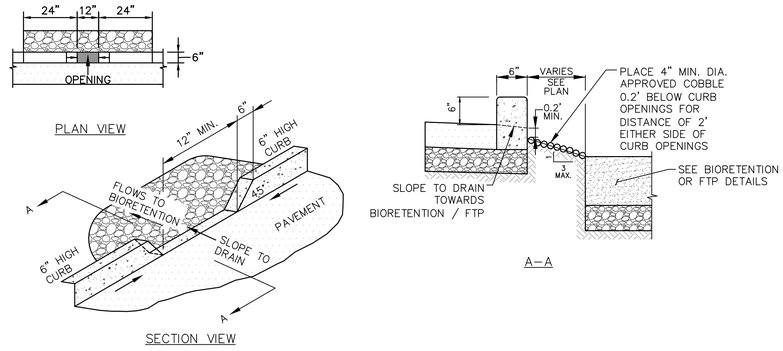
POP-UP EMITTER (A)
N.T.S.



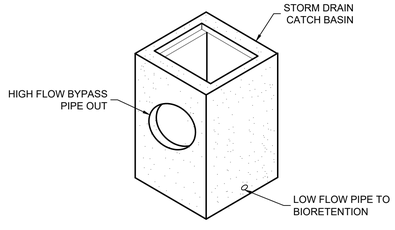
BIORETENTION SYSTEM ADJACENT TO BUILDING (B)
NTS



BIORETENTION SYSTEM ADJACENT TO RETAINING WALL (C)
NTS



CURB CUT (D)
N.T.S.



HIGH FLOW BYPASS INLET (E)
N.T.S.

NO.	DATE	ISSUE

SEAL

KEY PLAN

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4637 CHABOT DRIVE, SUITE 300, PLEASANTON, CA 94588
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36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
COVIA
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WALNUT CREEK, CA 94596
(925) 956-7400

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PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

PRELIMINARY STORMWATER CONTOL DETAILS

SCALE: 1" = 40' ON 24" X 36"

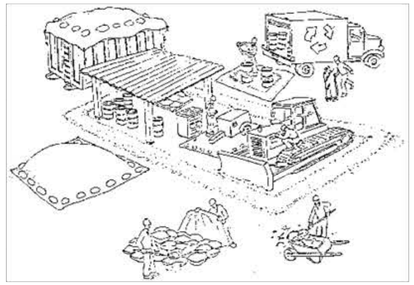
C105.1

PLANNING SUBMITTAL

2024-04-30

Plotted By:Checketts, Travis Sheet Set:Kha K:\BAY_LDEV\197101001 - Los Gatos Meadows - MAF\08 CADD\Plan Sheets\DD SET\C105 PRELIM STORMWATER.dwg
April 30, 2024 05:05:02pm

Pollution Prevention — It's Part of the Plan



Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- ✓ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✓ Use (but don't overuse) reclaimed water for dust control as needed.
- ✓ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✓ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✓ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

Hazardous materials management

- ✓ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.
- ✓ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✓ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✓ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✓ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✓ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✓ Report any hazardous materials spills immediately! Dial 911 or your local emergency response number.

Vehicle and equipment maintenance & cleaning

- ✓ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✓ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✓ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✓ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.

Earthwork & contaminated soils

- ✓ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✓ Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.
- ✓ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✓ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place hay bales down-slope until soil is secure.
- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call your local fire department for help in determining what testing should be done.
- ✓ Manage disposal of contaminated soil according to Fire Department instructions.

Dewatering operations

- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✓ Be sure to call your city's storm drain inspector before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✓ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

- ✓ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, hay bales, sand bags, or fine gravel dams to keep slurry out of the storm drain system.
- ✓ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✓ If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work

- ✓ Do not pave during wet weather or when rain is forecast.
- ✓ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✓ Place drip pans or absorbent material under paving equipment when not in use.
- ✓ Protect gutters, ditches, and drainage courses with hay bales, sand bags, or earthen berms.
- ✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✓ Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- ✓ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.

- ✓ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- ✓ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.

Painting

- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✓ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

Bay Area Stormwater Management Agencies Association (BASMAA)
1-888-BAYWISE

Storm drain polluters may be liable for fines of up to $10,000 per day!

NO. DATE ISSUE

SEAL

KEY PLAN

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Applicant:
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36 SOUTHWOOD DRIVE
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PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

CALIFORNIA BLUEPRINT FOR A CLEAN BAY AREA

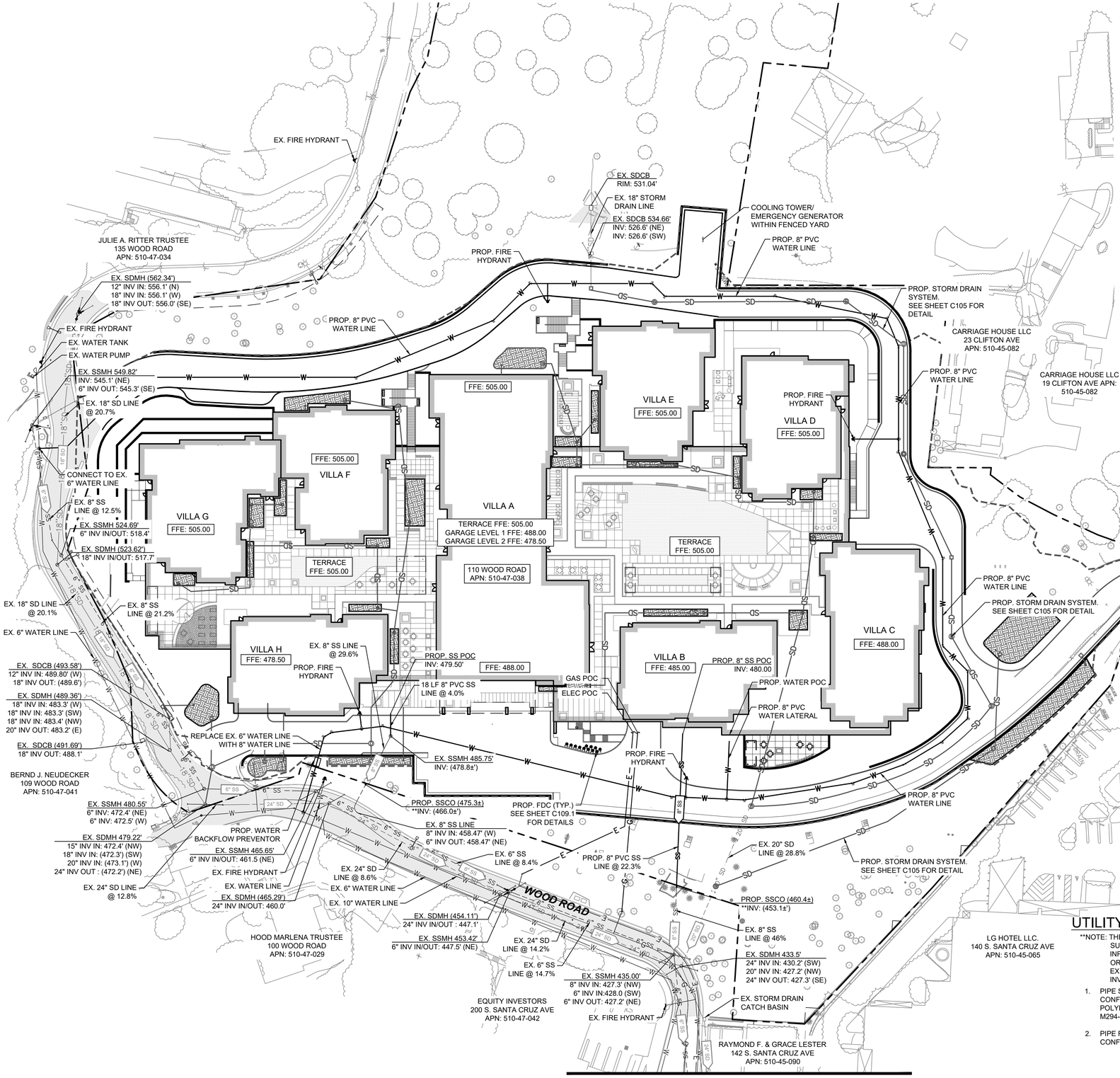
SCALE: 1" = 40' ON 24" X 36"

C105.2

PLANNING SUBMITTAL

2024-04-30

Plotted By:Checketts, Travis Sheet Set:Kha K:\BAY_LDEV\197101001 - Los Gatos Meadows - MAF\08 CADD\Plan Sheets\DD SET\C105 PRELIM STORMWATER.dwg
April 30, 2024 05:05:07pm



UTILITY NOTES

**NOTE: THE UTILITIES SHOWN ON THIS PLAN ARE FROM SURVEY AND AVAILABLE PLANS ONLY - THE INFORMATION IS VERY UNLIKELY TO BE COMPLETE OR PRECISE. CONTRACTOR TO VERIFY IN FIELD EXISTING UTILITY LOCATIONS AND SANITARY SEWER INVERT ELEVATIONS.

1. PIPE SANITARY SEWERS SHALL BE PVC PIPE AND SHALL CONFORM TO ASTM D3034-SDR 35 OR CORRUGATED POLYETHYLENE AND SHALL CONFORM TO AASHTO M294-97 & ASTM D3212
2. PIPE FOR WATER SHALL BE 8" PVC PIPE AND SHALL CONFORM TO AWWA C900.

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPERTY LINE
- 8" SS — EXISTING SANITARY SEWER LINE
- 18"SD — EXISTING STORM DRAIN LINE
- W — EXISTING WATER LINE
- SD — PROPOSED STORM DRAIN LINE
- W — PROPOSED 8" WATER LINE
- G — PROPOSED GAS LINE
- E — PROPOSED ELECTRIC SERVICE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN CATCH BASIN
- PROPOSED FIRE HYDRANT
- PROPOSED FDC LOCATION
- PROPOSED BIORETENTION PLANTER BOX

NO.	DATE	ISSUE

SEAL

KEY PLAN

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PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

PRELIMINARY UTILITY PLAN

SCALE: 1" = 40' ON 24" X 36"

C106

PLANNING SUBMITTAL

2024-04-30

Plotted By:LaVelle, Michael Sheet Set:Kha \\kimley-horn.com\ca_pls1\Project\BAY_LDEV\197101001 - Los Gatos Meadows - MAF\08 CADD\Plan Sheets\DD SET\C106 PRELIM UTILITY PLAN.dwg
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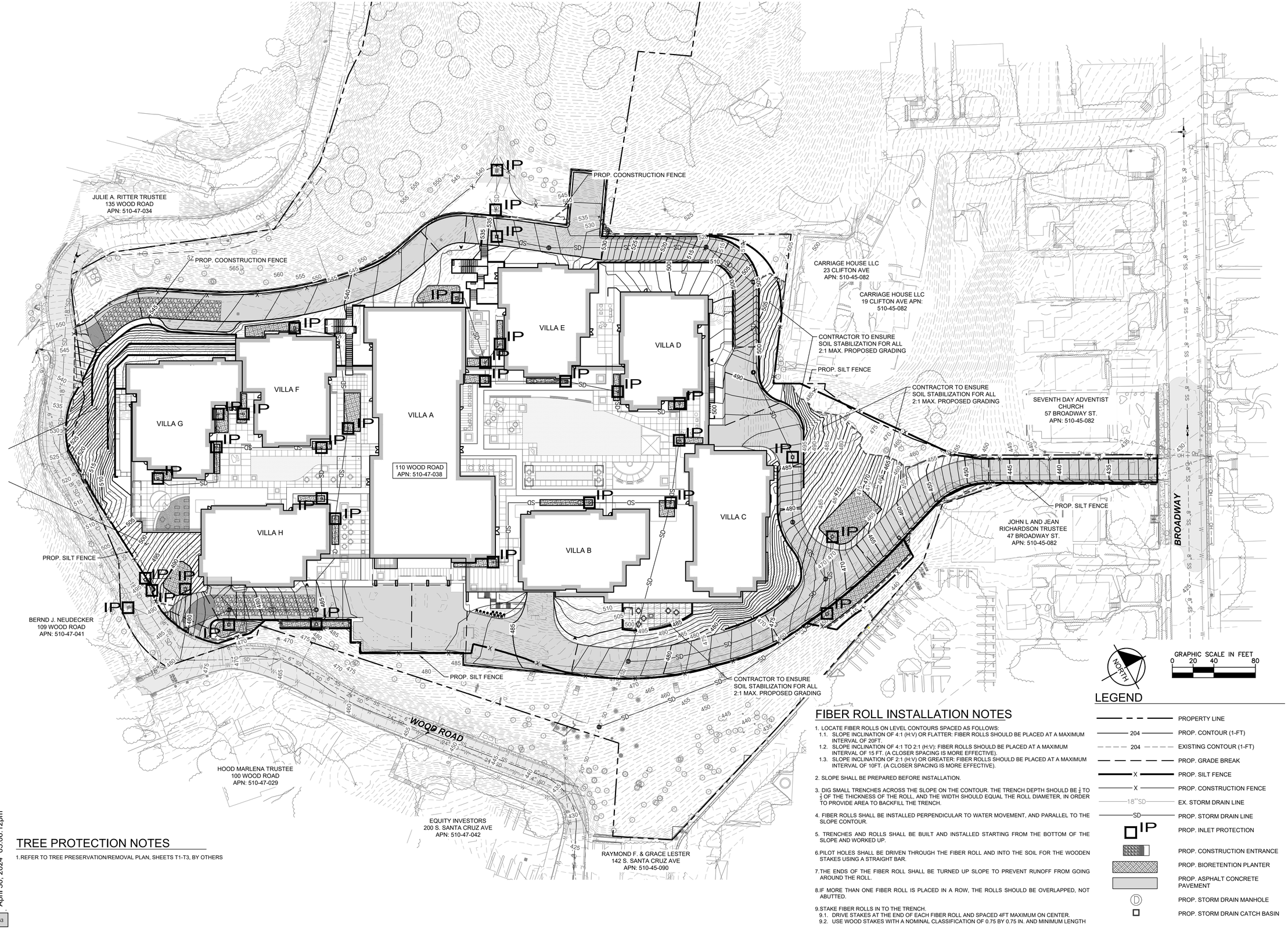

TREE PROTECTION NOTES

1.REFER TO TREE PRESERVATION/REMOVAL PLAN, SHEETS T1-T3, BY OTHERS

FIBER ROLL INSTALLATION NOTES

1. LOCATE FIBER ROLLS ON LEVEL CONTOURS SPACED AS FOLLOWS:
   - 1.1. SLOPE INCLINATION OF 4:1 (H:V) OR FLATTER: FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 20FT.
   - 1.2. SLOPE INCLINATION OF 4:1 TO 2:1 (H:V): FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 15 FT. (A CLOSER SPACING IS MORE EFFECTIVE).
   - 1.3. SLOPE INCLINATION OF 2:1 (H:V) OR GREATER: FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 10FT. (A CLOSER SPACING IS MORE EFFECTIVE).
2. SLOPE SHALL BE PREPARED BEFORE INSTALLATION.
3. DIG SMALL TRENCHES ACROSS THE SLOPE ON THE CONTOUR. THE TRENCH DEPTH SHOULD BE $\frac{1}{3}$ TO $\frac{1}{4}$ OF THE THICKNESS OF THE ROLL, AND THE WIDTH SHOULD EQUAL THE ROLL DIAMETER, IN ORDER TO PROVIDE AREA TO BACKFILL THE TRENCH.
4. FIBER ROLLS SHALL BE INSTALLED PERPENDICULAR TO WATER MOVEMENT, AND PARALLEL TO THE SLOPE CONTOUR.
5. TRENCHES AND ROLLS SHALL BE BUILT AND INSTALLED STARTING FROM THE BOTTOM OF THE SLOPE AND WORKED UP.
6. PILOT HOLES SHALL BE DRIVEN THROUGH THE FIBER ROLL AND INTO THE SOIL FOR THE WOODEN STAKES USING A STRAIGHT BAR.
7. THE ENDS OF THE FIBER ROLL SHALL BE TURNED UP SLOPE TO PREVENT RUNOFF FROM GOING AROUND THE ROLL.
8. IF MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE OVERLAPPED, NOT ABUTTED.
9. STAKE FIBER ROLLS IN TO THE TRENCH.
   - 9.1. DRIVE STAKES AT THE END OF EACH FIBER ROLL AND SPACED 4FT MAXIMUM ON CENTER.
   - 9.2. USE WOOD STAKES WITH A NOMINAL CLASSIFICATION OF 0.75 BY 0.75 IN. AND MINIMUM LENGTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPERTY LINE
- 204 — PROP. CONTOUR (1-FT)
- 204 — EXISTING CONTOUR (1-FT)
- PROP. GRADE BREAK
- X — PROP. SILT FENCE
- X — PROP. CONSTRUCTION FENCE
- 18"SD — EX. STORM DRAIN LINE
- SD — PROP. STORM DRAIN LINE
- IP — PROP. INLET PROTECTION
- PROP. CONSTRUCTION ENTRANCE
- PROP. BIORETENTION PLANTER
- PROP. ASPHALT CONCRETE PAVEMENT
- PROP. STORM DRAIN MANHOLE
- PROP. STORM DRAIN CATCH BASIN

NO.	DATE	ISSUE

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36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
COVIA
2185 N CALIFORNIA BLVD, SUITE 215
WALNUT CREEK, CA 94596
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
GATES + ASSOCIATES
2671 CROW CANYON RD
SAN RAMON, CA 94583
(925) 736-8176

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

PRELIMINARY EROSION CONTROL PLAN

SCALE: 1" = 40' ON 24" X 36"

C107

PLANNING SUBMITTAL

2024-04-30

Plotted By:Checketts, Travis Sheet Set:Kha K:\BAY_LDEV\197101001 - Los Gatos Meadows - MAF\08 CADD\Plan Sheets\DD SET\C107 EROSION PLAN.dwg
April 30, 2024 05:06:12pm

FIRE NOTES

1. EMERGENCY RADIO RESPONDER COVERAGE: EMERGENCY RESPONDER RADIO COVERAGE IN NEW BUILDINGS. ALL NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING BASED UPON THE EXISTING COVERAGE LEVELS OF THE PUBLIC SAFETY COMMUNICATION SYSTEMS OF THE JURISDICTION AT THE EXTERIOR OF THE BUILDING. THIS SECTION SHALL NOT REQUIRE IMPROVEMENT OF THE EXISTING PUBLIC SAFETY COMMUNICATION SYSTEMS. REFER TO CFC SEC. 510 FOR FURTHER REQUIREMENTS. EMERGENCY RADIO RESPONDER COVERAGE REQUIREMENTS APPLIES TO ALL BUILDINGS.
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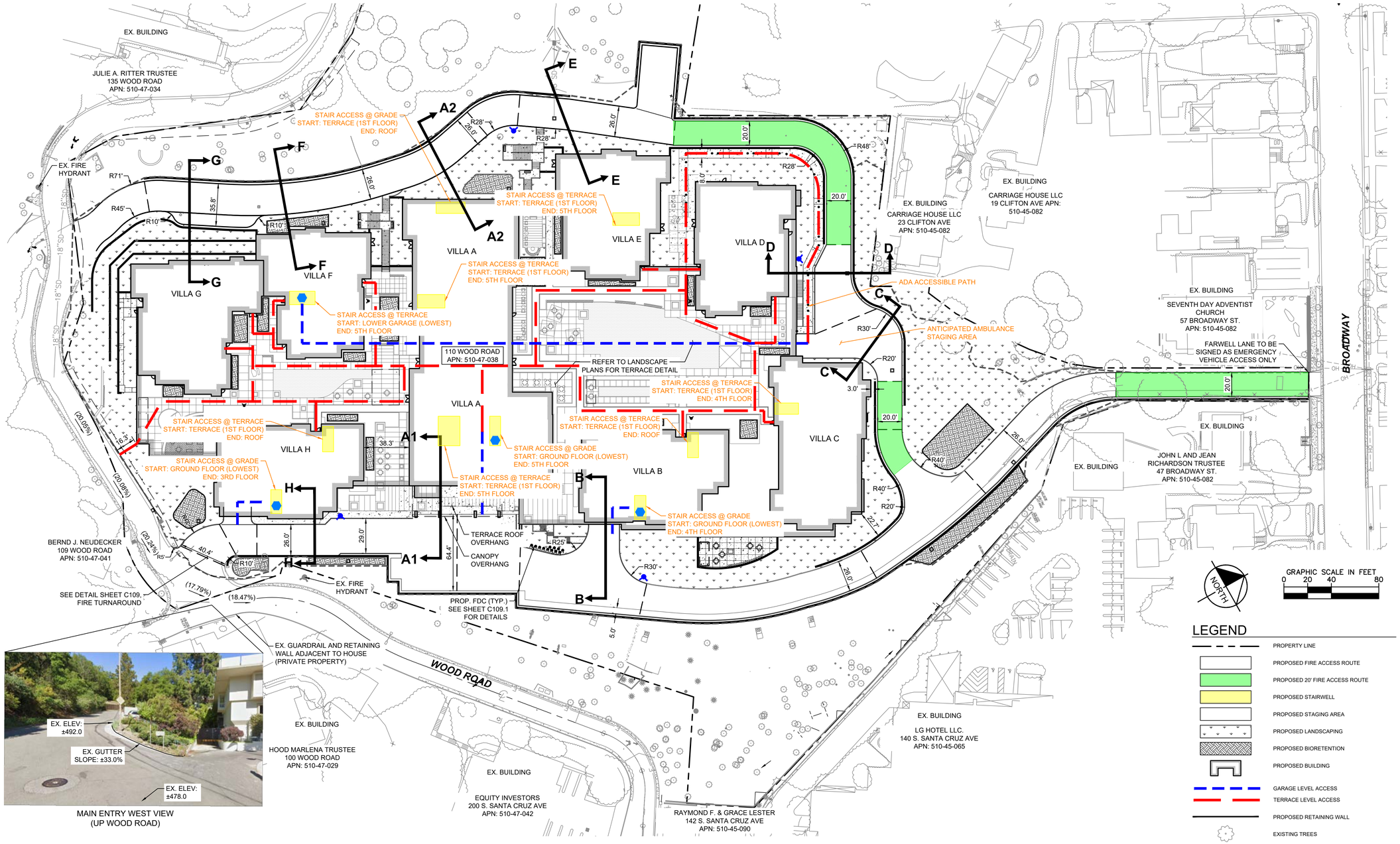
7. FARWELL LANE TO BE SIGNED AS AN EMERGENCY VEHICLE ACCESS ONLY.



MAIN ENTRY WEST VIEW
(UP WOOD ROAD)

LEGEND

- PROPERTY LINE
- PROPOSED FIRE ACCESS ROUTE
- PROPOSED 20' FIRE ACCESS ROUTE
- PROPOSED STAIRWELL
- PROPOSED STAGING AREA
- PROPOSED LANDSCAPING
- PROPOSED BIORETENTION
- PROPOSED BUILDING
- GARAGE LEVEL ACCESS
- TERRACE LEVEL ACCESS
- PROPOSED RETAINING WALL
- EXISTING TREES
- PROPOSED FIRE HYDRANT
- STAIRWELL WITH ACCESS TO LOWER GARAGE LEVEL
- STAIRWELL WITH ACCESS TO ACCESS ROADS AND GROUND LEVEL*

* GROUND LEVEL IS EQUIVALENT TO GARAGE LEVEL 1

NO.	DATE	ISSUE

SEAL

KEY PLAN

Kimley»Horn
4637 CHABOT DRIVE, SUITE 300, PLEASANTON, CA 94588
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WWW.KIMLEY-HORN.COM

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LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

PRELIMINARY FIRE ACCESS PLAN

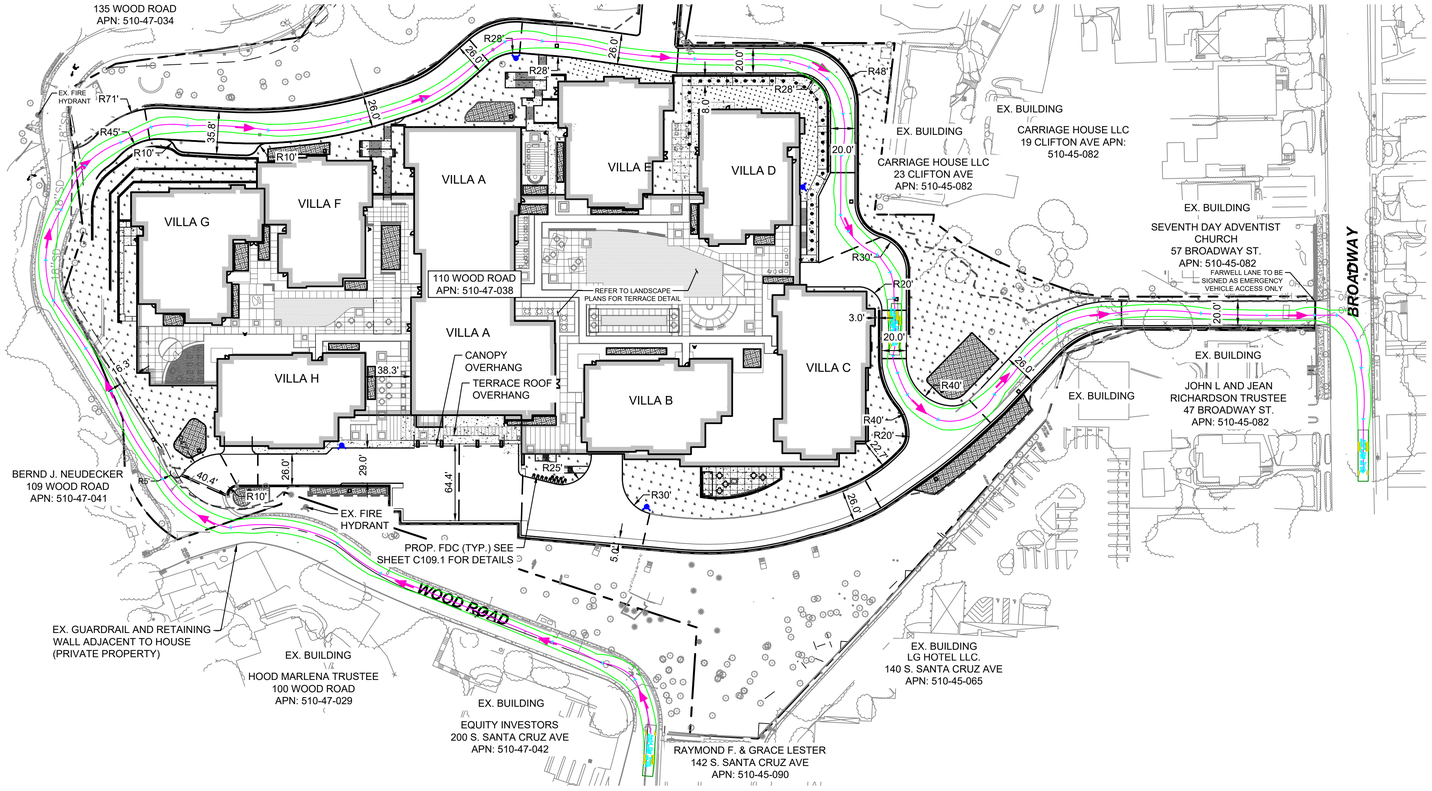
SCALE: 1" = 40' ON 24" X 36"

C108

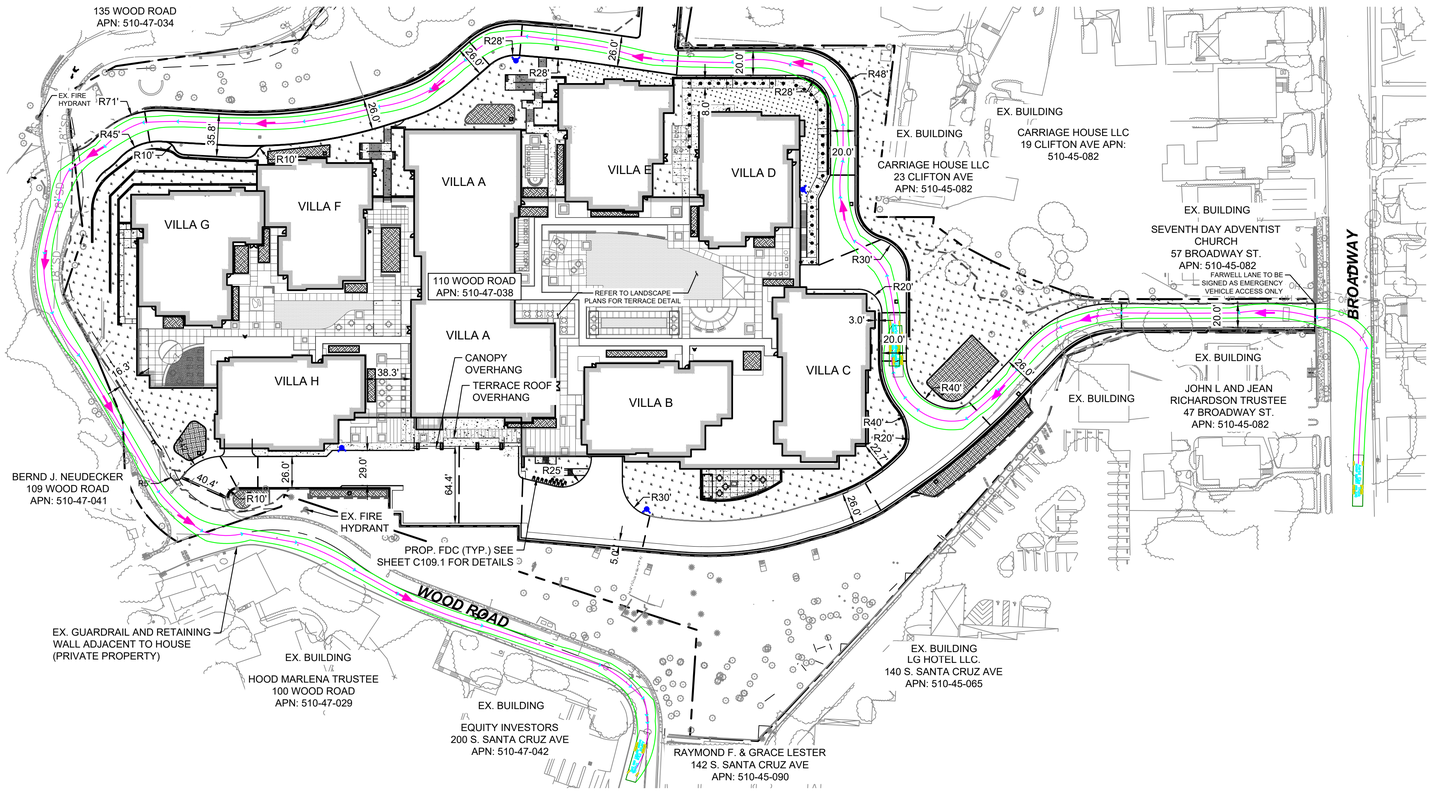
PLANNING SUBMITTAL

2024-04-30

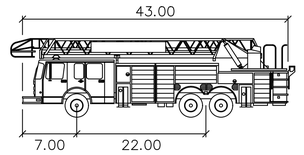
Plotted By:Checketts, Travis Sheet Set:Kha K:\BAY_LDEV\197101001 - Los Gatos Meadows - MAF\08 CADD\Plan Sheets\DD SET\C108 FIRE ACCESS EXHIBIT.dwg
April 30, 2024 05:06:43pm



WOOD INBOUND REAR ACCESS

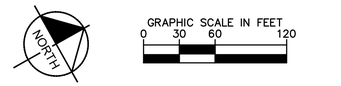


BROADWAY INBOUND REAR ACCESS



Aerial Fire Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 33.3

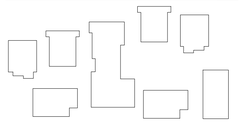


LEGEND

- PROPERTY LINE
- PROPOSED LANDSCAPING
- PROPOSED BIORETENTION
- PROPOSED BUILDING
- PROPOSED RETAINING WALL
- EXISTING TREES
- PROPOSED FIRE HYDRANT

NO.	DATE	ISSUE

SEAL



KEY PLAN

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General Contractor:
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690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

FIRE TURNAROUND DETAILS - REAR ACCESS

SCALE: 1" = 40' ON 24" X 36"

C108.1

PLANNING SUBMITTAL

2024-04-30

Plotted By:Checketts, Travis Sheet Set:Kha K:\BAY_LDEV\197101001 - Los Gatos Meadows - MAF\08 CADD\Plan Sheets\DD SET\C108 FIRE ACCESS EXHIBIT.dwg
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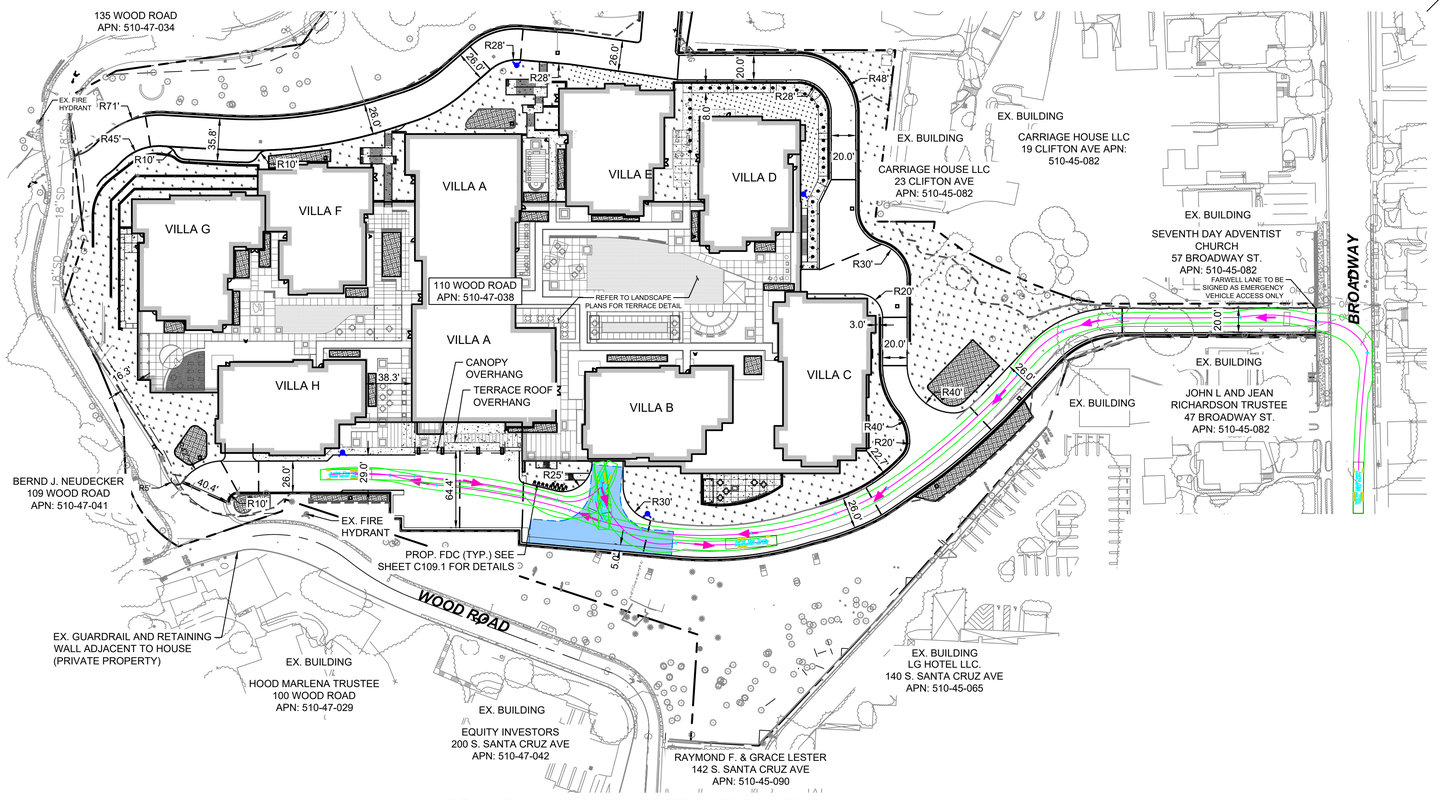
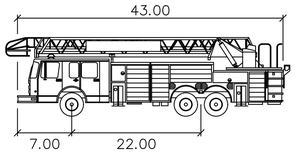


BROADWAY INBOUND FRONT ACCESS



Aerial Fire Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
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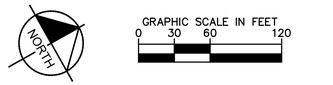

LEGEND

- PROPERTY LINE
- PROPOSED LANDSCAPING
- PROPOSED BIORETENTION
- PROPOSED FIRE TRUCK TURNAROUND. SEE DETAIL ON SHEET C109
- PROPOSED BUILDING
- PROPOSED RETAINING WALL
- EXISTING TREES
- PROPOSED FIRE HYDRANT

NO.	DATE	ISSUE

SEAL

KEY PLAN

Kimley»Horn
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PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

FIRE TURNAROUND DETAILS - FRONT ACCESS

SCALE: 1" = 40' ON 24" X 36"

C108.2

PLANNING SUBMITTAL

2024-04-30

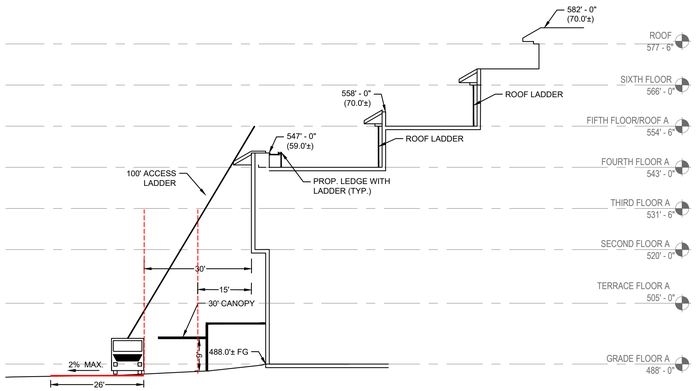
Plotted By:Checketts, Travis Sheet Set:Kha K:\BAY_LDEV\197101001 - Los Gatos Meadows - MAF\08 CADD\Plan Sheets\DD Set\ETC108 FIRE ACCESS EXHIBIT.dwg
April 30, 2024 05:07:00pm

LEGEND

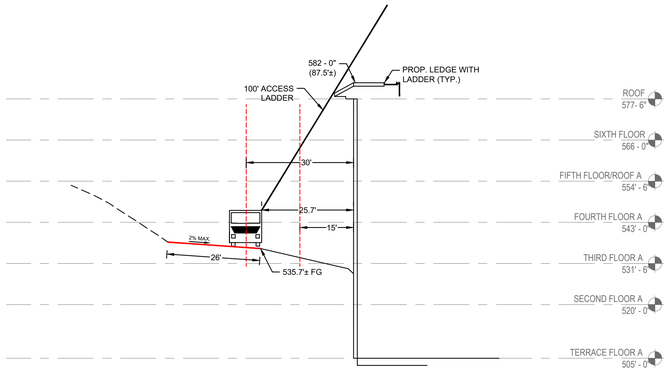
FIRE LANE WIDTH

EXISTING GRADE

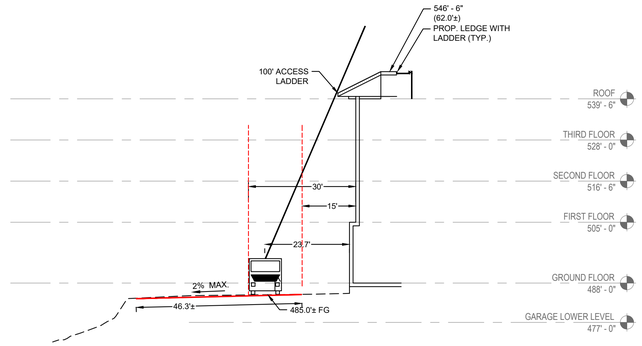
558' - 6" (73.5'±) — BUILDING ELEVATION
FINISHED GRADE AT BASE OF BUILDING (FG)



SECTION A1-A1
VILLA A



SECTION A2-A2
VILLA A



SECTION B-B
VILLA B

FIRE NOTES

1. FIRE TRUCK SHOWN IN SECTIONS ASSUMES A 75-FT AERIAL LADDER (UNLESS NOTED OTHERWISE), CONSISTENT WITH THE SANTA CLARA COUNTY FIRE DEPARTMENT BUSINESS PLAN, DATED JANUARY 2015 - DECEMBER 2019. PER TRUCK SPECIFICATIONS, THIS ASSUMES A MAXIMUM VERTICAL ANGLE OF 75° AND A VERTICAL HEIGHT OF 75-FT FROM AS MEASURED FROM THE GROUND.

SECTION C-C
VILLA C

SECTION D-D
VILLA D

SECTION E-E
VILLA E

SECTION F-F
VILLA F

SECTION G-G
VILLA G

SECTION H-H
VILLA H

GRAPHIC SCALE IN FEET
0 10 20 40
HORIZONTAL

0 10 20 40
VERTICAL

NO.	DATE	ISSUE

SEAL

KEY PLAN

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PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

FIRE ROOF ACCESS SECTIONS

SCALE: 1" = 40' ON 24" X 36"

C108.3

PLANNING SUBMITTAL

2024-04-30

Plotted By:Checketts, Travis Sheet Set:Kha K:\BAY_LDEV\197101001 - Los Gatos Meadows - MAF\08 CADD\Plan Sheets\DD SET\C108 FIRE ACCESS EXHIBIT.dwg
April 30, 2024 05:07:06pm

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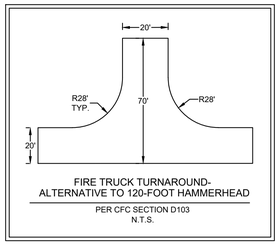
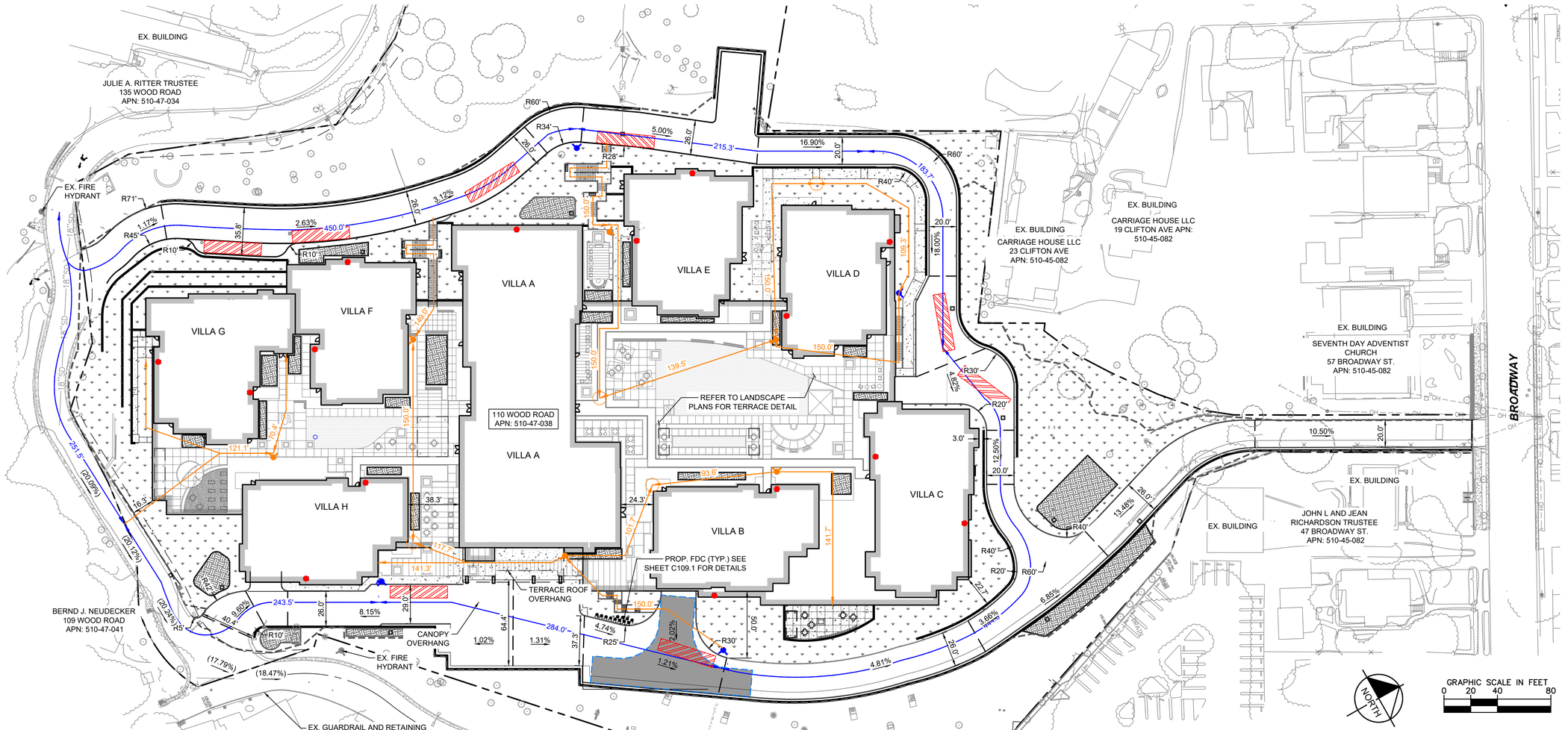
TABLE 2: SUMMARY OF PROPOSED BUILDING FIRE AREAS

Building	# of Apartments	Gross Square Feet (GSF)	Building Ht (ft) [2]
Villa A	50	165,038 [1]	97
Villa B	18	28,206	59
Villa C	23	42,673	70
Villa D/E	42	92,059	93.5
Villa F/G	37	82,789	82
Villa H	17	28,206	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, Februrary 2024



FIRE TRUCK TURNAROUND-
ALTERNATIVE TO 120-FOOT HAMMERHEAD
PER CFC SECTION D103
N.T.S.



NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPERTY LINE
- PROPOSED FIRE ACCESS ROUTE
- PROPOSED LANDSCAPING
- PROPOSED BIORETENTION
- PROPOSED STAGING AREA
- PROPOSED FIRE TRUCK TURNAROUND. SEE DETAIL ON THIS SHEET
- PROPOSED BUILDING
- PROPOSED RETAINING WALL
- EXISTING TREES
- PROPOSED GROUND FIRE HYDRANT
- PROPOSED BUILDING STANDPIPE LOCATION
- PROPOSED TERRACE STANDPIPE LOCATION

NO.	DATE	ISSUE

SEAL

KEY PLAN

Kimley»Horn
4637 CHABOT DRIVE, SUITE 300, PLEASANTON, CA 94588
PHONE:925-398-4840 FAX: 925-398-4849
WWW.KIMLEY-HORN.COM

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
COVIA
2185 N CALIFORNIA BLVD, SUITE 215
WALNUT CREEK, CA 94596
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
GATES + ASSOCIATES
2671 CROW CANYON RD
SAN RAMON, CA 94583
(925) 736-8176

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

PRELIMINARY HOSE PULL PLAN

SCALE: 1" = 40' ON 24" X 36"

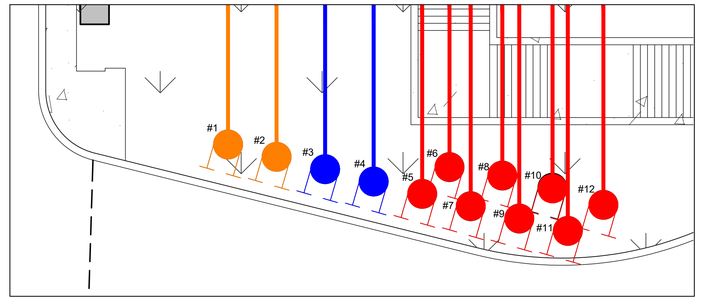
C109

PLANNING SUBMITTAL

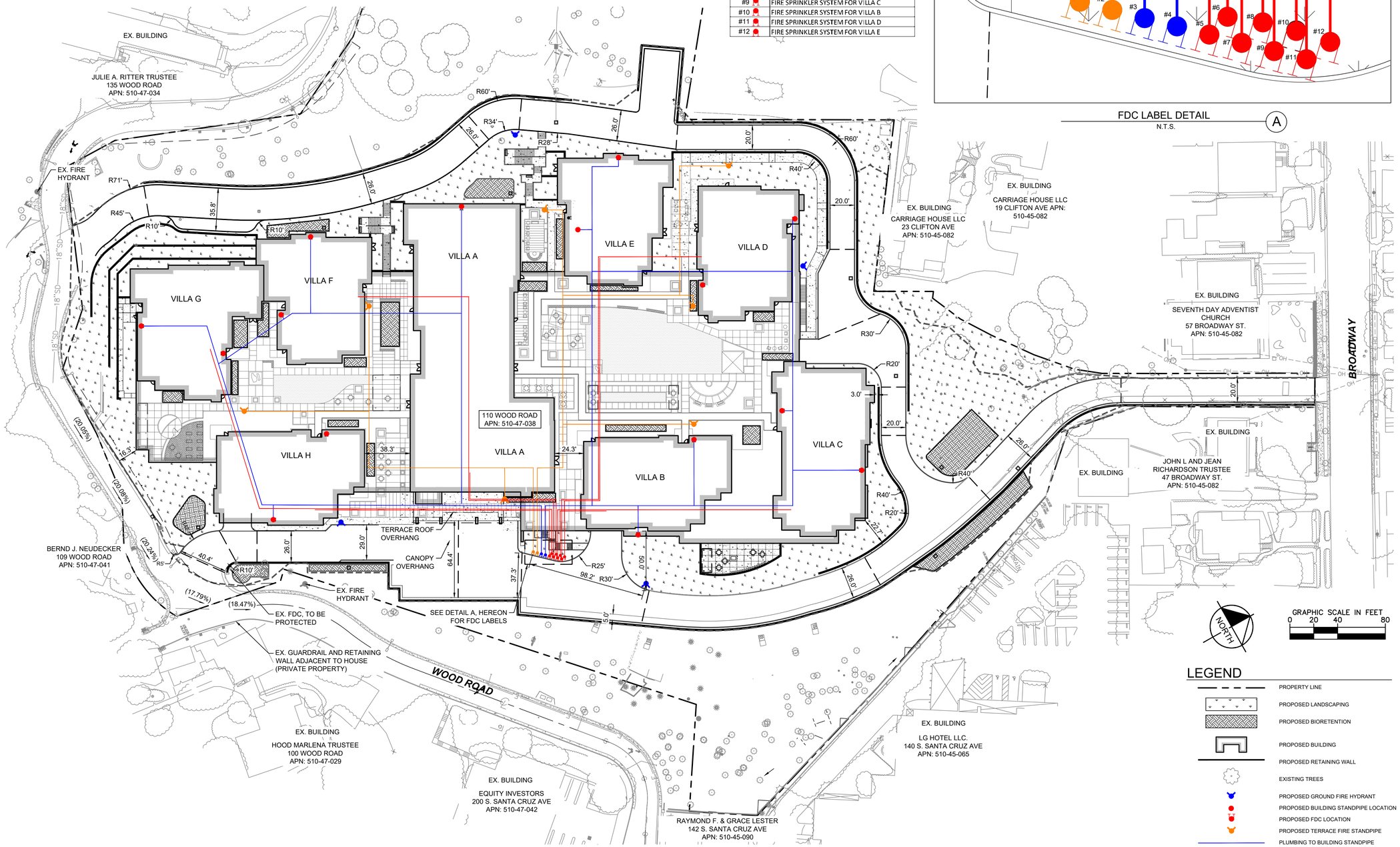
2024-04-30

Plotted By:Checketts, Travis Sheet Set:Kha K:\BAY_LDEV\197101001 - Los Gatos Meadows - MAP\08 CADD\Plan Sheets\DD SET\C109 HOSE PULL PLAN.dwg
April 30, 2024 05:07:37pm

FDC LABEL	DESCRIPTION OF SERVICE
#1	TERRACE STANDPIPES 1-3
#2	TERRACE STANDPIPES 4-6
#3	BUILDING STANDPIPES FOR VILLA A, F, G & H
#4	BUILDING STANDPIPES FOR VILLA B, C, D & E
#5	FIRE SPRINKLER SYSTEM FOR VILLA H
#6	FIRE SPRINKLER SYSTEM FOR VILLA G
#7	FIRE SPRINKLER SYSTEM FOR VILLA F
#8	FIRE SPRINKLER SYSTEM FOR VILLA A
#9	FIRE SPRINKLER SYSTEM FOR VILLA C
#10	FIRE SPRINKLER SYSTEM FOR VILLA B
#11	FIRE SPRINKLER SYSTEM FOR VILLA D
#12	FIRE SPRINKLER SYSTEM FOR VILLA E



FDC LABEL DETAIL A
N.T.S.



LEGEND

- PROPERTY LINE
- PROPOSED LANDSCAPING
- PROPOSED BIORETENTION
- PROPOSED BUILDING
- PROPOSED RETAINING WALL
- EXISTING TREES
- PROPOSED GROUND FIRE HYDRANT
- PROPOSED BUILDING STANDPIPE LOCATION
- PROPOSED FDC LOCATION
- PROPOSED TERRACE FIRE STANDPIPE
- PLUMBING TO BUILDING STANDPIPE
- PLUMBING TO BUILDING FIRE SPRINKLER
- PLUMBING TO TERRACE STANDPIPE

FIRE SPRINKLER NOTE

1. REFER TO ARCHITECTURAL PLANS FOR BUILDING AND VILLA SQUARE FOOTAGE.

NO.	DATE	ISSUE

SEAL

KEY PLAN

Kimley»Horn
4637 CHABOT DRIVE, SUITE 300, PLEASANTON, CA 94588
PHONE:925-398-4840 FAX: 925-398-4849
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PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

PRELIMINIARY FDC PLAN

SCALE: 1" = 40' ON 24" X 36"

C109.1

PLANNING SUBMITTAL

2024-04-30

Plotted By:Checketts, Travis Sheet Set:Kha K:\BAY_LDEV\197101001 - Los Gatos Meadows - MAF\08 CADD\Plan Sheets\DD SET\C109.1 PRELIMINIARY FDC PLAN.dwg
April 30, 2024 05:08:04pm

D. LAURENCE GATES
LANDSCAPE ARCHITECTURE

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE:	DESCRIPTION:	DATE:

NOT FOR CONSTRUCTION

PROJECT NUMBER:	XXXX
DRAWN:	XX
CHECK:	XX
DATE:	APRIL 30, 2024
SCALE:	SCALE

0 25 50 100
0" 1/2" 1" 2"

OVERALL ILLUSTRATIVE SITE PLAN

LS-1

of -

LAYOUT NOTES

1. CONTRACTOR SHALL VERIFY ALL UTILITIES, GRADES, EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO COMMENCING WORK. ALL DISCREPANCIES OR QUESTIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION.
2. ALL WRITTEN DIMENSIONS SUPERCEDE ALL SCALED DISTANCES AND DIMENSIONS. DIMENSIONS SHOWN ARE FROM THE FACE OF THE BUILDING, WALL, BACK OF CURB, EDGE OF WALK, PROPERTY LINE, OR CENTERLINE OF COLUMN UNLESS OTHERWISE NOTED ON THE DRAWINGS.
3. ALL DIMENSIONS AT BUILDING ARE TO FACE OF BUILDING. ALL DIMENSIONS AT ROADWAY ARE TO FACE OF CURB.
4. ALL ANGLES ARE 45 DEGREE, 90 DEGREE, OR 135 DEGREE UNLESS OTHERWISE NOTED.
5. ALL CURVES AND ALL TRANSITIONS BETWEEN CURVES AND STRAIGHT EDGES SHALL BE SMOOTH.
6. ALL RETURN RADII AND CURB DATA ARE TO FACE OF CURB.
7. WHENEVER BOTTOM OF WALL (BW) ELEVATION IS GIVEN, IT IS FINISH PAVEMENT OR GRADE ELEVATION AT FACE OF WALL.
8. SCORE LINES IN SIDEWALKS SHALL BE SPACED TO EQUAL THE WIDTH OF THE WALKWAY, UNLESS OTHERWISE SHOWN. EXPANSION JOINTS IN SIDEWALKS SHALL BE 20' ON CENTER MAXIMUM.
9. EXPANSION JOINTS IN CONCRETE WALLS SHALL BE AT 40' O.C. MAXIMUM.
10. BUILDING LAYOUT AND LOCATION, SIDEWALK, CURB AND GUTTER, GRADING AND DRAINAGE IS BASED ON DRAWINGS PREPARED BY THE ARCHITECT AND THE CIVIL ENGINEER.
11. STATIONING HEREON IS ALONG CONSTRUCTION CENTERLINE UNLESS OTHERWISE SHOWN OR INDICATED.
12. ANY EXTRA CONSTRUCTION STAKING NECESSITATED SOLELY BY THE CONTRACTOR'S NEGLIGENCE WILL BE CHARGED TO THE CONTRACTOR ON A TIME AND EXPENSES BASIS AND PAID FOR BY THE CONTRACTOR.
13. SEE IRRIGATION DRAWINGS FOR GENERAL SYSTEM REQUIREMENTS AND FOR LOCATION OF IRRIGATION MAINLINE PIPING. SLEEVES TO ACCOMODATE IRRIGATION PIPING, SIZED AS NEEDED, SHALL BE IN PLACE UNDER AND THROUGH SLABS AND WALLS, PRIOR TO POURING.
14. PROVIDE CONTINUOUS HEADERS AT THE EDGES OF ALL AC PAVING, SHRUB AREAS, LAWN AREAS, DECOMPOSED GRANITE WHERE IT IS NOT CONSTRAINED BY A CONCRETE PAVING OR MOW BAND.
15. ALL CONCRETE PAVEMENTS SHALL BE DOWELED INTO CURBS, SIDEWALKS, AND BUILDING FOUNDATIONS.
16. REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION, SECTIONS, REINFORCEMENT, AND PREPARATION. IN CASE OF DISCREPANCY THE GEOTECHNICAL REPORT SHALL GOVERN.
17. ALL TYPICAL DETAILS SHALL APPLY UNLESS NOTED OTHERWISE.
18. ANY AND ALL WORK WITHIN TOWN OF LOS GATOS RIGHT OF WAY SHALL CONFORM TO ALL TOWN OF LOS GATOS STANDARD DETAILS AND SPECIFICATIONS.
19. CONCRETE FOOTINGS INSTALLED FOR ALL SITE FURNISHINGS, SPORTS EQUIPMENT, ETC., IN DECORATIVE PAVEMENT, ASPHALT PAVING, DECOMPOSED GRANITE, CONCRETE PAVING, AND PLANTERS SHALL BE HELD BELOW GRADE.
20. ALL EXISTING ITEMS TO REMAIN SHALL BE PROTECTED AS REQUIRED. ANY DAMAGED ITEMS SHALL BE FULLY REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE TO THE FULL SATISFACTION OF THE OWNER.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH OPERATIONS.
22. ALL QUANTITIES AND PAY ITEMS ARE AND WILL BE BASED ON HORIZONTAL MEASUREMENTS.
23. ALL PATTERNS, LINE TYPES, AND SYMBOLS SHOWN WITHIN THE PLAN SET REFERENCE THE LAYOUT LEGEND AND ARE PART OF THE SCOPE OF WORK. CALLOUTS ARE SHOWN FOR CLARIFICATION OF WORK, BUT DO NOT INDICATE EVERY AND ALL INSTANCES OF SUCH WORK. THE CONTRACTOR SHALL REQUEST CLARIFICATION TO ANY ITEMS (INCLUDING BUT NOT LIMITED TO PAVING, WALLS, FINISHES, COLORS, FENCING, FOUNTAINS, POTS, AND SITE FURNITURE) NOT CLEARLY IDENTIFIED TO BE PART OF THE SCOPE OF WORK PRIOR TO BID.
24. THE CONTRACT DRAWINGS MUST BE ACCOMPANIED BY CONTRACT SPECIFICATIONS. THE CONTRACTOR MUST CONTACT THE LANDSCAPE ARCHITECT AT 925-736-8178 FOR SPECIFICATIONS IF NOT RECEIVED.
25. THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK AND MATERIALS OF THE CONTRACT DOCUMENTS INCLUDING ALL WORK AND MATERIALS PROVIDED BY SUBCONTRACTORS. ALL QUALIFICATIONS OF THE CONTRACT DOCUMENTS INCLUDING ALL SPECIFIC EXCLUSIONS OF ANY WORK, DETAILS, MATERIALS, AND INCIDENTALS SHALL BE CONFIRMED AND ACCEPTED IN WRITING BY THE CONTRACTOR AND OWNER UPON FINALIZATION OF BIDS AND CONTRACT. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ALL QUALIFICATIONS AND NOTIFICATIONS.

LAYOUT LEGEND

- PEDESTRIAN SAWCUT CONCRETE PAVING
  TYPE: INTEGRAL COLOR CONCRETE
  COLOR: PEBBLE BY DAVIS COLORS
  FINISH: MEDIUM BROOM/TOPCAST 25
- VEHICULAR SAWCUT CONCRETE PAVING
  TYPE: INTEGRAL COLOR CONCRETE
  COLOR: DARK GRAY BY DAVIS COLORS
  FINISH: MEDIUM BROOM
- VEHICULAR SAWCUT CONCRETE PAVING
  TYPE: INTEGRAL COLOR CONCRETE
  COLOR: DARK GRAY BY DAVIS COLORS
  FINISH: TOPCAST 25
- VEHICULAR PAVERS
  TYPE: GRANITE PAVERS
  MFR: COLD SPRING GRANITE
  SIZE: 6"x6"x3" THICKNESS
  COLOR: ACADEM BLACK
  FINISH: THERMAL
- SEEDED CLASS IN PAVING
  COLOR: MIX TO BE SELECTED
  SIZE: 1/8" ø - 1/4" ø +/-
- TONE AC PAVING (PEDESTRIAN TRAIL)
  COLOR: T.B.D.

PLANTING NOTES

GENERAL

1. ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH PLANTING WORK AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN.
2. ALL QUANTITIES AND PLANT COUNTS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. IN CASE OF DISCREPANCIES, THE PLAN SHALL GOVERN.
3. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE SUBSTITUTIONS, ADDITIONS, AND DELETIONS IN THE PLANTING SCHEME AS THEY FEEL NECESSARY WHILE WORK IS IN PROGRESS, UPON APPROVAL BY THE OWNER. SUCH CHANGES ARE TO BE ACCOMPANIED BY EQUITABLE ADJUSTMENTS IN THE CONTRACT PRICE, WHEN NECESSARY.
4. PLANT MATERIAL LOCATIONS SHOWN ARE DIAGRAMMATIC AND MAY BE SUBJECT TO CHANGE IN THE FIELD BY THE LANDSCAPE ARCHITECT. PLANT LOCATIONS ARE TO BE ADJUSTED IN THE FIELD AS NECESSARY TO SCREEN UTILITIES, BUT SHALL NOT BLOCK WINDOWS, BLOCK SIGNS NOR IMPEDE ACCESS.
5. THE DESIGN INTENT OF THE PLANTING PLAN IS TO ESTABLISH AN ATTRACTIVE MATURE LANDSCAPE APPEARANCE. FUTURE PLANT GROWTH WILL NECESSITATE TRIMMING, SHAPING, AND IN SOME CASE REMOVAL OF TREES AND SHRUBS AS AN ON-GOING MAINTENANCE PROCEDURE.
6. ALL PLANTING AREA MUST BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM. IRRIGATION SYSTEM SHALL BE FULLY AUTOMATED AND OPERATIONAL WITH FULL COVERAGE PRIOR TO PLANTING.
7. CONTRACTOR TO REVIEW ALL EXISTING, PROPOSED, & AS BUILT UTILITY PLANS PRIOR TO CONSTRUCTION. CONTRACTOR TO TAKE PRECAUTIONS IN EXCAVATION OF ALL TREE PLANTING PITS. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS FOUND DURING CONSTRUCTION.
8. CONTRACTOR MUST REVIEW ALL PLANS PRIOR TO THE BEGINNING OF CONSTRUCTION AND MAINTAIN THE FOLLOWING CLEARANCES FOR ALL TREE PLANTINGS. CONTRACTOR TO TAKE PRECAUTION IN ALL EXCAVATION ACTIVITY. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS PRIOR TO INSTALLATION.
   FIRE HYDRANTS AND PIVS: 5' MINIMUM
   LIGHT POLES: 10' MINIMUM
   UTILITIES: 5' MINIMUM
   BUILDING ROOF EDGE: 5' MINIMUM
9. CONTRACTOR TO PROVIDE AND ARRANGE FOR PLANT MATERIAL THRU CONTRACT GROW, PLANT BROKERS, OR DIRECT PURCHASE AS REQUIRED FOR THE FULL IMPLEMENTATION OF THE PROJECTS PLANTING PLAN. CONTRACTOR MUST SUBMIT WITHIN 30 DAYS AFTER AWARD OF A BID A DETAILED NURSERY LIST OF SECURED PLANT MATERIAL, CONTRACT GROW PLANT MATERIAL, AND ANY SUBSTITUTION REQUESTS. CONTRACTOR SHALL ARRANGE AND SECURE ALL PLANT MATERIAL WITHIN 30 DAYS OF BID. UPON DELIVERY, PLANT MATERIAL THAT DOES NOT MEET NURSERY STANDARDS, IS ROOTBOUND, OF POOR QUALITY & HEALTH, SUBSTANDARD SIZE, AND / OR IS NOT APPROVED BY THE LANDSCAPE ARCHITECT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. MATERIAL WHICH IS NOT SECURED AND IS UNAVAILABLE IN THE SIZE SPECIFIED SHALL BE UP-SIZED, IF AVAILABLE. ALL REPLACEMENT MATERIAL, SUBSTITUTIONS OR UP-SIZED PLANT MATERIAL MUST BE PROVIDED AS REQUIRED FOR THE FULL IMPLEMENTATION OF THE PLANTING PLAN AT NO ADDITIONAL COST TO THE CONTRACT AND OWNER.
10. PROCUREMENT OF PLANT MATERIAL SHALL NOT BE LIMITED TO NORTHERN CALIFORNIA. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRUCKING, INSPECTIONS, AND INCIDENTALS FOR PROVIDING PLANT MATERIAL FROM SOURCES OUT OF STATE AS REQUIRED BY THE PROJECT PLANTING PLAN.

EXISTING PLANT MATERIAL

1. ALL EXISTING PLANT MATERIAL, TREES, OR LAWN TO REMAIN MUST BE PROTECTED AND MAINTAINED IN PLACE BY THE CONTRACTOR.
2. ANY DAMAGED MATERIAL MUST BE FULLY REPLACED TO MATCH EXISTING BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CONTRACT AND OWNER.
3. CONTRACTOR MUST MAINTAIN ANY EXISTING IRRIGATION SYSTEMS OR PROVIDE TEMPORARY IRRIGATION SYSTEMS AS REQUIRED TO ALL EXISTING PLANTING AREAS TO REMAIN.

SOILS

1. THE CONTRACTOR MAY PROTECT AND STOCKPILE EXISTING SITE SOILS WHICH MAY BE REUSED FOR PLANTING PURPOSES. EXISTING SOILS SHALL BE TESTED PRIOR TO STOCKPILE FOR SOILS SUITABILITY PER THE REQUIREMENTS BELOW.
3. ALL ORGANIC COMPOST SHALL HAVE AN AGRICULTURAL SUITABILITIES TEST FOR COMPATIBILITY TO EXISTING SITE SOILS. TEST RESULTS SHALL BE DATED WITHIN THE LAST 3 MONTHS OF THE SUBMITTAL.
4. ALL EXISTING SITE SOILS SHALL HAVE AN AGRICULTURAL SUITABILITIES TEST BY AN APPROVED SOILS TESTING LAB (WAYPOINT ANALYTICAL OR APPROVED EQUAL) AND ANALYSIS FOR RECOMMENDATIONS ON ORGANIC COMPOST, AMENDMENTS, GRO POWER FERTILIZER AND ANY INCIDENTALS. RECOMMENDATIONS CONTAINED IN THE SOILS ANALYSIS RESULTS ARE TO BE IMPLEMENTED BEFORE PLANTING OCCURS. CONTRACTOR SHALL PROVIDE UP TO 4 COMBINED TESTS AT LOCATIONS SELECTED BY THE LANDSCAPE ARCHITECT. SOIL SAMPLES TO BE TAKEN AND COMBINED FROM A DEPTH OF 6" AND 24". PROVIDE ADDITIONAL TESTING (ONE 6" AND ONE 24" DEPTH TEST PER 25,000 SF FOR AREAS WHICH WERE LIME TREATED). THE ORGANIC COMPOST TEST RESULTS LISTED ABOVE SHALL BE SUBMITTED TO THE SOILS LAB FOR AGGREGATE RECOMMENDATIONS OF THE SOIL AMENDMENT REQUIREMENTS. TEST RESULTS SHALL BE TAKEN AFTER ALL GRADING OPERATIONS ARE COMPLETE.
5. ALL LIME TREATED SOILS IN AREAS TO RECEIVE PLANTING SHALL BE FULLY REMOVED AND REPLACED WITH CLEAN APPROVED IMPORT TOP SOIL AT NO COST TO THE OWNER. AN ADDITIONAL 6 SOILS TESTS MAY BE REQUESTED BY THE LANDSCAPE ARCHITECT. ALL TESTING SHALL BE PAID FOR BY THE CONTRACTOR.
6. ALL SOILS IMPORTED ONTO THE SITE FOR ANY PURPOSE SUCH AS GRADING, NON EXPANSIVE FILL, FILL OR FOR ANY GENERAL PURPOSE MUST BE TESTED FOR PLANT SUITABILITY PRIOR TO PLACEMENT. ALL IMPORT SOILS SHALL BE NON-DETRIMENTAL TO PLANT MATERIAL AND SOILS ANALYSIS SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. PROVIDE 1 TEST PER 500 CY OF MATERIAL.
7. ALL IMPORT SOILS SHALL BE FREE OF DELETERIOUS MATERIALS, AGGREGATES, AND ROCK. IMPORT SOIL SHALL BE LOAM/ CLAY LOAM WITH A PH BETWEEN 6 AND 7.5. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS
8. FOR BIO PURPOSES AMEND ALL SOIL WITH 6 YARDS OMRI COMPOST, 50LBS GYPSUM, 20LBS SOIL SULFUR AND 16OLBS OF GRO-POWER PLUS 5-3-1 W/ M PER 1000SF. CONTRACTOR TO SUBMIT ALL DELIVERY TICKETS FOR COMPOST AND FERTILIZERS FOR VERIFICATION.
9. SOIL IS TO BE AMENDED, AT THE RATE INDICATED BY THE SOIL ANALYSIS, TO BRING THE SOIL ORGANIC MATTER CONTENT TO A MINIMUM OF 3.5% BY DRY WEIGHT, AND A MINIMUM OF 2" OF QUALITY RECYCLED COMPOST, ON ALL PLANTING AREAS.
10. ALL PLANTERS IN AREAS WHICH HAVE BEEN COMPACTED, SUCH AS CONSTRUCTION STAGING AREAS AND IN PARKING LOTS, SHALL BE CROSS RIPPED TO THE FOLLOWING DEPTHS: PLANTERS LESS THAN THREE (3) FEET WIDE SHALL HAVE COMPACTION RELIEVED TO A MINIMUM DEPTH OF TWENTY-FOUR (24) INCHES BELOW SUBGRADE. PLANTERS THREE TO TEN (3-10) FEET WIDE MUST HAVE COMPACTION RELIEVED TO A MINIMUM DEPTH OF 18" BELOW SUBGRADE, PLANTERS MORE THAN 10' WIDE SHALL HAVE COMPACTION RELIEVED TO A MINIMUM DEPTH OF 12" BELOW SUBGRADE. AREAS SHALL BE PROTECTED AFTER DECOMPACTION.
11. CONTRACTOR SHALL PERFORM A PERCOLATION TEST AT THE BEGINNING OF CONSTRUCTION AT 1 LOCATION PER ACRE (MAX OF 4) TO DETERMINE THE DRAINAGE CAPACITY OF THE EXISTING SITE SOIL FOR TREE HEALTH. NOTIFY THE LANDSCAPE ARCHITECT IF DRAINAGE IS LESS THAN 2" PER HOUR.

TREES

1. ALL TREES SHALL BE SPECIMENS UNLESS SPECIFICALLY NOTED.
2. ALL TREES ARE TO BE STAKED AS SHOWN ON THE TREE STAKING/GUYING DIAGRAMS. BRANCHING HEIGHT OF TREES SHALL BE A 6'-0" MINIMUM ABOVE FINISH GRADE. ALL TREES IN A FORMAL GROUP PLANTING MUST BE MATCHING IN SIZE AND SHAPE. ALL STREET TREES TO BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE OWNER. LANDSCAPE ARCHITECT SHALL BE CONSULTED REGARDING ORIENTATION OF TREES PRIOR TO PLANTING AND/OR BACKFILLING.
3. PLANT TREES 3'-0" MINIMUM FROM FACE OF CURB AT PARKING, AND FROM EDGES OF PAVING. ALL TREES WITHIN 5' OF PAVING AREAS AND BUILDINGS MUST HAVE ROOT BARRIERS INSTALLED. SEE ROOT BARRIER DETAIL. DEEP ROOT BARRIER MODEL NO. UB-24-2, (415) 344-1464. INSTALL PER MANUFACTURER'S SPECIFICATIONS. WHERE WATER BARRIERS AND ROOT BARRIERS ARE REQUIRED, USE CENTURY PRODUCTS DUAL PURPOSE WATER/ ROOT BARRIER CR-PE24-20, (714)532-7083, S.C.D. FOR LOCATIONS OF WATER BARRIER.
4. PROVIDE 4" BERM AROUND TREE FOR WATER BASIN. SEE TREE STAKING DETAIL. BERM TO BE REMOVED IN LAWN AREA AFTER INITIAL MAINTENANCE PERIOD. MULCH TREE WELL WITH 3" LAYER OF RECYCLED CHIPPED MULCH. KEEP MULCH AWAY FROM TREE TRUNK. HOLD LAWN AND HYDROSEED 2' CLEAR FROM TRUNKS, TYP.
5. TREES MUST HAVE AN UNCUT LEADER THAT HAS A UNIFORM TAPER FROM BASE TO TIP. TREES MUST MEET AT LEAST NORMAL CALIPER AND HEIGHT FOR CONTAINER SIZE. OVERGROWN OR ROOT BOUND TREES ARE NOT ACCEPTABLE.
6. FOR ALL TREES IN STORMWATER INFILTRATION ZONES HOLD FG OF ROOTBALL 4" ABOVE FG OF FLOWLINE. ADJUST ADJACENT GRADE OF SOIL TO BLEND UNIFORMLY AROUND ROOTBALL AND ALLOW UNIMPEDED FLOW OF WATER.

SHRUBS, GROUNDCOVERS AND VINES

1. GROUNDCOVER MUST BE PLANTED AS SHOWN ON THE PLAN, INCLUDING UNDER SHRUBS AND IN TREE WATERING BASINS.
2. SHRUBS AND PERENNIALS MUST HAVE ADEQUATE SETBACK FROM THE ADJACENT SIDEWALK AND EDGES OF PARKING LOT CURBS. NOTIFY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION IF PLANT MATERIAL MAY PROTRUDE INTO THE PATH OF TRAVEL.
3. THE CONTRACTOR IS TO SECURE ALL VINES TO TRELLISES WITH APPROVED FASTENERS, ALLOWING FOR TWO (2) YEARS GROWTH. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT.

ACCESSORIES

1. ALL PLANTING NOT BOUNDED BY CONCRETE OR A HARDSCAPE EDGE SHALL BE COMPLETELY SURROUNDED BY HEADERS. ALL ASPHALT AND DECOMPOSED GRANITE AREAS TO BE COMPLETELY SURROUNDED BY HEADERS OR ADJACENT CONCRETE WORK.
2. ALL PLANTING AREAS MUST BE TOP-DRESSED WITH 3" LAYER OF RECYCLED CHIPPED MULCH. COLOR: BROWN. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING.
3. ALL MULCH WITHIN STORMWATER PLANTING AREAS MUST BE 3" OF WASHED PEA GRAVEL. SUBMIT SAMPLE FOR REVIEW AND APPROVAL.
4. ALL STORMWATER CURB CUTS MUST BE REINFORCED WITH A MINIMUM 12" WIDE x18" LONG x 6" DEEP BAND OF COBBLE. COBBLE SHALL BE 40% 4"-6" AND 60% 2"-3" NOYO COBBLE. PROVIDE 24" WIDE BY 6" DEPTH OF COBBLE AROUND ALL CATCH BASINS LOCATED IN DRAINAGE AREAS. SUBMIT SAMPLE FOR REVIEW AND APPROVAL
5. ALL RAINWATER LEADERS DISCHARGING INTO LANDSCAPE AREAS MUST HAVE SPLASH BLOCKS. MODEL: CDI 18X24". COLOR: TO MATCH PAVING. (800) 279-2275.
6. ALL SLOPES GREATER THAN 2.5:1 MUST BE COVERED WITH EROSION CONTROL MATTING PER THE MANUFACTURER'S SPECIFICATIONS. OVERLAP ALL EDGES A MINIMUM OF 12" AND SECURE AS REQUIRED WITH METAL STAPLES. EROSION CONTROL MATTING TO BE WESTERN EXCELSIOR, EXCEL C8-3 OR APPROVED EQUAL. AVAILABLE FROM REED & GRAHAM 800-351-0800.
7. SEE SPECIFICATIONS FOR ALL FERTILIZER REQUIREMENTS

SUBMITTALS

1. CONTRACTOR MUST SUBMIT ALL TESTS, PRODUCTS, ACCESSORIES, INCIDENTALS, CUT SHEETS OF ALL ITEMS SPECIFIED FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
2. ALL PLANT MATERIAL MUST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY. CONTRACTOR SHALL SUBMIT PHOTOS OF ALL SHRUBS, GROUND COVERS, VINES, AND TREES FOR PRELIMINARY REVIEW AND APPROVAL.
3. ALL SUBMITTALS AND PLANT MATERIAL NOT REVIEWED AND APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT MAY BE SUBJECT TO FULL REMOVAL AND REPLACEMENT WITH APPROVED SOILS, FERTILIZERS, AND PLANT MATERIAL AT NO ADDITIONAL COST TO THE CONTRACT OR OWNER.
4. SUBMITTALS AND SITE MOCKUPS OF ALL WORK SHALL BE REQUIRED PRIOR TO FINAL PLACEMENT INCLUDING BUT NOT LIMITED TO ALL WALLS, PAVEMENTS, COLORS, FINISHES, METAL WORK, FENCING, AND PAINTING FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT. SEE SPECIFICATIONS.

MUNICIPAL REQUIREMENTS

1. ALL PLANT MATERIAL TO BE INSPECTED & APPROVED BY THE REPRESENTATIVE OF TOWN OF LOS GATOS AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. CONTACT THE PROJECT LANDSCAPE ARCHITECT FOR FINAL INSPECTION OF LANDSCAPE AND IRRIGATION. PRIOR TO RELEASE OF BUILDING FOR OCCUPANCY, THE PROJECT LANDSCAPE ARCHITECT WILL SUBMIT A LETTER TO THE TOWN CERTIFYING THE PLANTING AND IRRIGATION HAS BEEN INSTALLED IN CONFORMANCE WITH THE APPROVED PLANTING AND IRRIGATION PLANS, SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWN LANDSCAPE ARCHITECT. SECURITIES IN LIEU OF INSTALLATION WILL NOT BE ACCEPTED.
3. DURING THE INSTALLATION OF LANDSCAPING AND INSTALLATION AND PRIOR TO THE ISSUANCE OF A BUILDING OCCUPANCY PERMIT, THE LANDSCAPE ARCHITECT MUST INSPECT AND MONITOR THE INSTALLATION OF MATERIALS TO VERIFY CONFORMANCE TO THESE PLANS. ONCE APPROVED, THE LANDSCAPE ARCHITECT SHALL PROVIDE A WRITTEN LETTER TO DEPARTMENT OF PLANNING AND DEVELOPMENT STATING COMPLIANCE WITH THE APPROVED PLANS.

WATER CONSERVATION STATEMENT

1. THE PLANT LIST IS PRELIMINARY IN NATURE. SPECIES SHALL BE ADDED AND SUBTRACTED TO FULFILL THE DESIGN AND HORTICULTURAL REQUIREMENTS AS NECESSARY.
2. THE IRRIGATION SYSTEM SHALL BE DESIGNED WITH WATER CONSERVATION IN MIND WHILE ACHIEVING THE GOAL OF EFFECTIVELY AND EFFICIENTLY PROVIDING THE LANDSCAPE WITH WATER BY MEANS OF SPRAY, DRIP IRRIGATION TO THE SHRUBS/GROUNDCOVER AREAS AND BUBBLERS TO THE TREES.
3. THE SPRAY SYSTEM SHALL BE TORO SPRAY HEADS WITH PRESSURE COMPENSATING NOZZLES IN A HEAD TO HEAD LAYOUT TO ACHIEVE AN EVEN LEVEL OF PRECIPITATION THROUGHOUT THE IRRIGATION SYSTEM.
4. A STATE-OF-THE-ART IRRIGATION CONTROLLER SHALL BE SPECIFIED FOR THIS PROJECT TO CONTROL THE WATER ALLOCATED TO EACH VALVE GROUPED PER INDIVIDUAL HYDROZONE (BASED ON PLANT TYPE AND EXPOSURE).

GROUND LEVEL IRRIGATED LANDSCAPE AREA: 60,507 SF
TERRACE LEVEL IRRIGATED LANDSCAPE AREA: 27,825 SF
TOTAL IRRIGATED LANDSCAPE AREA: 88,182 SF

SEE SHEET LS-4, LS-5 FOR THE PROPOSED STORMWATER TREATMENT AREA.

D. LAURENCE GATES
LANDSCAPE ARCHITECTURE

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

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LAYOUT NOTES AND PLANTING NOTES

LS-2

of -

PLANT PALETTE

TREES

QUERCUS VIRGINIANA
SOUTHERN LIVE OAK

ACER PALMATUM 'MORTON'
MORTON JAPANESE MAPLE

ACER RUBRUM 'ARMSTRONG'
ARMSTRONG RED MAPLE

ARBUTUS X 'MARINA'
ARBUTUS STANDARD

CITRUS SPP.
ORANGE TREE

LAGERSTROEMIA INDICA 'MUSKOGEE'
MUSKOGEE CRAPE MYRTLE

LAGERSTROEMIA INDICA 'TONTO'
TONTO CRAPE MYRTLE

LAURUS NOBILIS 'SARATOGA'
SWEET BAY

LAGERSTROEMIA INDICA 'PURPLE TOWER'
PURPLE TOWER CRAPE MYRTLE

OLEA EUROPAEA 'SWAN HILL'
SWAN HILL OLIVE

PRUNUS X YEDOENSIS
YOSHINO CHERRY

PRUNUS SERRULATA 'AMANOGAWA'
JAPANESE FLOWERING CHERRY

ROSA RUBRIGINOSA 'BRILLIANT PINK ICEBERG'
ROSE

SALIX LASIOLEPIS
ARROYO WILLOW

ULMUS CRASSIFOLIA X PARVIFOLIA 'FRONTIER'
FRONTIER ELM

ZELKOVA SERRATA 'MUSASHINO'
BANLEAF ZELKOVA

SHRUBS, ORNAMENTAL GRASSES AND GROUNDCOVER

ABUTILON PALMERI
INDIAN MALLOW

ACACIA REDOLENS 'DESERT CARPET'
BANK CATCLAW

ACHILLEA MILLEFOLIUM
COMMON YARROW

AGAVE ATTENUATA 'KARA'S STRIPES'
AGAVE

ARBUTUS UNEDO
STRAWBERRY TREE SHRUB

ARCTOSTAPHYLOS MANZANITA 'DR. HURD'
DR. HURD MANZANITA

CAMELLIA SASANQUA
CHRISTMAS CAMELLIA

CEANOTHUS X 'TORY HARBORN' MULTI-TRUNK
CALIFORNIA LILAC

CERCIS OCCIDENTALIS
WESTERN REDBUD MULTI-TRUNK

CISTUS X PURPUREUS
ORCHID ROCKROSE

COLLOMIA PULCHRUM 'SUNSET GOLD'
GOLDEN BREATH OF HEAVEN

DIETES BICOLOR
FORTNIGHT LILY

DIETES GRANDIFLORA 'VARIEGATA'
STRIPED FORTNIGHT LILY

EPILOBUM CALIFORNICUM 'BOWMAN'S #'
CALIFORNIA FUCHSIA

EPILOBUM CANUM 'CATALINA'
CATALINA FUCHSIA

FESTUCA MAIREI
ATLAS FESCUE

HESPERALOE PARVIFLORA
RED YUCCA

HESPERALOE PARVIFLORA 'BRAKELIGHTS'
BRAKELIGHTS RED YUCCA

HETEROMELES ARBUTIFOLIA
TOYON

HEUCHERA X 'ELECTRIC LIME'
CORAL BELLS

LAVATERA MARITIMA
TREE MALLOW

LIGUSTRUM SINENSE 'SUNSHINE'
SUNSHINE LIGUSTRUM

LIRIOPE MUSCARI 'VARIEGATA'
VARIEGATED LILY TURF

LOMANDRA LONGIFOLIA 'BREEZE'
BREEZE MAT RUSH

MUHLENBERGIA DUBIA
PINE MUHLY

MUHLENBERGIA RIGENS
DEER GRASS

NANDINA DOMESTICA 'LEMON LIME'
LEMON LIME NANDINA

NEPETA FAASSENII
CATMINT

PODOCARPUS MACROPHYLLUS 'MAKI'
MAKI SHRUBBY YEW PODOCARPUS

RHAMNUS CALIFORNICA 'EVE CASE'
CALIFORNIA COFFEEBERRY

RHAMNUS CALIFORNICA 'LEATHERLEAF'
CALIFORNIA COFFEEBERRY

RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'
SUN BRUNO COFFEEBERRY

RIBES VIBURNIFOLIUM
EVERGREEN CURRANT

ROSA CALIFORNICA
CALIFORNIA WILD ROSE

ROSA X 'FLOWER CARPET APPLEBLOSSOM'
ROSE

ROSMARINUS OFFICINALIS 'TUSCAN BLUE'
TUSCAN BLUE ROSEMARY

SALVIA LEUCANTHA 'SANTA BARBARA'
MEXICAN BUSH SAGE

SALVIA MICROPHYLLA 'HOT LIPS'
HOT LIPS SAGE

SENECIO SPP.
AWAKI SENECIO

LEUCRIUM CHAMAEDRYS
GERMANDER

STORMWATER TREATMENT AREA

BOUTELOUA GRACILIS
BLUE GRAMA GRASS

CAREX TUMULICOLA
BERKELEY SEDGE

CHONDROPETALUM ELEPHANTINUM 'EL CAMPO'
CAPE RUSH

JUNCUS PATENS 'ELK BLUE'
SPREADING RUSH

LEYMUS CONDENSATUS 'CANYON PRINCE'
NATIVE BLUE RYE

MIMULUS AURANTIACUS
STICKY MONKEY FLOWER

D. LAURENCE GATES
LANDSCAPE ARCHITECTURE

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

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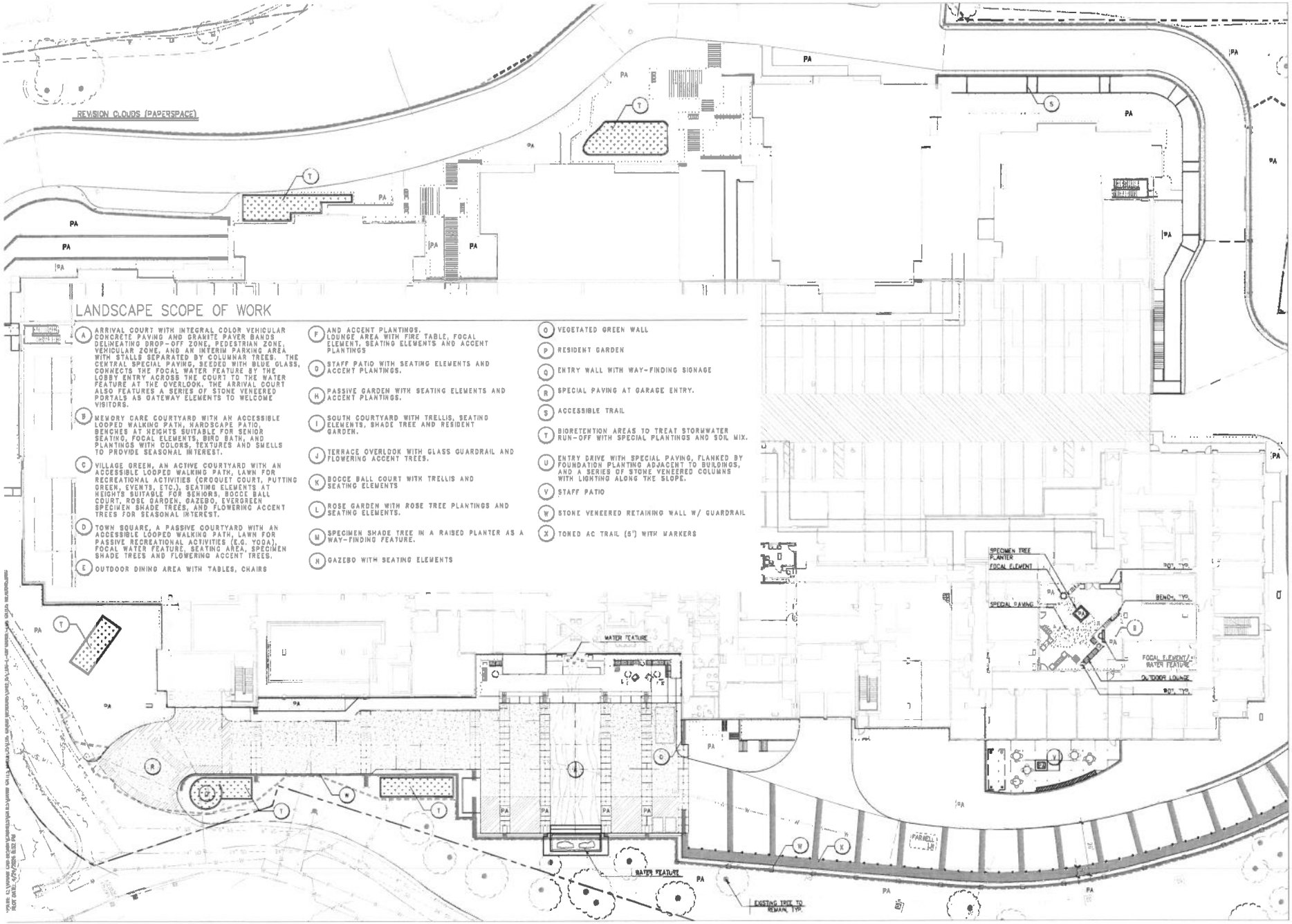
PLANT PALETTE

LS-3



LANDSCAPE SCOPE OF WORK

- (A) ARRIVAL COURT WITH INTEGRAL COLOR VEHICULAR CONCRETE PAVING AND GRANITE PAVER BANDS DELINEATING DROP-OFF ZONE, PEDESTRIAN ZONE, VEHICULAR ZONE, AND AN INTERIM PARKING AREA WITH STALLS SEPARATED BY COLUMNAR TREES. THE CENTRAL SPECIAL PAVING, SEEDED WITH BLUE GLASS, CONNECTS THE FOCAL WATER FEATURE BY THE LOBBY ENTRY ACROSS THE COURT TO THE WATER FEATURE AT THE OVERLOOK. THE ARRIVAL COURT ALSO FEATURES A SERIES OF STONE VENEERED PORTALS AS GATEWAY ELEMENTS TO WELCOME VISITORS.
- (B) MEMORY CARE COURTYARD WITH AN ACCESSIBLE LOOPED WALKING PATH, HARDSCAPE PATIO, BENCHES AT HEIGHTS SUITABLE FOR SENIOR SEATING, FOCAL ELEMENTS, BIRD BATH, AND PLANTINGS WITH COLORS, TEXTURES AND SMELLS TO PROVIDE SEASONAL INTEREST.
- (C) VILLAGE GREEN, AN ACTIVE COURTYARD WITH AN ACCESSIBLE LOOPED WALKING PATH, LAWN FOR RECREATIONAL ACTIVITIES (CROQUET COURT, PUTTING GREEN, EVENTS, ETC.), SEATING ELEMENTS AT HEIGHTS SUITABLE FOR SENIORS, BOCCE BALL COURT, ROSE GARDEN, GAZEBO, EVERGREEN SPECIMEN SHADE TREES, AND FLOWERING ACCENT TREES FOR SEASONAL INTEREST.
- (D) TOWN SQUARE, A PASSIVE COURTYARD WITH AN ACCESSIBLE LOOPED WALKING PATH, LAWN FOR PASSIVE RECREATIONAL ACTIVITIES (E.G. YOGA), FOCAL WATER FEATURE, SEATING AREA, SPECIMEN SHADE TREES AND FLOWERING ACCENT TREES.
- (E) OUTDOOR DINING AREA WITH TABLES, CHAIRS
- (F) AND ACCENT PLANTINGS. LOUNGE AREA WITH FIRE TABLE, FOCAL ELEMENT, SEATING ELEMENTS AND ACCENT PLANTINGS
- (O) STAFF PATIO WITH SEATING ELEMENTS AND ACCENT PLANTINGS.
- (H) PASSIVE GARDEN WITH SEATING ELEMENTS AND ACCENT PLANTINGS.
- (I) SOUTH COURTYARD WITH TRELLIS, SEATING ELEMENTS, SHADE TREE AND RESIDENT GARDEN.
- (J) TERRACE OVERLOOK WITH GLASS GUARDRAIL AND FLOWERING ACCENT TREES.
- (K) BOCCE BALL COURT WITH TRELLIS AND SEATING ELEMENTS
- (L) ROSE GARDEN WITH ROSE TREE PLANTINGS AND SEATING ELEMENTS.
- (M) SPECIMEN SHADE TREE IN A RAISED PLANTER AS A WAY-FINDING FEATURE.
- (N) GAZEBO WITH SEATING ELEMENTS
- (O) VEGETATED GREEN WALL
- (P) RESIDENT GARDEN
- (Q) ENTRY WALL WITH WAY-FINDING SIGNAGE
- (R) SPECIAL PAVING AT GARAGE ENTRY.
- (S) ACCESSIBLE TRAIL
- (T) BIORETENTION AREAS TO TREAT STORMWATER RUN-OFF WITH SPECIAL PLANTINGS AND SOIL MIX.
- (U) ENTRY DRIVE WITH SPECIAL PAVING, FLANKED BY FOUNDATION PLANTING ADJACENT TO BUILDINGS, AND A SERIES OF STONE VENEERED COLUMNS WITH LIGHTING ALONG THE SLOPE.
- (V) STAFF PATIO
- (W) STONE VENEERED RETAINING WALL W/ GUARDRAIL
- (X) TONED AC TRAIL (5') WITH MARKERS

D. LAURENCE GATES
LANDSCAPE ARCHITECTURE

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

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GROUND LEVEL LAYOUT PLAN

LS-4

of -

LANDSCAPE SCOPE OF WORK

(A) ARRIVAL COURT WITH INTEGRAL COLOR VEHICULAR CONCRETE PAVING AND GRANITE PAVER BANDS DELINEATING DROP-OFF ZONE, PEDESTRIAN ZONE, VEHICULAR ZONE, AND AN INTERIM PARKING AREA WITH STALLS SEPARATED BY COLUMNAR TREES. THE CENTRAL SPECIAL PAVING, SEEDED WITH BLUE GLASS, CONNECTS THE FOCAL WATER FEATURE BY THE LOBBY ENTRY ACROSS THE COURT TO THE WATER FEATURE AT THE OVERLOOK. THE ARRIVAL COURT ALSO FEATURES A SERIES OF STONE VENEERED PORTALS AS GATEWAY ELEMENTS TO WELCOME VISITORS.

(B) MEMORY CARE COURTYARD WITH AN ACCESSIBLE LOOPED WALKING PATH, HARDSCAPE PATIO, BENCHES AT HEIGHTS SUITABLE FOR SENIOR SEATING, FOCAL ELEMENTS, BIRD BATH, AND PLANTINGS WITH COLORS, TEXTURES AND SMELLS TO PROVIDE SEASONAL INTEREST.

(C) VILLAGE GREEN, AN ACTIVE COURTYARD WITH AN ACCESSIBLE LOOPED WALKING PATH, LAWN FOR RECREATIONAL ACTIVITIES (CROQUET COURT, PUTTING GREEN, EVENTS, ETC.), SEATING ELEMENTS AT HEIGHTS SUITABLE FOR SENIORS, BOCCE BALL COURT, ROSE GARDEN, GAZEBO, EVERGREEN SPECIMEN SHADE TREES, AND FLOWERING ACCENT TREES FOR SEASONAL INTEREST.

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(E) OUTDOOR DINING AREA WITH TABLES, CHAIRS AND ACCENT PLANTINGS.

(F) LOUNGE AREA WITH FIRE TABLE, FOCAL ELEMENT, SEATING ELEMENTS AND ACCENT PLANTINGS

(G) STAFF PATIO WITH SEATING ELEMENTS AND ACCENT PLANTINGS.

(H) PASSIVE GARDEN WITH SEATING ELEMENTS AND ACCENT PLANTINGS.

(I) SOUTH COURTYARD WITH TRELLIS, SEATING ELEMENTS, SHADE TREE AND RESIDENT GARDEN.

(J) TERRACE OVERLOOK WITH GLASS GUARDRAIL AND FLOWERING ACCENT TREES.

(K) BOCCE BALL COURT WITH TRELLIS AND SEATING ELEMENTS

(L) ROSE GARDEN WITH ROSE TREE PLANTINGS AND SEATING ELEMENTS.

(M) SPECIMEN SHADE TREE IN A RAISED PLANTER AS A WAY-FINDING FEATURE.

(N) GAZEBO WITH SEATING ELEMENTS

(O) VEGETATED GREEN WALL

(P) RESIDENT GARDEN

(Q) ENTRY WALL WITH WAY-FINDING SIGNAGE

(R) SPECIAL PAVING AT GARAGE ENTRY.

(S) ACCESSIBLE TRAIL

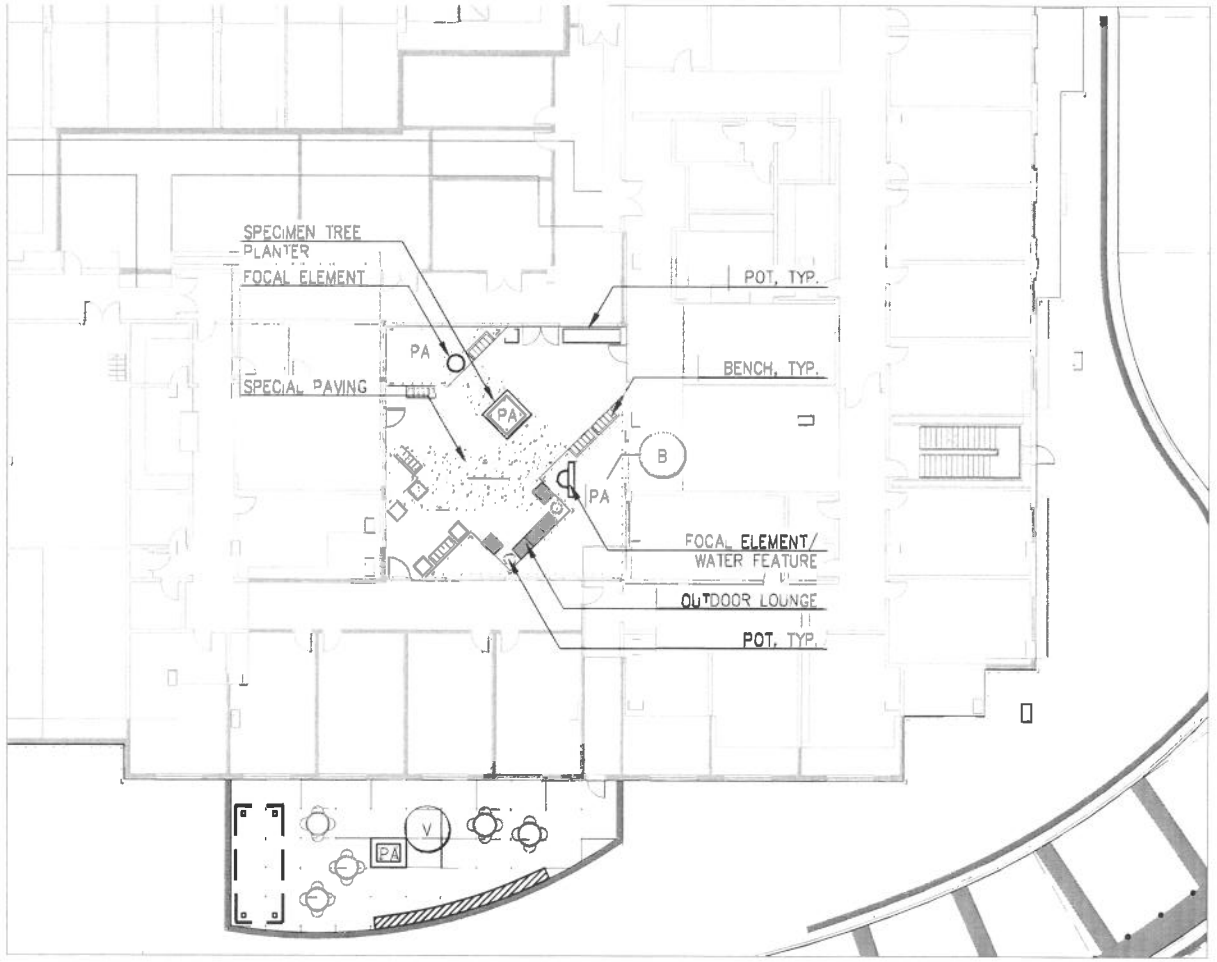
(T) BIORETENTION AREAS TO TREAT STORMWATER RUN-OFF WITH SPECIAL PLANTINGS AND SOIL MIX.

(U) ENTRY DRIVE WITH SPECIAL PAVING, FLANKED BY FOUNDATION PLANTING ADJACENT TO BUILDINGS, AND A SERIES OF STONE VENEERED COLUMNS WITH LIGHTING ALONG THE SLOPE.

(V) STAFF PATIO

(W) STONE VENEERED RETAINING WALL W/ GUARDRAIL

(X) TONED AC TRAIL (5') WITH MARKERS



MEMORY COURTYARD LAYOUT PLAN

D. LAURENCE GATES
LANDSCAPE ARCHITECTURE

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

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GROUND LEVEL LAYOUT PLAN - MEMORY COURTYARD

LS-5

of -

LANDSCAPE SCOPE OF WORK

A. ARRIVAL COURT WITH INTEGRAL COLOR VEHICULAR CONCRETE PAVING AND GRANITE PAVER BANDS DELINEATING DROP-OFF ZONE, PEDESTRIAN ZONE, VEHICULAR ZONE, AND AN INTERIM PARKING AREA WITH STALLS SEPARATED BY COLUMNAR TREES. THE CENTRAL SPECIAL PAVING, SEEDED WITH BLUE GLASS, CONNECTS THE FOCAL WATER FEATURE BY THE LOBBY ENTRY ACROSS THE COURT TO THE WATER FEATURE AT THE OVERLOOK. THE ARRIVAL COURT ALSO FEATURES A SERIES OF STONE VENEERED PORTALS AS GATEWAY ELEMENTS TO WELCOME VISITORS.

B. MEMORY CARE COURTYARD WITH AN ACCESSIBLE LOOPED WALKING PATH, HARDSCAPE PATIO, BENCHES AT HEIGHTS SUITABLE FOR SENIOR SEATING, FOCAL ELEMENTS, BIRD BATH, AND PLANTINGS WITH COLORS, TEXTURES AND SMELLS TO PROVIDE SEASONAL INTEREST.

C. VILLAGE GREEN, AN ACTIVE COURTYARD WITH AN ACCESSIBLE LOOPED WALKING PATH, LAWN FOR RECREATIONAL ACTIVITIES (CROQUET COURT, PUTTING GREEN, EVENTS, ETC.), SEATING ELEMENTS AT HEIGHTS SUITABLE FOR SENIORS, BOCCE BALL COURT, ROSE GARDEN, GAZEBO, EVERGREEN SPECIMEN SHADE TREES, AND FLOWERING ACCENT TREES FOR SEASONAL INTEREST.

D. TOWN SQUARE, A PASSIVE COURTYARD WITH AN ACCESSIBLE LOOPED WALKING PATH, LAWN FOR PASSIVE RECREATIONAL ACTIVITIES (E.G. YOGA), FOCAL WATER FEATURE, SEATING AREA, SPECIMEN SHADE TREES AND FLOWERING ACCENT TREES.

E. OUTDOOR DINING AREA WITH TABLES, CHAIRS AND ACCENT PLANTINGS.

F. LOUNGE AREA WITH FIRE TABLE, FOCAL ELEMENT,

G. SEATING ELEMENTS AND ACCENT PLANTINGS STAFF PATIO WITH SEATING ELEMENTS AND ACCENT PLANTINGS.

H. PASSIVE GARDEN WITH SEATING ELEMENTS AND ACCENT PLANTINGS.

I. SOUTH COURTYARD WITH TRELLIS, SEATING ELEMENTS, SHADE TREE AND RESIDENT GARDEN.

J. TERRACE OVERLOOK WITH GLASS GUARDRAIL AND FLOWERING ACCENT TREES.

K. BOCCE BALL COURT WITH TRELLIS AND SEATING ELEMENTS

L. ROSE GARDEN WITH ROSE TREE PLANTINGS AND SEATING ELEMENTS.

M. SPECIMEN SHADE TREE IN A RAISED PLANTER AS A WAY-FINDING FEATURE.

N. GAZEBO WITH SEATING ELEMENTS

O. VEGETATED GREEN WALL

P. RESIDENT GARDEN

Q. ENTRY WALL WITH WAY-FINDING SIGNAGE

R. SPECIAL PAVING AT GARAGE ENTRY

S. ACCESSIBLE TRAIL

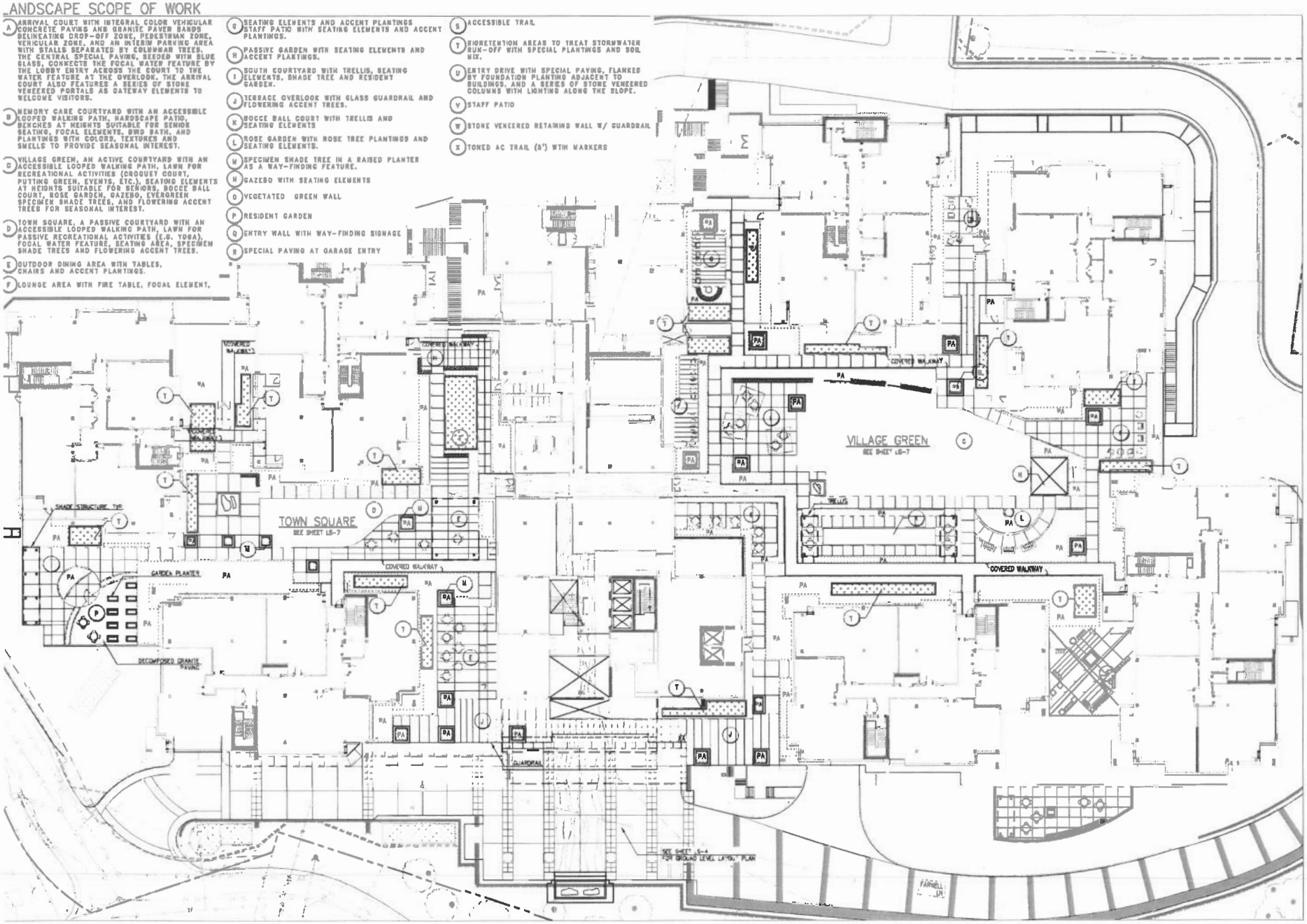
T. BIORETENTION AREAS TO TREAT STORMWATER RUN-OFF WITH SPECIAL PLANTINGS AND SOIL MIX.

U. ENTRY DRIVE WITH SPECIAL PAVING, FLANKED BY FOUNDATION PLANTING ADJACENT TO BUILDINGS, AND A SERIES OF STONE VENEERED COLUMNS WITH LIGHTING ALONG THE SLOPE.

V. STAFF PATIO

W. STONE VENEERED RETAINING WALL W/ GUARDRAIL

X. TOOLED AC TRAIL (8') WITH MARKERS



D. LAURENCE GATES
LANDSCAPE ARCHITECTURE

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

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TERRACE LEVEL LAYOUT PLAN

LS-6

of -

LANDSCAPE SCOPE OF WORK

- (A) ARRIVAL COURT WITH INTEGRAL COLOR VEHICULAR CONCRETE PAVING AND GRANITE PAVER BANDS DELINEATING DROP-OFF ZONE, PEDESTRIAN ZONE, VEHICULAR ZONE, AND AN INTERIM PARKING AREA WITH STALLS SEPARATED BY COLUMNAR TREES. THE CENTRAL SPECIAL PAVING, SEEDED WITH BLUE GLASS, CONNECTS THE FOCAL WATER FEATURE BY THE LOBBY ENTRY ACROSS THE COURT TO THE WATER FEATURE AT THE OVERLOOK. THE ARRIVAL COURT ALSO FEATURES A SERIES OF STONE VENEERED PORTALS AS GATEWAY ELEMENTS TO WELCOME VISITORS.
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- (G) STAFF PATIO WITH SEATING ELEMENTS AND ACCENT PLANTINGS.
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- (I) SOUTH COURTYARD WITH TRELLIS, SEATING ELEMENTS, SHADE TREE AND RESIDENT GARDEN.
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- (K) BOCCE BALL COURT WITH TRELLIS AND SEATING ELEMENTS
- (L) ROSE GARDEN WITH ROSE TREE PLANTINGS AND SEATING ELEMENTS.
- (M) SPECIMEN SHADE TREE IN A RAISED PLANTER AS A WAY-FINDING FEATURE.
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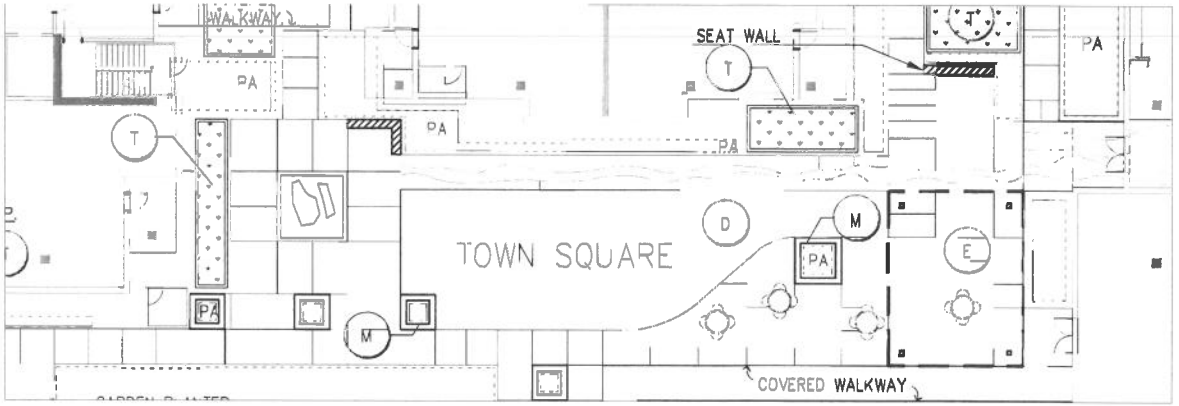
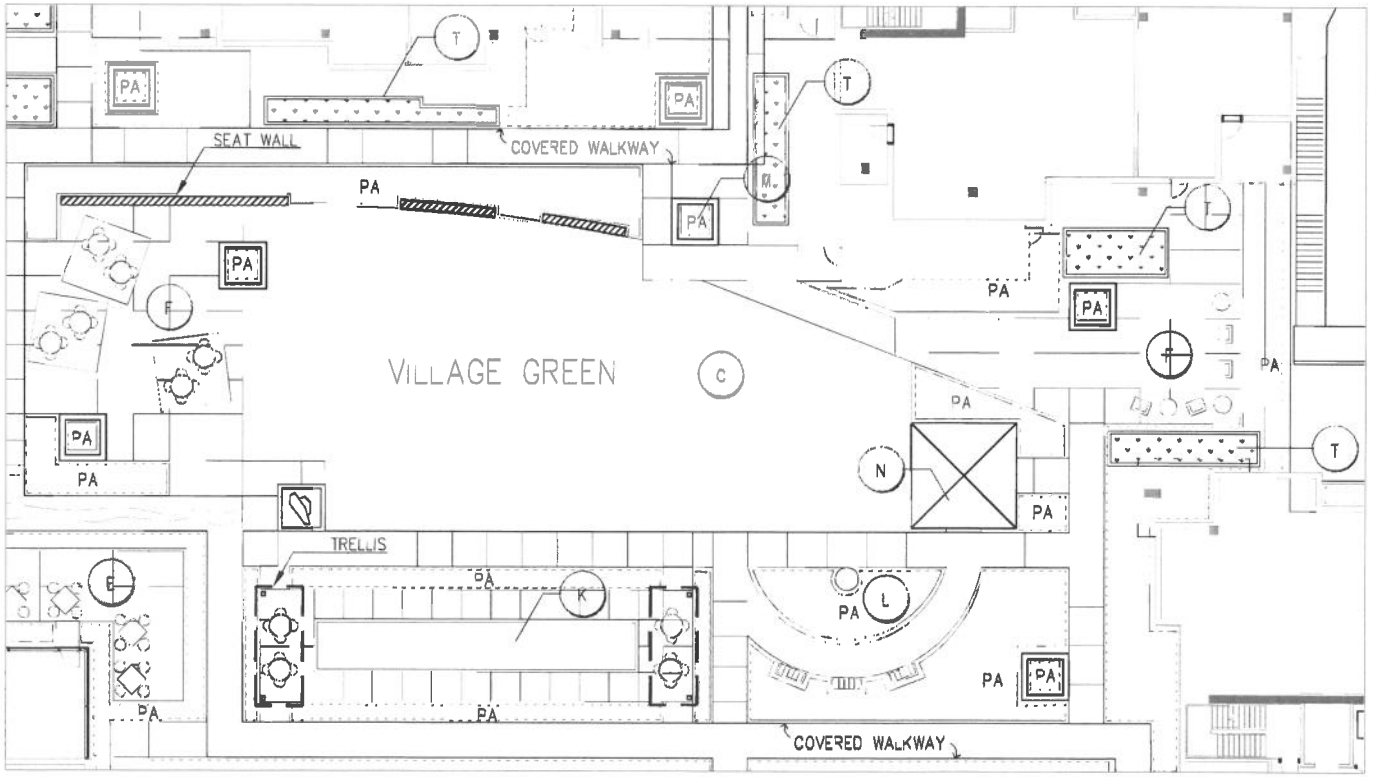


TOWN SQUARE LAYOUT PLAN



VILLAGE GREEN LAYOUT PLAN

D. LAURENCE GATES
LANDSCAPE ARCHITECTURE

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

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TERRACE LEVEL LAYOUT PLAN - VILLAGE GREEN AND TOWN SQUARE

LS-7

of -

GROUND PLANT LIST – TREES (SUBTOTAL OF PROPOSED TREES: 242)

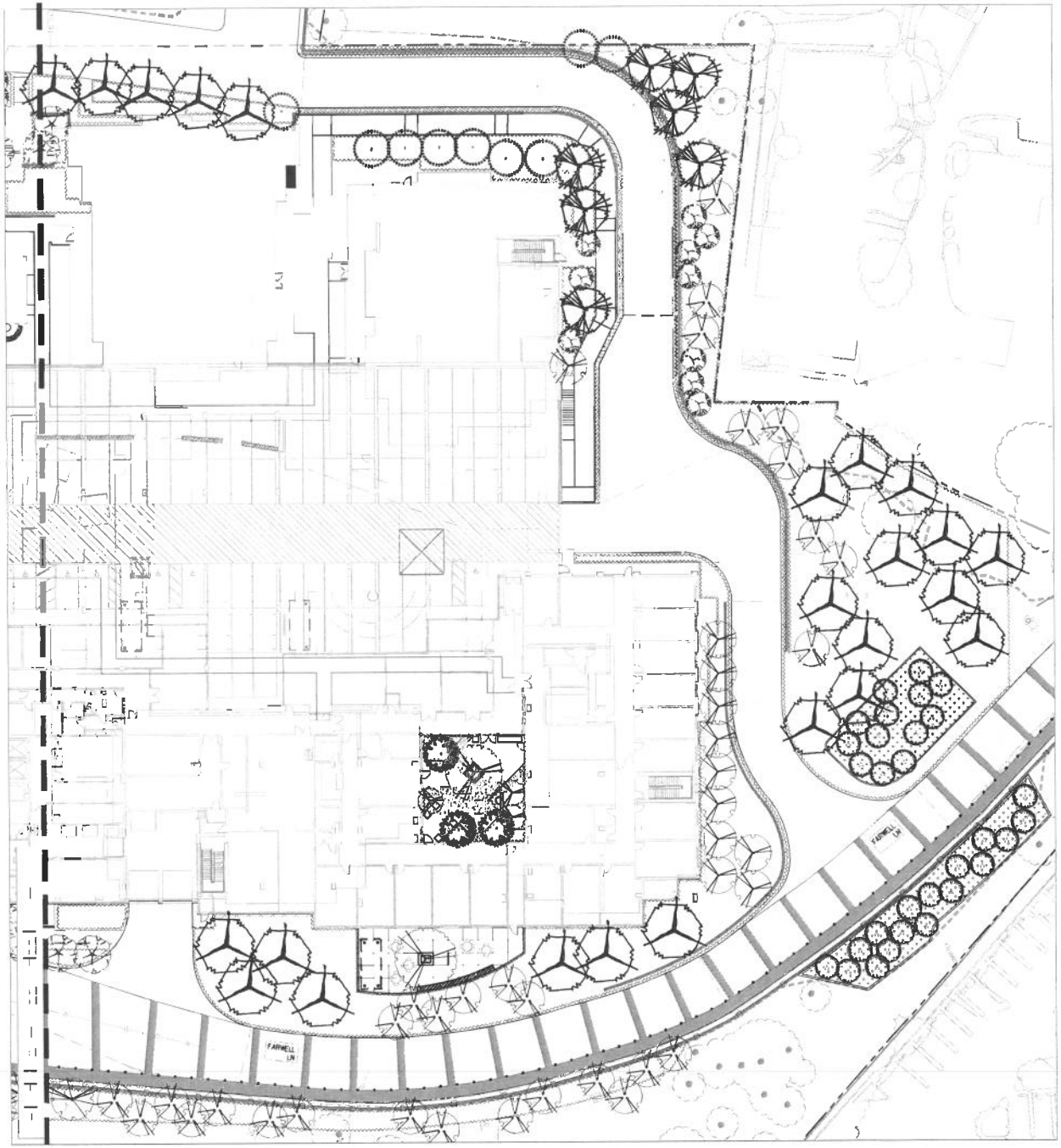
LEGEND	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WUCOLS ZONE	NATIVE (N) /LOCAL (L)	DROUGHT TOLERANT	NOTES
	ARA	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	24"BOX	18	M		N	FULL TO PT SHADE, 55'H x 20'W, DECIDUOUS
	ARM	ARBUTUS X 'MARINA'	ARBUTUS STANDARD	24"BOX	33	L	N	Y	FULL SUN, 30'H x 20'W, EVERGREEN
	CER	CERCIS OCCIDENTALIS	WESTERN REDBUD	24"BOX	14	VL	N	Y	SUN/PT SHADE, SCREEN, 15'H X 10'W, DECIDUOUS
	LAM	LAGERSTROEMIA INDICA 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	24"BOX	12	L	L	Y	FULL SUN, 20'H x 15'W, DECIDUOUS
	LAT	LAGERSTROEMIA INDICA 'TONTO'	TONTO CRAPE MYRTLE	24"BOX	3	L	L	Y	FULL SUN, 10'H x 6'W, DECIDUOUS
	LNS	LAURUS NOBILIS 'SARATOGA'	SWEET BAY	24"BOX	3	L	L	Y	FULL SUN TO PT SHADE, 30'H x 20'W, EVERGREEN
	OES	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE MULTI-TRUNK	36"BOX	2	VL	L	Y	FULL SUN TO PT SHADE, **25'H x 25'W, EVERGREEN**
	QUI	QUERCUS ILEX	HOLLY OAK	36"/48" BOX	15	L	L	Y	**FULL SUN TO** PT SHADE, **50'H x 50'W, EVERGREEN**
	QUV	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	36"/48" BOX	38	M	L	Y	FULL SUN TO PT SHADE, 50'H x 50'W, EVERGREEN
	RHU	RHUS LANCEA	AFRICAN SUMAC	24"BOX	32	L	L	Y	FULL SUN TO PT SHADE, 15'H x 20'W, EVERGREEN
	SAL	SALIX LASIOLEPIS	ARROYO WILLOW	24"BOX	49	H	N	N	FULL SUN, 35'H x 15'W, DECIDUOUS
	TRI	TRISTANIA CONFERTA	BRISBANE BOX	24"BOX	25	M		Y	FULL SUN, 40'H x 25'W, EVERGREEN

GROUND PLANT LIST – SHRUBS, ORNAMENTAL GRASSES AND GROUNDCOVER

LEGEND	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WUCOLS ZONE	NATIVE (N) /LOCAL (L)	DROUGHT TOLERANT	NOTES
	AM	ARCTOSTAPHYLOS MANZANITA 'DR. HURD'	DR. HURD MANZANITA	15 GAL	X	L	N	Y	FULL SUN, 15'H X 12'W, EVERGREEN
	CR	CEANOTHUS X 'RAY HARTMAN' MULTI-TRUNK	CALIFORNIA LILAC	15 GAL	X	L	N	Y	FULL SUN, 15'H X 10'W, EVERGREEN
	CO	CERCIS OCCIDENTALIS	WESTERN REDBUD MULTI-TRUNK	5 GAL	X	VL	N	Y	SUN/PT SHADE, SCREEN, 15'H X 10'W, DECIDUOUS
	CP	CISTUS X PURPUREUS	ORCHID ROCKROSE	15 GAL	X	L	L	Y	FULL SUN, 4'H X 4'W, EVERGREEN
	HA	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL	X	L	N	Y	SUN OR SHADE, 10'H X 8'W, EVERGREEN
	MR	MUHLENBERGIA RIGENS	**DEER GRASS**	5 GAL	X	L	N	Y	SUN OR SHADE, 4'H X 6'W, EVERGREEN
	RE	RHAMNUS CALIFORNICA 'EVE CASE'	CALIFORNIA COFFEEBERRY	15 GAL	X	L	N	Y	SUN OR SHADE, 8'H X 8'W, EVERGREEN
	RL	RHAMNUS CALIFORNICA 'LEATHERLEAF'	CALIFORNIA COFFEEBERRY	15 GAL	X	L	N	Y	SUN OR SHADE, 8'H X 8'W, EVERGREEN
	RV	RIBES VIBURNIFOLIUM	EVERGREEN CURRANT	15 GAL	X	L	N	Y	SUN OR SHADE, 4'H X 8'W, EVERGREEN
	RC	ROSA CALIFORNICA	CALIFORNIA WILD ROSE	15 GAL	X	L	N	Y	FULL SUN TO PT SHADE, 10'H X 10'W, DECIDUOUS
	EC	EPILOBIUM CANUM **'CATALINA'**	CATALINA FUCHSIA	1 GAL	X	L	N	Y	FULL SUN, 3'H X 4'W, DECIDUOUS

GROUND PLANT LIST – STORMWATER TREATMENT AREA

LEGEND	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WUCOLS ZONE	NATIVE (N) /LOCAL (L)	DROUGHT TOLERANT	NOTES
	BG	BOUTELOUA GRACILIS	BLUE GRAMA GRASS	1GAL	X	L	N	Y	FULL SUN TO PT SHADE, 1'H X 1'W, DECIDUOUS
	CT	CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL	X	L	N	Y	SUN OR SHADE, 1'H X 2'W, EVERGREEN
	CE	CHONDROPETALUM TECTORUM 'EL CAMPO'	CAPE RUSH	5 GAL	X	L	L	Y	SUN OR SHADE, 3'H X 4'W, EVERGREEN
	JE	JUNCUS PATENS 'ELK BLUE'	SPREADING RUSH	5 GAL	X	L	N	Y	SUN OR SHADE, 2'H X 2'W, EVERGREEN
	LC	LEYMUS CONDENSATUS 'CANYON PRINCE'	NATIVE BLUE RYE	1 GAL	X	L	N	Y	FULL SUN, 3'H X 3'W, EVERGREEN
	MA	MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	5 GAL	X	VL	N	Y	FULL SUN TO PT SHADE, 4'H X 8'W, EVERGREEN



D. LAURENCE GATES
LANDSCAPE ARCHITECTURE

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE:	DESCRIPTION:	DATE

NOT FOR CONSTRUCTION

PROJECT NUMBER:	XXX
DRAWN:	X
CHECK:	X
DATE:	APRIL 30, 202
SCALE:	SCAL

0 10 20 40

GROUND LEVEL PLANTING PLAN

LS-8

of -

GROUND PLANT LIST – TREES (SUBTOTAL OF PROPOSED TREES: 242)

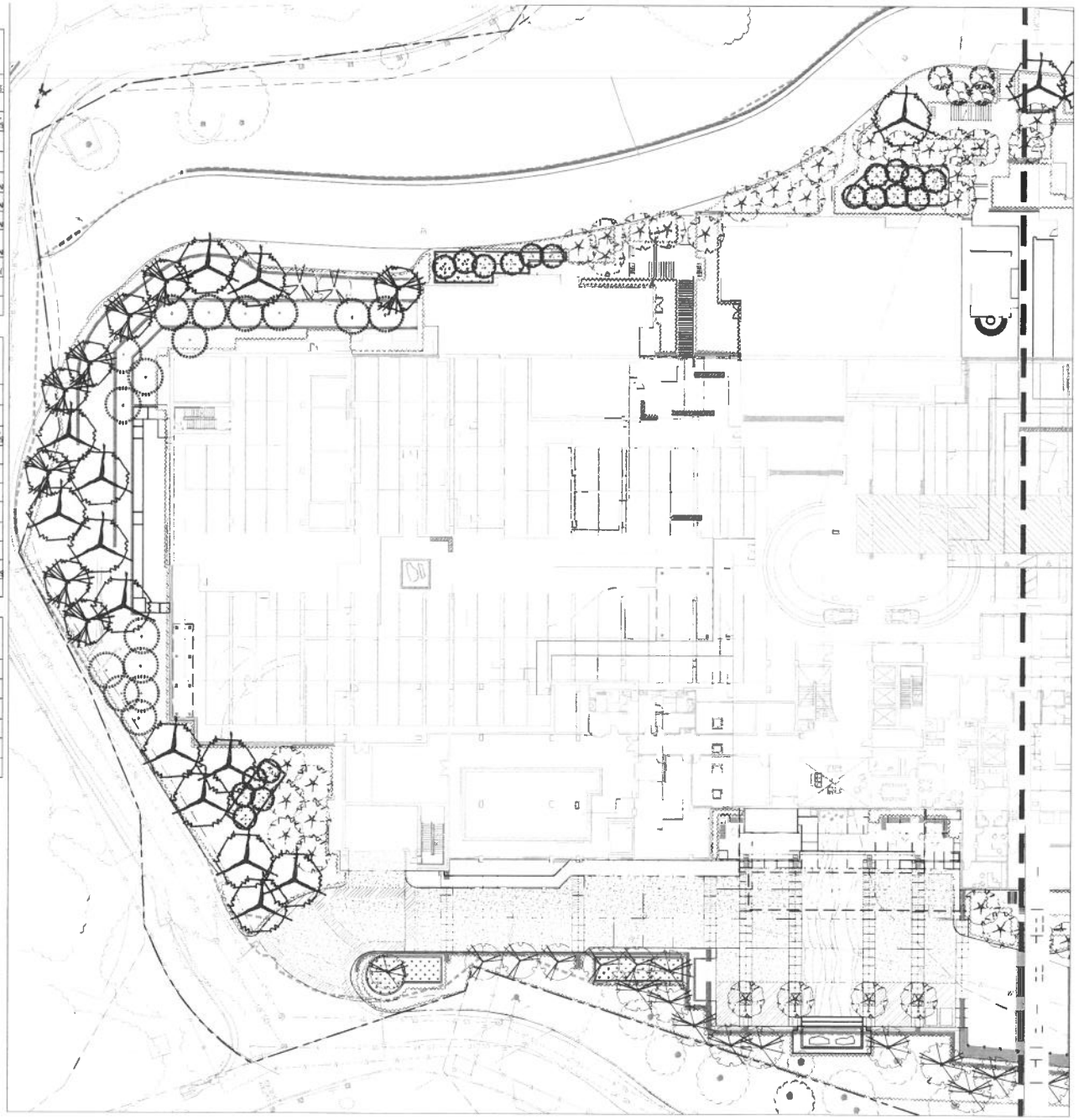
LEGEND	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WUCOLS ZONE	NATIVE (N) /LOCAL (L)	DROUGHT TOLERANT	NOTES
	ARA	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	24"BOX	16	M		N	FULL TO PT SHADE, 55'H x 20'W, DECIDUOUS
	ARM	ARBUTUS X 'MARINA'	ARBUTUS STANDARD	24"BOX	33	L	N	Y	FULL SUN, 30'H x 20'W, EVERGREEN
	CER	CERCIS OCCIDENTALIS	WESTERN REDBUD	24"BOX	14	VL	N	Y	SUN/PT SHADE, SCREEN, 15'H X 10'W, DECIDUOUS
	LAM	LAGERSTROEMIA INDICA 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	24"BOX	12	L	L	Y	FULL SUN, 20'H x 15'W, DECIDUOUS
	LAT	LAGERSTROEMIA INDICA 'TONTO'	TONTO CRAPE MYRTLE	24"BOX	3	L	L	Y	FULL SUN, 10'H x 6'W, DECIDUOUS
	LNS	LAURUS NOBILIS 'SARATOGA'	SWEET BAY	24"BOX	3	L	L	Y	FULL SUN TO PT SHADE, 30'H x 20'W, EVERGREEN
	OES	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE MULTI-TRUNK	36"BOX	2	VL	L	Y	FULL SUN TO PT SHADE, 25'H x 25'W, EVERGREEN
	QUI	QUERCUS ILEX	HOLLY OAK	36"/48" BOX	16	L	L	Y	FULL SUN TO PT SHADE, 50'H x 50'W, EVERGREEN
	QUV	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	36"/48" BOX	39	M	L	Y	FULL SUN TO PT SHADE, 50'H x 50'W, EVERGREEN
	RHU	RHUS LANCEA	AFRICAN SUMAC	24"BOX	32	L	L	Y	FULL SUN TO PT SHADE, 15'H x 20'W, EVERGREEN
	SAL	SALIX LASIOLEPIS	ARROYO WILLOW	24"BOX	49	H	N	N	FULL SUN, 35'H x 15'W, DECIDUOUS
	TRI	TRISTANIA CONFERTA	BRISBANE BOX	24"BOX	25	M		Y	FULL SUN, 40'H x 25'W, EVERGREEN

GROUND PLANT LIST – SHRUBS, ORNAMENTAL GRASSES AND GROUNDCOVER

LEGEND	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WUCOLS ZONE	NATIVE (N) /LOCAL (L)	DROUGHT TOLERANT	NOTES
	AM	ARCTOSTAPHYLOS MANZANITA 'DR. HURD'	DR. HURD MANZANITA	15 GAL	X	L	N	Y	FULL SUN, 15'H X 12'W, EVERGREEN
	CR	CEANOTHUS X 'RAY HARTMAN' MULTI-TRUNK	CALIFORNIA LILAC	15 GAL	X	L	N	Y	FULL SUN, 15'H X 10'W, EVERGREEN
	CO	CERCIS OCCIDENTALIS	WESTERN REDBUD MULTI-TRUNK	5 GAL	X	VL	N	Y	SUN/PT SHADE, SCREEN, 15'H X 10'W, DECIDUOUS
	CP	CISTUS X PURPUREUS	ORCHID ROCKROSE	15 GAL	X	L	L	Y	FULL SUN, 4'H X 4'W, EVERGREEN
	HA	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL	X	L	N	Y	SUN OR SHADE, 10'H X 8'W, EVERGREEN
	MR	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	X	L	N	Y	SUN OR SHADE, 4'H X 6'W, EVERGREEN
	RE	RHAMNUS CALIFORNICA 'EVE CASE'	CALIFORNIA COFFEEBERRY	5 GAL	X	L	N	Y	SUN OR SHADE, 6'H X 8'W, EVERGREEN
	RL	RHAMNUS CALIFORNICA 'LEATHERLEAF'	CALIFORNIA COFFEEBERRY	5 GAL	X	L	N	Y	SUN OR SHADE, 6'H X 8'W, EVERGREEN
	RV	RIBES VIBURNIFOLIUM	EVERGREEN CURRANT	5 GAL	X	L	N	Y	SUN OR SHADE, 4'H X 6'W, EVERGREEN
	RC	ROSA CALIFORNICA	CALIFORNIA WILD ROSE	5 GAL	X	L	N	Y	FULL SUN TO PT SHADE, 10'H X 20'W, DECIDUOUS
	EC	EPILOBIUM CANUM 'CATALINA'	CATALINA FUCHSIA	1 GAL	X	L	N	Y	FULL SUN, 3'H X 4'W, DECIDUOUS

GROUND PLANT LIST – STORMWATER TREATMENT AREA

LEGEND	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WUCOLS ZONE	NATIVE (N) /LOCAL (L)	DROUGHT TOLERANT	NOTES
	BG	BOUTELOUA GRACILIS	BLUE GRAMA GRASS	1GAL	X	L	N	Y	FULL SUN TO PT SHADE, 1'H X 2'W, DECIDUOUS
	CT	CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL	X	L	N	Y	SUN OR SHADE, 1'H X 2'W, EVERGREEN
	CE	CHONDROPETALUM TECTORUM 'EL CAMPO'	CAPE RUSH	5 GAL	X	L	L	Y	SUN OR SHADE, 3'H X 4'W, EVERGREEN
	JE	JUNCUS PATENS 'ELK BLUE'	SPREADING RUSH	5 GAL	X	L	N	Y	SUN OR SHADE, 2'H X 2'W, EVERGREEN
	LC	LEYMUS CONDENSATUS 'CANYON PRINCE'	NATIVE BLUE RYE	1 GAL	X	L	N	Y	SUN OR SHADE, 3'H X 3'W, EVERGREEN
	MA	MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	5 GAL	X	VL	N	Y	FULL SUN TO PT SHADE, 4'H X 3'W, EVERGREEN



D. LAURENCE GATES
LANDSCAPE ARCHITECTURE

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE:	DESCRIPTION:	DATE

NOT FOR CONSTRUCTION

PROJECT NUMBER:	XXX
DRAWN:	X
CHECK:	X
DATE:	APRIL 30, 202
SCALE:	SCAL

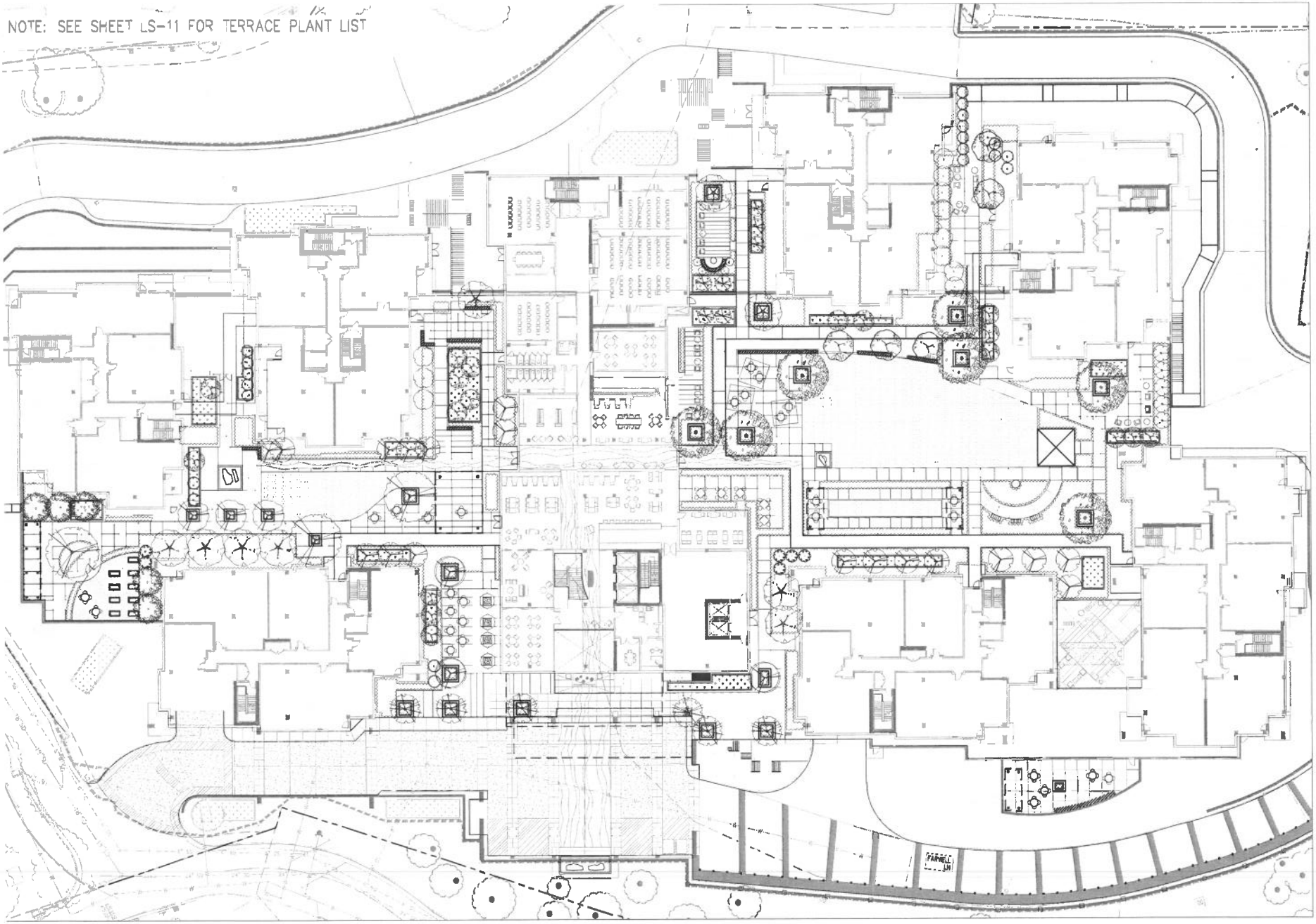
0 10 20 40

GROUND LEVEL PLANTING PLAN

LS-9

of

NOTE: SEE SHEET LS-11 FOR TERRACE PLANT LIST



D. LAURENCE GATES
LANDSCAPE ARCHITECTURE

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE:	DESCRIPTION:	DATE

NOT FOR CONSTRUCTION

PROJECT NUMBER:	XXX
DRAWN:	X
CHECK:	X
DATE:	APRIL 30, 202
SCALE:	SCAL

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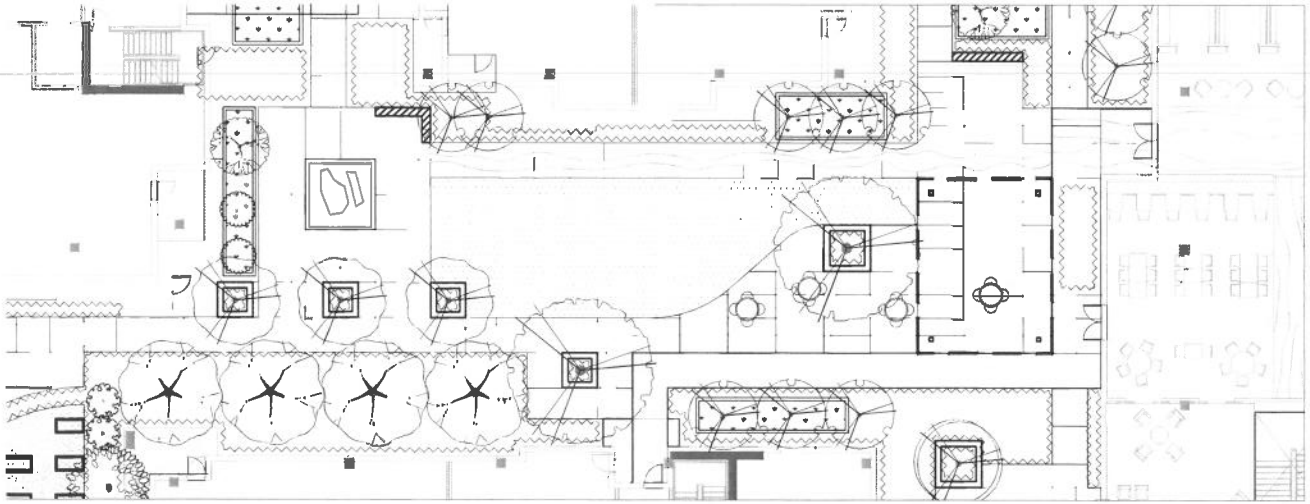
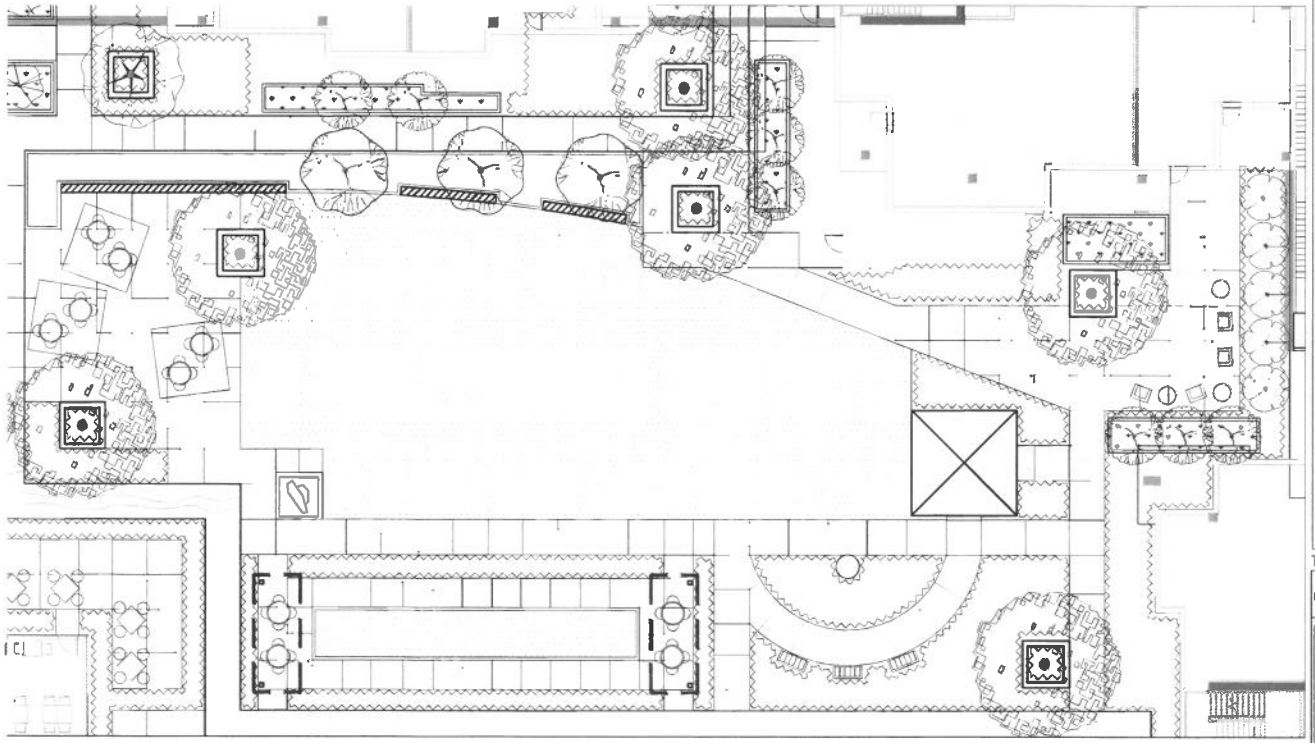
TERRACE LEVEL PLANTING PLAN

LS-10

of -



TOWN SQUARE PLANTING PLAN & BIO PLANTER



VILLAGE GREEN PLANTING PLAN

TERRACE PLANT LIST – TREES (SUBTOTAL OF PROPOSED TREES: 131)

LEGEND	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WUCOLS ZONE	NATIVE (N) / LOCAL (L)	DROUGHT TOLERANT	NOTES
	APM	ACER PALMATUM 'MORTON'	MORTON JAPANESE MAPLE	24"BOX	3	M		N	FULL TO PT SUN, 10'H X 8'W, DECIDUOUS
	ARA	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	24"BOX	18	M		N	FULL TO PT SHADE, 35'H X 20'W, DECIDUOUS
	ARM	ARBUTUS X 'MARINA'	ARBUTUS STANDARD	24"BOX	9	L	N	Y	FULL SUN, 30'H X 20'W, EVERGREEN
	CER	CERCIS OCCIDENTALIS	WESTERN REDBUD	24"BOX	19	VL	N	Y	SUN/PT SHADE, SCREEN, 15'H X 10'W, DECIDUOUS
	CIT	CITRUS SPP.	ORANGE TREE	24"BOX	4	M		Y	FULL SUN, 30'H X 20'W, EVERGREEN
	LAM	LAGERSTROEMIA INDICA 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	24"BOX	6	L	L	Y	FULL SUN, 20'H X 15'W, DECIDUOUS
	LAT	LAGERSTROEMIA INDICA 'TONTO'	TONTO CRAPE MYRTLE	24"BOX	3	L	L	Y	FULL SUN, 20'H X 6'W, DECIDUOUS
	LIP	LAGERSTROEMIA INDICA 'PURPLE TOWER'	PURPLE TOWER CRAPE MYRTLE	24"BOX	7	L	L	Y	FULL SUN, 25'H X 10'W, DECIDUOUS
	LNS	LAURUS NOBILIS 'SARATOGA'	SWEET BAY	24"BOX	6	L	L	Y	FULL SUN TO PT SHADE, 30'H X 20'W, EVERGREEN
	OES	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE	36"BOX	3	VL	L	Y	FULL SUN TO PT SHADE, 25'H X 25'W, EVERGREEN
	PRY	PRUNUS X YEDOENSIS	YOSHINO CHERRY	24"BOX	4	M	L	Y	FULL SUN, 40'H X 35'W, DECIDUOUS
	PSA	PRUNUS SERRULATA 'AMANOGAWA'	JAPANESE FLOWERING CHERRY	15 GAL	6	M	L	Y	PT SHADE TO FULL SUN, 25'H X 12'W, DECIDUOUS
	RPI	ROSA FCORIBUNDA 'BRILLIANT PINK ICEBERG'	ROSE	15 GAL	4	M	L	N	PT TO FULL SUN, 5'H X 5'W, DECIDUOUS
	UPP	ULMUS CARPINIFOLIA X PARVIFOLIA 'FRONTIER'	FRONTIER ELM	36"BOX	7	L	L	Y	FULL SUN, 35'H X 25'W, DECIDUOUS
	ZEM	ZELKOVA SERRATA 'MUSASHINO'	SAWLEAF ZELKOVA	24"BOX	11	M		Y	FULL SUN, 40'H X 20'W, DECIDUOUS

TERRACE PLANT LIST – SHRUBS, ORNAMENTAL GRASSES AND GROUNDCOVER

LEGEND	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WUCOLS ZONE	NATIVE (N) / LOCAL (L)	DROUGHT TOLERANT	NOTES
	AU	ARBUTUS UNEDO	STRAWBERRY TREE SHRUB	15 GAL	4	L	N	Y	FULL SUN PT SHADE, 10'H X 10'W, EVERGREEN
	PM	PODOCARPUS MACROPHYLLUS 'MAKI'	MAKI SHRUBBY YEW PODOCARPUS	15 GAL	18	M		Y	FULL SUN PT SHADE, 10'H X 5'W, EVERGREEN
	PC	PRUNUS CAROLINIANA 'BRIGHT AND TIGHT'	BRIGHT N TIGHT CAROLINA LAUREL	15 GAL	6	L	N	Y	SUN OR SHADE, 10'H X 5'W, EVERGREEN
	AI	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL	X	L	N	Y	FULL SUN, 3'H X 3'W, DECIDUOUS
	AK	AGAVE ATTENUATA 'KARA'S STRIPES'	AGAVE	5 GAL	X	L	N	N	SUN OR SHADE, 4'H X 4'W, EVERGREEN
	AP	ABUTILON PALMERI	INDIAN MALLOW	5 GAL	X	L	N	Y	FULL SUN, 4'H X 4'W, EVERGREEN
	CS	CAMELLIA SASANQUA	CHRISTMAS CAMELLIA	5 GAL	X	M		Y	FULL SUN TO PT SHADE, 8'H X 8'W, EVERGREEN
	CU	COLEONEMA PULCHRUM 'SUNSET GOLD'	GOLDEN BREATH OF HEAVEN	5 GAL	X	M	L	Y	FULL SUN, 4'H X 6'W, EVERGREEN
	DB	DIETES BICOLOR	FORTNIGHT LILY	1GAL	X	L	L	Y	FULL SUN PT SHADE, 3'H X 3'W, EVERGREEN
	DV	DIETES GRANDIFLORA 'VARIEGATA'	STRIPED FORTNIGHT LILY	5 GAL	X	L	L	Y	SUN OR PT SHADE, 4'H X 3'W, EVERGREEN
	EB	EPILOBIUM CALIFORNICUM 'BOWMAN'S 81'	CALIFORNIA FUCHSIA	1 GAL	X	L	N	Y	FULL SUN, 2'H X 2'W, DECIDUOUS
	EC	EPILOBIUM CANUM 'CATALINA'	CATALINA FUCHSIA	5 GAL	X	L	N	Y	FULL SUN, 3'H X 4'W, DECIDUOUS
	FM	FESTUCA MAIREI	ATLAS FESCUE	1 GAL	X	L		Y	SUN OR PT SHADE, 3'H X 3'W, EVERGREEN
	HB	HESPERALOE PARVIFLORA 'BRAKELIGHTS'	BRAKELIGHTS RED YUCCA	5 GAL	X	L	L	Y	FULL SUN, 3'H X 3'W, EVERGREEN
	HE	HEUCHERA X 'ELECTRIC LIME'	CORAL BELLS	1 GAL	X	M	L	Y	FULL SUN, 3'H X 3'W, EVERGREEN
	HP	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	X	L	L	Y	FULL SUN, 3'H X 4'W, EVERGREEN
	LL	LOMANDRA LONGIFOLIA 'BREEZE'	BREEZE MAT RUSH	1 GAL	X	L	L	Y	SUN OR SHADE, 3'H X 4'W, EVERGREEN
	LS	LIGUSTRUM SINENSE 'SUNSHINE'	SUNSHINE LIGUSTRUM	5 GAL	X	L	L	Y	FULL SUN, 6'H X 4'W, EVERGREEN
	LT	LAVATERA MARITIMA	TREE MALLOW	5 GAL	X	L	L	Y	SUN OR SHADE, 8'H X 12'W, EVERGREEN
	LV	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LILY TURF	1 GAL	X	M		Y	FULL SUN TO PT SHADE, 1'H X 2'W, EVERGREEN
	MD	MUHLENBERGIA DUBIA	PINE MUHLY	1 GAL	X	L	L	Y	FULL SUN, 3'H X 3'W, EVERGREEN
	NC	NEPETA FAASSENII	CATMINT	1GAL	X	L	L	Y	FULL SUN TO PT SHADE, 2'H X 3'W, EVERGREEN
	NL	NANDINA DOMESTICA 'LEMON LIME'	LEMON LIME NANDINA	1GAL	X	M	L	Y	FULL SUN TO PT SHADE, 3'H X 3'W, EVERGREEN
	RF	ROSA X 'FLOWER CARPET APPLEBLOSSOM'	ROSE	3 GAL	X	M	L	Y	FULL SUN, 3'H X 4'W, DECIDUOUS
	RM	RHAMNUS CALIFORNICA 'MOURO SAN BRUNO'	SUN BRUNO COFFEEBERRY	5 GAL	X	L	N	Y	SUN OR SHADE, 4'H X 12'W, EVERGREEN
	RT	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	5 GAL	X	L	L	Y	FULL SUN, 5'H X 5'W, EVERGREEN
	SB	SALVIA LEUCANTHA 'SANTA BARBARA'	MEXICAN BUSH SAGE	5 GAL	X	L	L	Y	FULL SUN, 3'H X 4'W, EVERGREEN
	SH	SALVIA MICROPHYLLA 'HOT LIPS'	HOT LIPS SAGE	5 GAL	X	L	L	Y	FULL SUN TO PT SHADE, 3'H X 3'W, EVERGREEN
	SS	SENECIO SPP.	AMANI SENECIO	1 GAL	X	L	L	Y	FULL SUN TO PT SHADE, 1'H X 1'W, EVERGREEN
	TC	TEUCRIUM CHAMAEDRYS	GERMANDER	1 GAL	X	L	L	Y	FULL SUN TO PT SHADE, 1'H X 1'W, EVERGREEN

TERRACE PLANT LIST – STORMWATER TREATMENT AREA

LEGEND	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WUCOLS ZONE	NATIVE (N) / LOCAL (L)	DROUGHT TOLERANT	NOTES
	BG	BOUTELOUA GRACILIS	BLUE GRAMA GRASS	1GAL	X	L	N	Y	FULL SUN TO PT SHADE, 1'H X 1'W, DECIDUOUS
	CT	CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL	X	L	N	Y	SUN OR SHADE, 1'H X 2'W, EVERGREEN
	CE	CHONDROPETALUM TECTORUM 'EL CAMPO'	CAPE RUSH	5 GAL	X	L	L	Y	SUN OR SHADE, 8'H X 4'W, EVERGREEN
	JE	JUNCUS PATENS 'ELK BLUE'	SPREADING RUSH	5 GAL	X	L	N	Y	SUN OR SHADE, 2'H X 2'W, EVERGREEN
	LC	LEYMUS CONDENSATUS 'CANYON PRINCE'	NATIVE BLUE RYE	1 GAL	X	L	N	Y	FULL SUN, 3'H X 3'W, EVERGREEN
	MA	MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	5 GAL	X	VL	N	Y	FULL SUN TO PT SHADE, 4'H X 3'W, EVERGREEN

D. LAURENCE GATES
LANDSCAPE ARCHITECTURE

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE:	DESCRIPTION:	DATE

NOT FOR CONSTRUCTION

PROJECT NUMBER:	XXX
DRAWN:	X
CHECK:	X
DATE:	APRIL 30, 203
SCALE:	3/64

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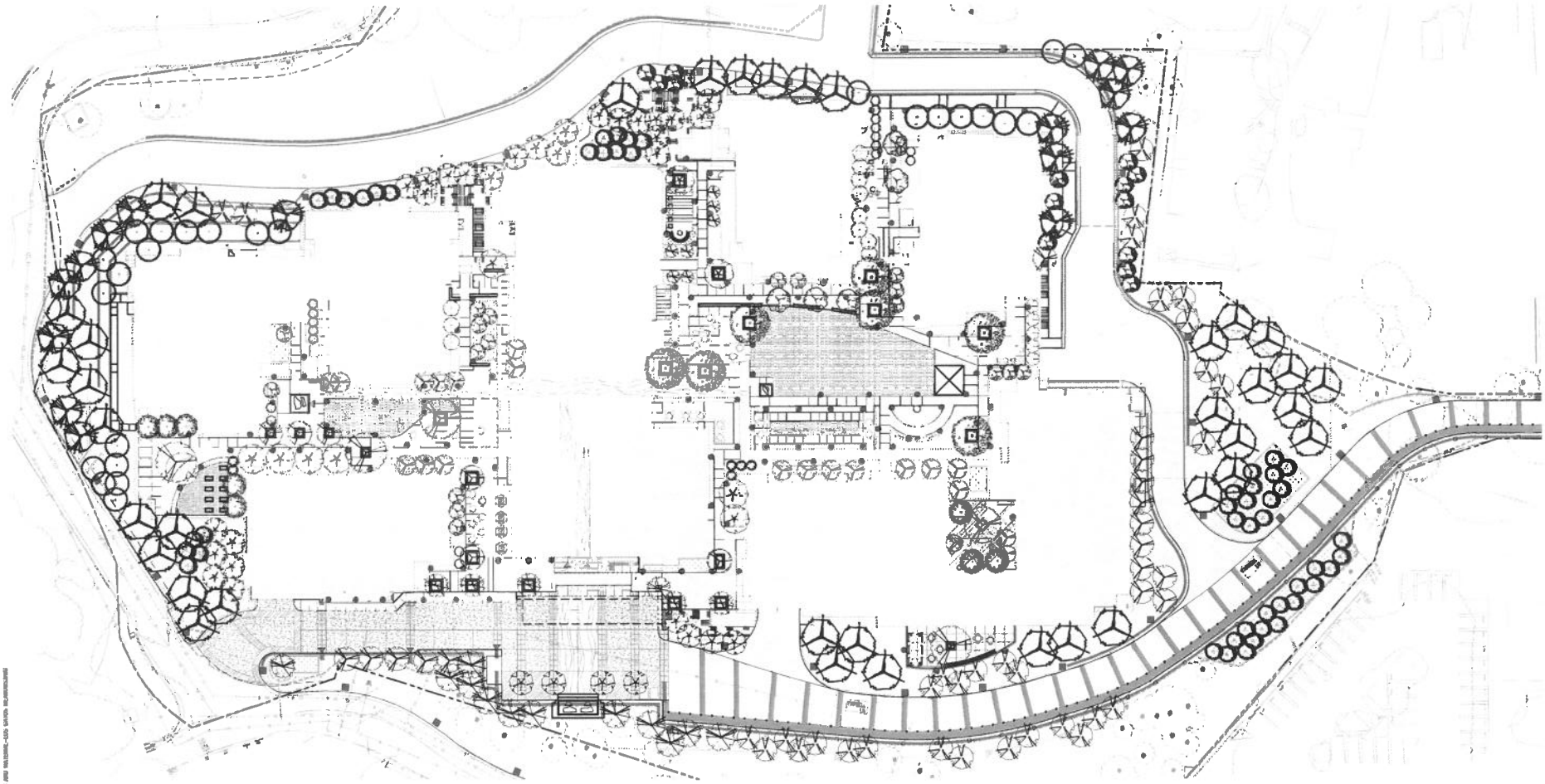
TERRACE LEVEL PLANTING PLAN - VILLAGE GREEN AND TOWN SQUARE

LS-11



LIGHT FIXTURE SCHEDULE:

■ : POST TOP LIGHT		● : BOLLARD LIGHT		▼ : WALL MOUNTED LIGHT		▼ : FOUNTAIN LIGHT	
MFR: BEGA MODLE: 77120, 23.4W LED POLE HEIGHT: 10' LIGHT SOURCE: LED COLOR FINISH: T.B.D.		MFR: BEGA MODLE: 77120, 23.4W LED POLE HEIGHT: 10' LIGHT SOURCE: LED COLOR FINISH: T.B.D.		MFR: BEGA MODLE: 22263, 11.8W LED SIZE: 9-7/8"X9-7/8"X5-3/8" LIGHT SOURCE: LED COLOR FINISH: T.B.D.		MFR: FOUNTAIN PEOPLE MODLE: FX SERIES FOUNTAIN FLUSH MOUNT , 25.5W LED, 3000K WARM WHITE SIZE: 4.75"DIA. FINISH: STAINLESS STEEL	
				▬ : STAIR LIGHT			
				MFR: BEGA MODLE: 22 130, 3.4 W LED SIZE: 7-1/2"X 3-1/8"X 4" FINISH: #4 BRUSHED STAINLESS STEEL			

NOTE: EXTERIOR FIXTURES WILL COMPLY WITH TOWN REQUIREMENTS TO BE DOWNWARD DIRECTED AND SHIELDED (FULL CUT-OFF)

D. LAURENCE GATES
LANDSCAPE ARCHITECTURE

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE:	DESCRIPTION:	DATE

NOT FOR CONSTRUCTION

PROJECT NUMBER:	XXX
DRAWN:	X
CHECK:	X
DATE:	APRIL 30, 202
SCALE:	SCAL

0 15 30 60

SITE LIGHTING CONCEPT PLAN

LS-12

of -

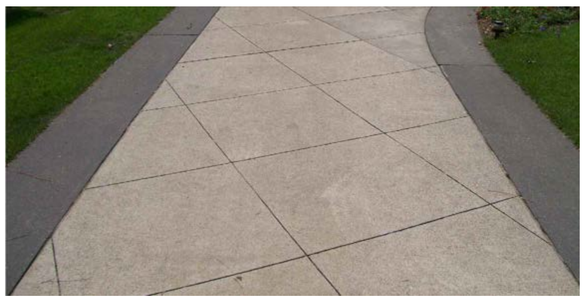
PAVING

VEHICULAR PAVER BAND – 8"X8"X3" THICKNESS GRANITE PAVERS AT ARRIVAL COURT

MFR: COLD SPRING GRANITE
COLOR: ACADEM BLACK
FINISH: THERMAL

VEHICULAR COLORED SAWCUT CONCRETE PAVING

COLOR: DARK GRAY BY DAVIS COLORS
FINISH: MEDIUM BROOM FOR THE MAIN COURT;
TOPOCAST 25 FOR THE INTERIM PARKING STALLS

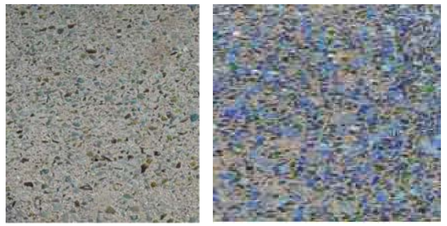


PEDESTRIAN COLORED SAWCUT CONCRETE PAVING

COLOR: PEBBLE BY DAVIS COLORS
FINISH: MEDIUM BROOM/TOPOCAST 25

TONED AC PAVING
FOR THE TRAIIL ALONG EVA

SEEDED GLASS IN PAVING



STONE VENEERED RETAINING WALL

VEGETATED GREEN WALL BIOPHILIA

D. LAURENCE GATES
LANDSCAPE ARCHITECTURE

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE:	DESCRIPTION:	DATE:

NOT FOR CONSTRUCTION

PROJECT NUMBER:	XXXX
DRAWN:	XX
CHECK:	XX
DATE:	APRIL 30, 2024
SCALE:	SCALE

0 0" 6" 1" 2"

MATERIAL BOARD

LS-13

of -

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

TREES TO BE REMOVED AND PRESERVED PER THE ARBORIST REPORT BY HORTSCIENCE DATED ON OCTOBER 12, 2020

NOTES:
1. TREE NUMBER TAGGED IN THE FIELD BY HORTSCIENCE, CERTIFIED ARBORIST, SEE SHEET T-2 TO T-5 FOR TREE INVENTORY TABLE.
2. TOPOGRAPHIC SURVEY INFORMATION PROVIDED BY KIMLEY-HORN.

EXISTING TREE LEGEND

EXISTING TREE TO BE PRESERVED

EXISTING TREE TO BE REMOVED

TREE REMOVED IN 2019: 44

PROPERTY LINE

PROTECTIVE FENCING

TOTAL OF EXISTING TREES: 375
TOTAL TREES REMOVED IN 2019: 44
TOTAL OF EXISTING TREES TO BE PRESERVED: 118
TOTAL OF EXISTING TREES TO BE REMOVED: 213

PLANNING SUBMITTAL 2021.07.27

GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN
2671 CROW CANYON RD. SAN RAMON, CA 94583
T 925.736.8176 www.dgates.com

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE:	DESCRIPTION:	DATE:

NOT FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT
CASEY CASE · No. 6082
Signature
6/30/2020
Renewal Date
X/XX/XXXX
for
L.A.
STATE OF CALIFORNIA

PROJECT NUMBER:	5639
DRAWN:	MF/TZ
CHECK:	KC
DATE:	03/01/2024
SCALE:	1"=40'-0"

0 20' 40' 80'
0" ½" 1" 2"

TREE PRESERVATION/ REMOVAL PLAN

T-1

of -

PLOTTED BY: DATE: 3/22/2021 1:51 PM

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	TRUNK DIAMETER (INCHES)	APPROX. CROWN DIAMETER (FEET)	CONDITION OUT OF 100%	SUITABILITY FOR PRESERVATION	PROTECTED STATUS	REMOVAL	REASON FOR REMOVAL
1	Coast Redwood *Sequioa sempervirens*	40	~30	50%	Mod	Protected		
2	California Bay *Umbellularia californica*	8,8,7	~30	50%	Low	Protected		
3	California Bay *Umbellularia californica*	6,5	~30	30%	Low	Protected		
4	Valley Oak *Quercus lobata*	17	~30	50%	Mod	Protected		
5	Valley Oak *Quercus lobata*	14	~20	30%	Low	Protected	X	New EVA. construction
6	Coast Live Oak *Quercus agrifolia*	23	~30	70%	High	Protected		
7	Blue Gum *Eucalyptus globulus*	40	~30	30%	Low	Protected	X	Invasive, fire prone
8	Blue Gum *Eucalyptus globulus*	38	~30	30%	Low	Protected	X	Invasive, fire prone
9	Blue Gum *Eucalyptus globulus*	20,7	~20	30%	Low	Exception	X	Invasive, fire prone
10	Blue Gum *Eucalyptus globulus*	54	~50	30%	Low	Protected	X	Invasive, fire prone
11	Blue Gum *Eucalyptus globulus*	28	~30	30%	Low	Protected	X	Invasive, fire prone
12	Blue Gum *Eucalyptus globulus*	39	~30	30%	Low	Protected	X	Invasive, fire prone
13	Canary Island Pine Pinus canariensis	21	~30	70%	High	Protected	2019 X	Fire prone, within 50 feet of structures
14	Coast Live Oak *Quercus agrifolia*	15	~20	50%	Low	Protected	X	New EVA. construction
15	California Bay *Umbellularia californica*	10	~20	50%	Mod	Protected	X	New EVA. construction
16	California Bay *Umbellularia californica*	10	~20	50%	Mod	Protected	X	New EVA. construction
17	California Bay *Umbellularia californica*	9,9	~20	30%	Low	Protected	X	New EVA. construction
18	California Bay *Umbellularia californica*	5	~20	10%	Low	Protected	X	New EVA. construction
19	California Bay *Umbellularia californica*	13,8	~30	50%	Mod	Protected		
20	California Bay *Umbellularia californica*	11	~20	30%	Low	Protected	X	Within grading limits
21	California Bay *Umbellularia californica*	13	~30	30%	Low	Protected		
22	California Buckeye Aesculus californica	9	~30	50%	Mod	Protected		
23	California Bay *Umbellularia californica*	7	~50	30%	Low	Protected		
24	California Bay *Umbellularia californica*	17,16	~50	70%	High	Protected		
25	California Bay *Umbellularia californica*	11	~20	30%	Low	Protected		
26	California Bay *Umbellularia californica*	12	~20	50%	Low	Protected		
27	California Bay *Umbellularia californica*	7	~20	10%	Low	Protected		
28	California Bay *Umbellularia californica*	8	~20	10%	Low	Protected		
29	California Bay *Umbellularia californica*	12,7,6	~50	10%	Low	Protected		
30	Valley Oak *Quercus lobata*	34	~60	70%	High	Large Protected		
31	California Bay *Umbellularia californica*	16	~30	50%	Low	Protected		
32	California Bay *Umbellularia californica*	8	~20	50%	Low	Protected		
33	California Bay *Umbellularia californica*	14,6	~20	50%	Low	Protected		
34	California Bay *Umbellularia californica*	8	~20	30%	Low	Protected		
35	California Bay *Umbellularia californica*	11,10,7	~30	50%	Low	Protected		
36	Coast Live Oak *Quercus agrifolia*	19	~30	50%	Mod	Protected		
37	California Bay *Umbellularia californica*	10	~20	30%	Low	Protected		
38	Blue Oak *Quercus douglasii*	19	~20	30%	Low	Protected		
39	Coast Live Oak *Quercus agrifolia*	27	~30	50%	Low	Large Protected		
40	Valley Oak *Quercus lobata*	17	~20	30%	Low	Protected		

TREES TO BE REMOVED AND PRESERVED PER THE ARBORIST REPORT BY HORTSCIENCE DATED ON OCTOBER 12, 2020

TREE INVENTORY TABLE (CONT.)

TREE/ TAG NO.	TREE NAME	TRUNK DIAMETER (INCHES)	APPROX. CROWN DIAMETER (FEET)	CONDITION OUT OF 100%	SUITABILITY FOR PRESERVATION	PROTECTED STATUS	REMOVAL	REASON FOR REMOVAL
41	California Bay *Umbellularia californica*	8,5,4	~20	50%	Mod	Protected		
42	California Bay *Umbellularia californica*	5	~20	50%	Low	Protected		
43	Valley Oak *Quercus lobata*	14	~30	50%	Mod	Protected		
44	Coast Live Oak *Quercus agrifolia*	22	~50	50%	Low	Protected		
45	California Bay *Umbellularia californica*	6,5	~20	50%	Low	Protected		
46	California Bay *Umbellularia californica*	6	~20	50%	Low	Protected		
47	Valley Oak *Quercus lobata*	17,13	~50	50%	Mod	Protected		
48	California Bay *Umbellularia californica*	22,12	~50	10%	Low	Protected		
49	California Bay *Umbellularia californica*	7	~20	50%	Low	Protected		
50	California Bay *Umbellularia californica*	7	~20	50%	Low	Protected		
51	California Bay *Umbellularia californica*	7	~30	30%	Low	Protected		
52	California Bay *Umbellularia californica*	9	~30	30%	Low	Protected		
53	California Bay *Umbellularia californica*	10	~20	50%	Low	Protected		
54	California Bay *Umbellularia californica*	13,9	~30	50%	Low	Protected		
55	California Bay *Umbellularia californica*	6,5,5,4	~30	50%	Low	Protected		
56	California Bay *Umbellularia californica*	7	~30	30%	Low	Protected		
57	California Bay *Umbellularia californica*	9,8	~30	30%	Low	Protected		
58	California Bay *Umbellularia californica*	12	~30	30%	Low	Protected		
59	Coast Live Oak *Quercus agrifolia*	27,16	~60	50%	Mod	Large Protected		
60	California Bay *Umbellularia californica*	14	~20	10%	Low	Protected		
61	California Bay *Umbellularia californica*	15	~30	30%	Low	Protected		
62	California Bay *Umbellularia californica*	13	~30	30%	Low	Protected		
63	California Bay *Umbellularia californica*	6	~20	50%	Low	Protected		
64	California Bay *Umbellularia californica*	10,9	~30	50%	Low	Protected		
65	California Bay *Umbellularia californica*	9	~30	30%	Low	Protected		
66	California Bay *Umbellularia californica*	11	~20	30%	Low	Protected		
67	Olive *Olea spp.*	5,4,3,2	~20	30%	Low	Exception		
68	California Bay *Umbellularia californica*	6	~20	50%	Low	Protected		
69	California Bay *Umbellularia californica*	7	~20	30%	Low	Protected		
70	Coast Live Oak *Quercus agrifolia*	6	~20	50%	Mod	Protected		
71	California Bay *Umbellularia californica*	17,8	~30	50%	Mod	Protected		
72	Valley Oak *Quercus lobata*	33	~60	70%	High	Large Protected		
73	Olive *Olea spp.*	5	~10	50%	Mod	Exception	2019 X	Invasive
74	Coast Live Oak Quercus agrifolia	6	~20	50%	Mod	Protected		
75	Coast Live Oak Quercus agrifolia	30	~50	50%	Mod	Large Protected		
76	Monterery Pine *Pinus radiata*	15	~20	50%	Low	Protected	2019 X	Fire prone, within 50 feet of structures
77	Monterery Pine *Pinus radiata*	17	~20	50%	Low	Protected	2019 X	Fire prone, within 50 feet of structures
78	Coast Redwood *Sequioa sempervirens*	7	~10	90%	High	Protected	X	New EVA. construction
79	Coast Redwood *Sequioa sempervirens*	13	~20	90%	High	Protected	X	Within grading limits
80	Blue Oak *Quercus douglasii*	12	~20	50%	Mod	Protected	X	New EVA. construction

TREE INVENTORY TABLE (CONT.)

TREE/ TAG NO.	TREE NAME	TRUNK DIAMETER (INCHES)	APPROX. CROWN DIAMETER (FEET)	CONDITION OUT OF 100%	SUITABILITY FOR PRESERVATION	PROTECTED STATUS	REMOVAL	REASON FOR REMOVAL
81	Coast Redwood *Sequioa sempervirens*	5	~10	90%	High	Protected	X	Within grading limits
82	Coast Redwood *Sequioa sempervirens*	7	~20	30%	Low	Protected		
83	Monterery Pine *Pinus radiata*	14	~20	50%	Low	Protected	2019 X	Fire prone, within 50 feet of structures
84	Big Leaf Maple *Acer macrophylla*	9	~30	30%	Low	Protected		
85	Coast Redwood *Sequioa sempervirens*	7	~10	90%	High	Protected		
86	Valley Oak *Quercus lobata*	19	~50	70%	Mod	Protected		
87	Coast Redwood *Sequioa sempervirens*	10	~20	90%	High	Protected		
88	Monterery Pine *Pinus radiata*	8	~20	50%	Low	Protected	2019 X	Fire prone, within 50 feet of structures
89	Monterery Pine *Pinus radiata*	8	~20	50%	Mod	Protected	2019 X	Fire prone, within 50 feet of structures
90	Blackwood Acacia *Acacia melanoxylon*	10,6	~20	30%	Low	Exception	2019 X	Invasive, Fire prone
91	Blackwood Acacia *Acacia melanoxylon*	5	~20	30%	Low	Exception	2019 X	Invasive, Fire prone
92	Blackwood Acacia *Acacia melanoxylon*	8,7,4	~20	30%	Low	Exception	2019 X	Invasive, Fire prone
93	Blackwood Acacia *Acacia melanoxylon*	5,5,5,4	~20	30%	Low	Exception	2019 X	Invasive, Fire prone
94	California Bay *Umbellularia californica*	10	~20	30%	Low	Protected		
95	California Bay *Umbellularia californica*	16	~30	30%	Low	Protected		
96	California Bay *Umbellularia californica*	5	~10	10%	Low	Protected		
97	California Bay *Umbellularia californica*	19,6,5. 4,4	~30	50%	Low	Protected		
98	Valley Oak *Quercus lobata*	17,16	~50	50%	Mod	Protected		
99	California Bay *Umbellularia californica*	7,6,6,5	~30	50%	Low	Protected		
100	California Bay *Umbellularia californica*	6	~20	50%	Low	Protected		
101	California Bay *Umbellularia californica*	5	~20	70%	High	Protected		
102	California Bay *Umbellularia californica*	5,5,5,4,4 ,3,3,2,2	~50	70%	Mod	Protected		
103	Coast Redwood *Sequioa sempervirens*	9	~20	50%	Mod	Protected		
104	Coast Redwood *Sequioa sempervirens*	8	~20	90%	High	Protected		
105	Coast Redwood *Sequioa sempervirens*	9	~20	90%	High	Protected		
106	Coast Redwood *Sequioa sempervirens*	10	~20	90%	High	Protected		
107	Coast Redwood *Sequioa sempervirens*	8	~20	90%	High	Protected		
108	Coast Redwood *Sequioa sempervirens*	4	~10	90%	High	Protected		
109	Grecian Laurel *Laurus nobilis*	10,9,9	~20	30%	Low	Protected		
110	Grecian Laurel *Laurus nobilis*	6,6,5,5, 4,3,3,2	~20	30%	Low	Protected		
111	Grecian Laurel *Laurus nobilis*	5,4,4,4,4 ,4,3,3,3	~20	30%	Low	Protected		
112	Olive *Olea spp.*	6	~10	50%	Mod	Exception		
113	Olive *Olea spp.*	12,7	~20	50%	Mod	Exception		
114	Olive *Olea spp.*	10,6,5,4 ,3,2,2,2	~20	50%	Mod	Exception		
115	Valley Oak *Quercus lobata*	21	~30	50%	Low	Protected		
116	Blue Gum *Eucalyptus globulus*	47,32, 17	~60	50%	Low	Large Protected		
117	Bronze Loquat *Eriobotrya deflexa*	6	~20	30%	Low	Protected		
118	Coast Live Oak *Quercus agrifolia*	19,15	~50	70%	High	Protected		
119	Coast Live Oak *Quercus agrifolia*	19	~50	70%	High	Protected		
120	Valley Oak *Quercus lobata*	14	~30	50%	Mod	Protected		

PLANNING SUBMITTAL 2021.07.27

GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN
2671 CROW CANYON RD. SAN RAMON, CA 94583
T 925.736.8176 www.dgates.com

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE: DESCRIPTION: DATE:

NOT FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT · CASEY CASE · No. 6282 · Signature 6/30/2020 Renewal Date X/XX/XXXX · LA · STATE OF CALIFORNIA

PROJECT NUMBER: 5639
DRAWN: MF/TZ
CHECK: KC
DATE: 03/01/2024
SCALE:

0 1/2" 1" 2"

TREE INVENTORY TABLE

T-2

of -

PATH: P:\LOS GATOS\LOS GATOS MEADOWS(5639)\CAD\SHEETS_DC-T-LOS GATOS MEADOWS.DWG
PLOT DATE: 3/22/2021 1:31 PM

TREE INVENTORY TABLE (CONT.)

TREE/ TAG NO.	TREE NAME	TRUNK DIAMETER (INCHES)	APPROX. CROWN DIAMETER (FEET)	CONDITION OUT OF 100%	SUITABILITY FOR PRESERVATION	PROTECTED STATUS	REMOVAL	REASON FOR REMOVAL
121	Valley Oak *Quercus lobata*	19	~30	50%	Low	Protected		
122	Coast Live Oak *Quercus agrifolia*	11	~20	50%	Mod	Protected		
123	Olive *Olea spp.*	7,7,5,4, 4,3	~20	50%	Mod	Exception		
124	Coast Live Oak *Quercus agrifolia*	25	~30	10%	Low	Large Protected		
125	Coast Redwood *Sequioa sempervirens*	19	~20	10%	Low	Protected	X	New retaining wall construction
126	Coast Live Oak *Quercus agrifolia*	7,7	~20	10%	Low	Protected		
127	Coast Live Oak *Quercus agrifolia*	8	~20	10%	Low	Protected		
128	Canary Island Pine Pinus canariensis	28	~30	70%	Mod	Protected	2019 X	Fire prone, within 50 feet of structures
129	Coast Live Oak *Quercus agrifolia*	15	~30	50%	Low	Protected	X	New bio-retention construction
130	Canary Island Pine Pinus canariensis	23	~30	70%	High	Protected	2019 X	Fire prone, within 50 feet of structures
131	Canary Island Pine Pinus canariensis	26	~30	30%	Low	Protected	2019 X	Fire prone, within 50 feet of structures
132	Coast Redwood *Sequioa sempervirens*	7	~20	90%	Mod	Protected	X	New building construction
133	Canary Island Pine Pinus canariensis	22	~30	70%	High	Protected	2019 X	Fire prone, within 50 feet of structures
134	Coast Live Oak *Quercus agrifolia*	18	~50	70%	Mod	Protected	X	New building construction
135	Canary Island Pine Pinus canariensis	22	~30	70%	Mod	Protected	2019 X	Fire prone, within 50 feet of structures
136	Canary Island Pine Pinus canariensis	23	~30	70%	High	Protected	2019 X	Fire prone, within 50 feet of structures
137	Canary Island Pine Pinus canariensis	21	~30	70%	High	Protected	2019 X	Fire prone, within 50 feet of structures
138	Canary Island Pine Pinus canariensis	21	~30	70%	High	Protected	2019 X	Fire prone, within 50 feet of structures
139	Bronze Loquat *Eriobotrya deflexa*	5,3,3,3	~20	50%	Mod	Protected	X	New EVA. construction
140	Bronze Loquat *Eriobotrya deflexa*	6,4,2	~20	30%	Low	Protected	X	New EVA. construction
141	Crabapple *Malus spp.*	8	~30	70%	High	Exception	X	New building construction
142	Coast Live Oak *Quercus agrifolia*	18	~30	70%	High	Protected	X	New building construction
143	Coast Live Oak *Quercus agrifolia*	16	~30	70%	High	Protected	X	New building construction
144	Canary Island Pine *Pinus canariensis*	18	~30	50%	Mod	Protected	2019 X	Fire prone, within 50 feet of structures
145	Canary Island Pine *Pinus canariensis*	22	~30	70%	High	Protected	2019 X	Fire prone, within 50 feet of structures
146	Canary Island Pine *Pinus canariensis*	26	~30	70%	Mod	Protected	2019 X	Fire prone, within 50 feet of structures
147	Douglas Fir *Pseudosuga menziesii*	18	~30	70%	Mod	Protected	X	Within grading limits
148	Douglas Fir *Pseudosuga menziesii*	29	~30	70%	Mod	Protected	X	New EVA. construction
149	Hollywood Juniper *Juniperus chinensis*	9,5	~30	70%	High	Protected	X	New building construction
150	Douglas Fir *Pseudosuga menziesii*	15	~30	50%	Mod	Protected	X	Within grading limits
151	Douglas Fir *Pseudosuga menziesii*	15	~30	30%	Low	Protected	X	Within grading limits
152	Douglas Fir *Pseudosuga menziesii*	18	~30	50%	Low	Protected	X	Within grading limits
153	Douglas Fir *Pseudosuga menziesii*	14	~30	50%	Mod	Protected	X	New retaining wall construction
154	Valley Oak *Quercus lobata*	11	~30	70%	High	Protected	X	New retaining wall construction
155	Silk Oak *Grevillea robusta*	11	~30	50%	Low	Protected	X	New retaining wall construction
156	Coast Live Oak *Quercus agrifolia*	17	~30	70%	High	Protected	X	New retaining wall construction
157	Coast Live Oak *Quercus agrifolia*	15	~50	30%	Low	Protected	X	New retaining wall construction
158	Douglas Fir Pseudosuga menziesii	22	~30	30%	Low	Protected	X	New retaining wall construction
159	Coast Live Oak *Quercus agrifolia*	21	~30	50%	Mod	Protected	X	New building construction
160	Valley Oak *Quercus lobata*	21	~50	50%	Mod	Protected	X	New building construction

TREE INVENTORY TABLE (CONT.)

TREE/ TAG NO.	TREE NAME	TRUNK DIAMETER (INCHES)	APPROX. CROWN DIAMETER (FEET)	CONDITION OUT OF 100%	SUITABILITY FOR PRESERVATION	PROTECTED STATUS	REMOVAL	REASON FOR REMOVAL
161	Valley Oak *Quercus lobata*	16	~30	30%	Low	Protected	X	New retaining wall construction
162	Coast Live Oak *Quercus agrifolia*	20	~30	50%	Mod	Protected	X	New retaining wall construction
163	Italian Cypress *Cupressus sempervirens*	5	~10	90%	High	Protected	X	New EVA. construction
164	Italian Cypress *Cupressus sempervirens*	6	~10	90%	High	Protected	X	New EVA. construction
165	Italian Cypress *Cupressus sempervirens*	6	~10	90%	High	Protected	X	New EVA. construction
166	Italian Cypress *Cupressus sempervirens*	5	~10	90%	High	Protected	X	New EVA. construction
167	Monterery Pine *Pinus radiata*	4	~20	90%	High	Protected	2019 X	Fire prone, within 50 feet of structures
168	Red Horsechestnut *Aesculus x carnea*	5,2	~20	90%	High	Protected	X	New building construction
169	Coast Live Oak *Quercus agrifolia*	7	~20	50%	Low	Protected	X	New EVA. construction
170	California Bay *Umbellularia californica*	17,10,6	~50	30%	Low	Protected		
171	California Bay *Umbellularia californica*	7,7,7,6, 5,5,5,5	~30	30%	Low	Protected		
172	California Bay *Umbellularia californica*	8,5,5,4	~30	30%	Low	Protected		
173	California Bay *Umbellularia californica*	16	~30	50%	Mod	Protected	X	Tested positive for SOD
174	Coast Live Oak *Quercus agrifolia*	8	~20	70%	Mod	Protected	X	Retaining Wall Construction
175	Coast Live Oak *Quercus agrifolia*	15	~30	30%	Low	Protected	X	Retaining Wall Construction
176	Sugar Gum Tree *Liquidambar styraciflua*	17,16	~30	50%	Mod	Protected	X	New EVA. construction
177	Sugar Gum Tree *Liquidambar styraciflua*	12,11,11, 1,1	~50	30%	Low	Protected	X	New building construction
178	Deodar Cedar *Cedrus deodara*	6	~20	90%	High	Protected	X	New EVA. construction
179	Coast Live Oak *Quercus agrifolia*	14	~30	50%	Mod	Protected	X	New building construction
180	Italian Cypress *Cupressus sempervirens*	5	~10	90%	High	Protected	X	New EVA. construction
181	Sitka Spruce *Picea sitchensis*	6	~10	70%	High	Protected	X	New building construction
182	Italian Stone Pine *Pinus Pinea*	22	~30	50%	Mod	Protected	2019 X	Fire prone, within 50 feet of structures
183	Italian Stone Pine *Pinus Pinea*	19	~30	50%	Mod	Protected	2019 X	Fire prone, within 50 feet of structures
184	Red Ironbark *Eucalyptus sideroxylon*	13	~20	10%	Low	Exception	X	Poor condition, SOD carrier, fire prone
185	Incense Cedar *Calocedrus decurrens*	11	~20	90%	High	Protected	X	New building construction
186	Italian Cypress *Cupressus sempervirens*	5	~10	50%	Mod	Protected	X	New EVA. construction
187	Italian Cypress *Cupressus sempervirens*	5	~10	90%	High	Protected	X	New building construction
188	Blackwood Acacia *Acacia melanoxylon*	4	~10	70%	Low	Exception	2019 X	Invasive, Fire prone
189	Coast Live Oak *Quercus agrifolia*	19	~50	50%	Mod	Protected	X	New EVA. construction
190	Red Ironbark *Eucalyptus sideroxylon*	13	~30	10%	Low	Exception	X	Poor condition, SOD carrier, fire prone
191	Blackwood Acacia *Acacia melanoxylon*	17	~30	50%	Low	Exception	2019 X	Invasive, Fire prone
192	Red Ironbark *Eucalyptus sideroxylon*	14	~30	10%	Low	Exception	X	Poor condition, SOD carrier, fire prone
193	Hollywood Juniper *Juniperus chinensis*	17	~20	70%	High	Protected	X	New building construction
194	Hollywood Juniper *Juniperus chinensis*	5,5,4,3, 3,3	~20	50%	Low	Protected	X	New building construction
195	Hollywood Juniper *Juniperus chinensis*	11,7	~20	50%	Low	Protected	X	New building construction
196	Blue Blossom *Ceanothus thysiflorus*	5,4,4	~20	30%	Low	Protected	X	New building construction
197	Hollywood Juniper *Juniperus chinensis*	18	~20	50%	Low	Protected	X	New building construction
198	Hollywood Juniper *Juniperus chinensis*	13	~20	50%	Low	Protected	X	New building construction
199	Hollywood Juniper *Juniperus chinensis*	11	~20	50%	Low	Protected	X	New building construction
200	Hollywood Juniper *Juniperus chinensis*	10	~20	50%	Low	Protected	X	New building construction

TREE INVENTORY TABLE (CONT.)

TREE/ TAG NO.	TREE NAME	TRUNK DIAMETER (INCHES)	APPROX. CROWN DIAMETER (FEET)	CONDITION OUT OF 100%	SUITABILITY FOR PRESERVATION	PROTECTED STATUS	REMOVAL	REASON FOR REMOVAL
201	Hollywood Juniper *Juniperus chinensis*	12	~20	50%	Low	Protected	X	New building construction
202	Hollywood Juniper *Juniperus chinensis*	13	~20	50%	Low	Protected	X	New building construction
203	Crabapple *Malus spp.*	4,3	~20	70%	High	Exception	X	New building construction
204	Sawleaf Zelkova *Zelkova serrata*	23	~50	50%	Mod	Protected	X	New building construction
205	Sawleaf Zelkova *Zelkova serrata*	22	~50	30%	Low	Protected	X	New building construction
206	Valley Oak *Quercus lobata*	24	~50	70%	Mod	Large Protected	X	New building construction
207	Sawleaf Zelkova *Zelkova serrata*	19	~50	30%	Low	Protected	X	New building construction
208	Sawleaf Zelkova *Zelkova serrata*	18	~50	30%	Low	Protected	X	New building construction
209	Mayten Tree *Maytens boaria*	7	~20	30%	Low	Protected	X	New building construction
210	Italian Cypress *Cupressus sempervirens*	14	~10	70%	Mod	Protected	X	New building construction
211	Italian Cypress *Cupressus sempervirens*	14	~10	70%	Low	Protected	X	New building construction
212	Crabapple *Malus spp.*	12	~20	50%	Mod	Exception	X	New building construction
213	Crabapple *Malus spp.*	11	~20	50%	Mod	Exception	X	New building construction
214	Crabapple *Malus spp.*	11	~20	30%	Low	Exception	X	New building construction
215	Coast Live Oak *Quercus agrifolia*	22,22	~50	50%	Low	Protected	X	New EVA. construction
216	California Bay *Umbellularia californica*	10	~20	50%	Mod	Protected	X	Poor condition, SOD carrier, fire prone
217	Brazilian Peppertree *Schinus terebinthifolia*	5	~20	50%	Low	Protected	2019 X	Invasive
218	Loquat *Eriobotrya japonica*	6	~20	70%	Mod	Protected	X	New building construction
219	Blue Gum *Eucalyptus globulus*	36	~50	50%	Mod	Protected	2019 X	Invasive, Fire prone
220	Blue Gum *Eucalyptus globulus*	62	~60	50%	Mod	Large Protected	2019 X	Invasive, Fire prone
221	Blue Gum *Eucalyptus globulus*	36	~50	50%	Mod	Protected	2019 X	Invasive, Fire prone
222	African Fern Pine *Afrocarpus gracilior*	5	~20	70%	Mod	Protected	X	New building construction
223	California Bay *Umbellularia californica*	13	~20	50%	Mod	Protected	X	Poor condition, SOD carrier, fire prone
224	California Bay *Umbellularia californica*	13,13	~30	50%	Mod	Protected	X	Poor condition, SOD carrier, fire prone
225	Coast Live Oak *Quercus agrifolia*	20	~50	70%	Mod	Protected	X	New EVA. construction
226	Red Horsechestnut *Aesculus x carnea*	8	~20	30%	Low	Protected	X	New EVA. construction
227	Red Horsechestnut *Aesculus x carnea*	8	~20	30%	Low	Protected	X	New EVA. construction
228	Red Horsechestnut *Aesculus x carnea*	5	~20	50%	Mod	Protected	X	New EVA. construction
229	Coast Live Oak *Quercus agrifolia*	23	~30	70%	Mod	Protected	X	New EVA. construction
230	Red Ironbark *Eucalyptus sideroxylon*	22	~30	30%	Low	Exception	X	New EVA. construction
231	Red Ironbark *Eucalyptus sideroxylon*	5,5,5,5, 4	~20	30%	Low	Exception	X	New EVA. construction
232	Purpleleaf PLum *Prunus cerasifera*	4	~10	30%	Low	Protected	2019 X	Invasive
233	Red Ironbark *Eucalyptus sideroxylon*	19	~20	50%	Low	Exception	X	New EVA. construction
234	Coast Live Oak *Quercus agrifolia*	10,9	~20	50%	Mod	Protected	X	Retaining Wall Construction
235	Toyon *Heteromeles arbutifloia*	6,5,4,4	~20	50%	Mod	Protected		
236	California Bay *Umbellularia californica*	12	~30	50%	Low	Protected		
237	California Bay *Umbellularia californica*	11	~20	50%	Mod	Protected		
238	Coast Live Oak *Quercus agrifolia*	14	~30	50%	Low	Protected		
239	Olive *Olea spp.*	10,5,5	~20	50%	Mod	Exception		
240	Coast Live Oak *Quercus agrifolia*	28	~20	50%	Low	Large Protected	X	Within grading limits

TREES TO BE REMOVED AND PRESERVED PER THE ARBORIST REPORT BY HORTSCIENCE DATED ON OCTOBER 12, 2020

PATH: P:\LOS GATOS\LOS GATOS MEADOWS(P5639)\CAD\SHEETS_DG-T-LOS GATOS MEADOWS.DWG
PLOT DATE: 3/23/2021 1:31 PM

PLANNING SUBMITTAL 2021.07.27

GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN
2671 CROW CANYON RD. SAN RAMON, CA 94583
T 925.736.8176 www.dgates.com

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE: DESCRIPTION: DATE:

NOT FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT · CHRIS CASE · No. 6282 · 6/30/2020 · Renewal Date X/XX/XXXX · LA · STATE OF CALIFORNIA

PROJECT NUMBER: 5639
DRAWN: MF/TZ
CHECK: KC
DATE: 03/01/2024
SCALE:

0 1/2" 1" 2"

TREE INVENTORY TABLE

T-3

of -

TREE INVENTORY TABLE (CONT.)

TREE/ TAG NO.	TREE NAME	TRUNK DIAMETER (INCHES)	APPROX. CROWN DIAMETER (FEET)	CONDITION OUT OF 100%	SUITABILITY FOR PRESERVATION	PROTECTED STATUS	REMOVAL	REASON FOR REMOVAL
241	California Bay *Umbellularia californica*	6	~20	50%	Low	Protected	X	Within grading limits
242	California Bay *Umbellularia californica*	5	~20	50%	Low	Protected		
243	Coast Live Oak *Quercus agrifolia*	27	~30	10%	Low	Large Protected	X	Within grading limits
244	Valley Oak *Quercus lobata*	15	~20	30%	Low	Protected	X	New EVA. construction
245	Coast Live Oak *Quercus agrifolia*	4,4,4,3, 3,2,2,2	~20	30%	Low	Protected	X	New EVA. construction
246	Valley Oak *Quercus lobata*	26	~30	50%	Low	Large Protected	X	New EVA. construction
247	Coast Live Oak *Quercus agrifolia*	16	~30	50%	Low	Protected		
248	Coast Live Oak *Quercus agrifolia*	6,5,3	~20	30%	Low	Protected	X	New building construction
249	Victorian Box *Pittosporum undulatum*	5,4,4,4, 4,3,2	~20	30%	Low	Protected	X	New EVA. construction
250	Blue Gum *Eucalyptus globulus*	50	~50	30%	Low	Large Protected	2019 X	Invasive, Fire prone
251	Valley Oak *Quercus lobata*	28	~50	70%	High	Large Protected		
252	Crabapple *Malus spp.*	5	~20	50%	Low	Exception	X	New building construction
253	Plum *Prunus spp.*	6,5,3	~20	50%	Low	Exception	X	New building construction
254	Crabapple *Malus spp.*	7	~20	30%	Low	Exception	X	New building construction
255	Crabapple *Malus spp.*	11	~30	50%	Mod	Exception	X	New building construction
256	Bottlebrush *Callistemon spp.*	4,4	~20	70%	Mod	Protected	X	New building construction
257	Alepo Pine *Pinus halepensis*	6	~20	30%	Low	Protected	2019 X	Fire prone, within 50 feet of structures
258	Victorian Box *Pittosporum undulatum*	4,3	~20	50%	Low	Protected	X	New building construction
259	Victorian Box *Pittosporum undulatum*	6,5,2,2	~20	50%	Mod	Protected	X	New building construction
260	Blue Gum *Eucalyptus globulus*	52	~50	50%	Low	Large Protected		
261	Jacaranda *Jacaranda mimosifolia*	7	~20	50%	Mod	Protected		
262	Portugal Laurel *Prunus lusitanica*	6,5,4,4, 4	~20	30%	Low	Protected		
263	Japanese Cherry *Prunus serrulata*	10	~20	50%	Low	Protected	X	Grading limits
264	Coast Live Oak *Quercus agrifolia*	20	~30	70%	High	Protected	X	New building construction
265	Cherry *Prunus spp.*	12	~20	30%	Low	Exception	X	Grading limits
266	California Black Walnut *Juglans californica*	8	~20	30%	Low	Protected	X	New building construction
267	Coast Live Oak *Quercus agrifolia*	7	<10	50%	Low	Protected	X	Grading limits
268	California Bay *Umbellularia californica*	5	<10	50%	Low	Protected	X	Grading limits
269	African sumac *Searsia lancea*	12	~30	10%	Low	Protected	X	Poor condition
270	African sumac *Searsia lancea*	9,9	~30	10%	Low	Protected	X	Poor condition
271	Coast Live Oak *Quercus agrifolia*	11	~20	50%	Low	Protected	X	Within grading limits
272	Coast Live Oak *Quercus agrifolia*	13	~20	50%	Mod	Protected	X	Within grading limits
273	African sumac *Searsia lancea*	13,11	~20	50%	Low	Protected	X	Within grading limits
274	Glossy Privet *Ligustrum lucidum*	8,5	~20	50%	Mod	Exception	2019 X	Invasive
275	African sumac *Searsia lancea*	9,7	~20	10%	Low	Protected	X	Poor condition
276	Crabapple *Malus spp.*	13	~20	70%	Mod	Exception	X	New building construction
277	Crabapple *Malus spp.*	13	~20	70%	Mod	Exception	X	New building construction
278	California Bay *Umbellularia californica*	6,5	~20	70%	Mod	Protected	X	New building construction
279	Flowering Dogwood *Cornus florida*	9,4	~20	70%	High	Protected	X	New EVA. construction
280	Coast Live Oak *Quercus agrifolia*	12,10	~30	50%	Low	Protected	X	New EVA. construction

TREES TO BE REMOVED AND PRESERVED PER THE ARBORIST REPORT BY HORTSCIENCE DATED ON OCTOBER 12, 2020

TREE INVENTORY TABLE (CONT.)

TREE/ TAG NO.	TREE NAME	TRUNK DIAMETER (INCHES)	APPROX. CROWN DIAMETER (FEET)	CONDITION OUT OF 100%	SUITABILITY FOR PRESERVATION	PROTECTED STATUS	REMOVAL	REASON FOR REMOVAL
281	California Bay *Umbellularia californica*	6,4,3,2	~20	50%	Low	Protected	X	Within grading limits
282	Coast Live Oak *Quercus agrifolia*	15	~30	70%	High	Protected	X	Within grading limits
283	Coast Live Oak *Quercus agrifolia*	9	~20	50%	Low	Protected	X	Within grading limits
284	Windmill Palm *Trachycarpus fortunei*		~20	90%	Mod	Exception	X	New building construction
285	African Fern Pine *Afrocarpus gracilior*	4	~10	30%	Low	Protected	X	New building construction
286	Hollywood Juniper *Juniperus chinensis*	12,6,5	~20	50%	Low	Protected	X	New building construction
287	Red Maple *Acer rubrum*	12	~30	70%	High	Protected	X	New building construction
288	White Willow *Salix alba*	24	~50	70%	Mod	Protected	X	New building construction
289	Valley Oak *Quercus lobata*	28	~30	30%	Low	Large Protected	X	New building construction
290	Sweet Gum Tree *Liquidambar styraciflua*	15	~30	70%	High	Protected	X	New building construction
291	Sweet Gum Tree *Liquidambar styraciflua*	20	~30	50%	Mod	Protected	X	New building construction
292	Coast Live Oak *Quercus agrifolia*	15	~30	30%	Low	Protected	X	New building construction
293	Ginkgo *Ginkgo biloba*	5	~20	50%	Mod	Protected	X	New building construction
294	Coast Live Oak *Quercus agrifolia*	19	~30	30%	Low	Protected		
295	California Bay *Umbellularia californica*	6	~20	30%	Low	Protected		
296	Coast Live Oak *Quercus agrifolia*	26,25, 17	~60	50%	Mod	Large Protected	X	Retaining Wall Construction
297	Arroyo Willow *Salix lasiolepis*	18,16	~30	30%	Low	Protected	X	Poor condition
298	Coast Live Oak *Quercus agrifolia*	18	~30	50%	Low	Protected	X	New building construction
299	African Fern Pine *Afrocarpus gracilior*	8	~20	30%	Low	Protected	X	New building construction
300	African Fern Pine *Afrocarpus gracilior*	8	~20	30%	Low	Protected	X	New building construction
301	Japanese Maple *Acer palmatum*	5	~20	50%	Mod	Protected	X	New building construction
302	Crabapple *Malus spp.*	9	~20	50%	Low	Exception	X	New building construction
303	Coast Live Oak *Quercus agrifolia*	19	~30	50%	Mod	Protected	X	New building construction
304	Coast Live Oak *Quercus agrifolia*	13	~20	50%	Low	Protected	X	New building construction
305	Coast Live Oak *Quercus agrifolia*	5	~20	30%	Low	Protected	X	New building construction
306	Coast Live Oak *Quercus agrifolia*	9	~20	30%	Low	Protected	X	New building construction
307	Coast Live Oak *Quercus agrifolia*	4	~20	30%	Low	Protected	X	New building construction
308	Coast Live Oak *Quercus agrifolia*	12	~20	10%	Low	Protected	X	Poor condition
309	Sugar Gum Tree *Liquidambar styraciflua*	33	~50	30%	Low	Protected	X	Risk, poor condition
310	Sugar Gum Tree *Liquidambar styraciflua*	33	~50	30%	Low	Protected	X	Risk, poor condition
311	Coast Live Oak *Quercus agrifolia*	8	~20	50%	Low	Protected	X	New building construction
312	Coast Live Oak *Quercus agrifolia*	12	~30	50%	Low	Protected	X	New building construction
313	Coast Live Oak *Quercus agrifolia*	17	~30	50%	Low	Protected	X	New building construction
314	California Bay *Umbellularia californica*	18,14	~30	70%	High	Protected	X	New building construction
315	California Bay *Umbellularia californica*	9	~20	50%	Mod	Protected	X	New EVA. construction
316	California Bay *Umbellularia californica*	11	~20	50%	Mod	Protected	X	New EVA. construction
317	Valley Oak *Quercus lobata*	18	~30	30%	Low	Protected	X	New EVA. construction
318	Coast Live Oak *Quercus agrifolia*	14	~20	50%	Low	Protected	X	New EVA. construction
319	California Bay *Umbellularia californica*	9,6,5	~20	50%	Mod	Protected	X	New EVA. construction
320	California Bay *Umbellularia californica*	9	~20	50%	Low	Protected	X	New EVA. construction

TREE INVENTORY TABLE (CONT.)

TREE/ TAG NO.	TREE NAME	TRUNK DIAMETER (INCHES)	APPROX. CROWN DIAMETER (FEET)	CONDITION OUT OF 100%	SUITABILITY FOR PRESERVATION	PROTECTED STATUS	REMOVAL	REASON FOR REMOVAL
321	Coast Live Oak *Quercus agrifolia*	14	~20	30%	Low	Protected	X	New EVA. construction
322	California Bay *Umbellularia californica*	19	~30	50%	Mod	Protected	X	New EVA. construction
323	Coast Live Oak *Quercus agrifolia*	10	~20	50%	Low	Protected	X	New EVA. construction
324	Valley Oak *Quercus lobata*	13	~30	30%	Low	Protected	X	Risk, poor condition
325	Coast Live Oak *Quercus agrifolia*	8	~20	30%	Low	Protected	X	New EVA. construction
326	Coast Live Oak *Quercus agrifolia*	13	~20	30%	Low	Protected	X	Risk, poor condition
327	California Bay *Umbellularia californica*	10	~20	30%	Low	Protected	X	Poor condition, SOD carrier, fire prone
328	California Bay *Umbellularia californica*	12	~20	30%	Low	Protected	X	Poor condition, SOD carrier, fire prone
329	Coast Live Oak *Quercus agrifolia*	8	~20	30%	Low	Protected	X	New building construction
330	California Bay *Umbellularia californica*	10	~20	30%	Low	Protected	X	Poor condition, SOD carrier, fire prone
331	Coast Live Oak *Quercus agrifolia*	17,14	~30	70%	Mod	Protected	X	New building construction
332	Purpleleaf Plum *Prunus spp.*	8	~20	30%	Low	Protected	2019 X	Invasive
333	Coast Live Oak *Quercus agrifolia*	27	~30	10%	Low	Protected	X	Risk, poor condition
334	California Bay *Umbellularia californica*	12,11	~30	30%	Low	Protected	X	Poor condition, SOD carrier, fire prone
335	Coast Live Oak *Quercus agrifolia*	10	~20	30%	Low	Protected	X	New building construction
336	California Bay *Umbellularia californica*	10	~20	50%	Low	Protected	X	New building construction
337	Coast Live Oak *Quercus agrifolia*	22,10	~30	30%	Low	Protected	X	New building construction
338	California Bay *Umbellularia californica*	11	~20	50%	Mod	Protected	X	Poor condition, SOD carrier, fire prone
339	Coast Live Oak *Quercus agrifolia*	15	~20	50%	Low	Protected	X	New building construction
340	Blackwood Acacia *Acacia melanoxylon*	5	~20	70%	Low	Exception	2019 X	Invasive, Fire prone
341	California Bay *Umbellularia californica*	12	~20	50%	Low	Protected	X	New building construction
342	California Bay *Umbellularia californica*	12	~20	50%	Low	Protected	X	New building construction
343	Coast Live Oak *Quercus agrifolia*	14	~30	50%	Mod	Protected	X	New building construction
344	Coast Live Oak *Quercus agrifolia*	18	~10	70%	Mod	Protected	X	New building construction
345	Coast Live Oak *Quercus agrifolia*	8	~20	10%	Low	Protected	X	Poor condition
346	Olive *Olea spp.*	9,7	~20	50%	Low	Protected	2019 X	Invasive
347	Coast Live Oak *Quercus agrifolia*	5	~20	30%	Low	Protected	X	New building construction
348	Marina Madrone *Arbutus 'Marina'*	14	~20	50%	High	Protected	X	New building construction
349	Valley Oak *Quercus lobata*	34	~30	30%	Low	Large Protected	X	Risk, Poor condition
350	Valley Oak *Quercus lobata*	37	~50	50%	Low	Large Protected	X	New building construction
351	Coast Live Oak *Quercus agrifolia*	9	~20	50%	Low	Protected	X	New building construction
352	Coast Live Oak *Quercus agrifolia*	10	~20	30%	Low	Protected	X	New building construction
353	Coast Live Oak *Quercus agrifolia*	13	~20	50%	Mod	Protected	X	New building construction
354	New Zealand Cabbage *Cordyline australis*	5	~10	30%	Low	Exception	2019 X	Invasive
355	Hackberry *Celtis spp.*	6	~10	10%	Low	Protected	X	Poor condition
356	Hackberry *Celtis spp.*	9	~20	30%	Low	Protected	X	New building construction
357	Italian Cypress *Cupressus sempervirens*	6	~10	90%	Mod	Protected	X	New building construction
358	Italian Cypress *Cupressus sempervirens*	8	~10	90%	Mod	Protected	X	New building construction
359	California Bay *Umbellularia californica*	10	~20	30%	Low	Protected	X	Poor condition, SOD carrier, fire prone
360	California Bay *Umbellularia californica*	9	~20	50%	Low	Protected	X	Retaining Wall Construction

PLANNING SUBMITTAL 2021.07.27

GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE
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2671 CROW CANYON RD. SAN RAMON, CA 94583
T 925.736.8176 www.dgates.com

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE: DESCRIPTION: DATE:

NOT FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT · CHRIS CASE · No. 6282 · STATE OF CALIFORNIA
Signature
6/30/2020
Renewal Date
X/XX/XXXX
LA

PROJECT NUMBER: 5639
DRAWN: MF/TZ
CHECK: KC
DATE: 03/01/2024
SCALE:

0 1/2" 1" 2"

TREE INVENTORY TABLE

T-4

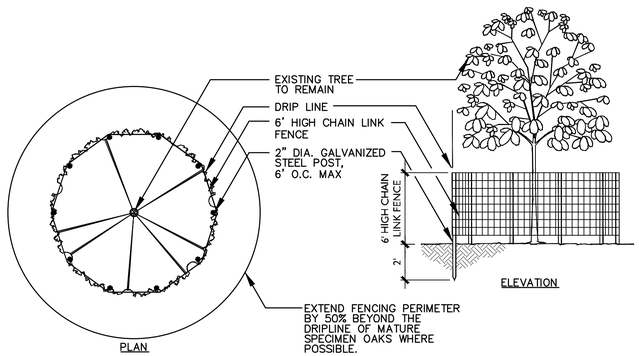
of -

PATH: P:\LOS GATOS\LOS GATOS MEADOWS(P5639)\CAD\SHEETS_DC-T-LOS GATOS MEADOWS.DWG
PLOT DATE: 3/23/2021 1:31 PM

TREE INVENTORY TABLE (CONT.)

TREE/ TAG NO.	TREE NAME	TRUNK DIAMETER (INCHES)	APPROX. CROWN DIAMETER (FEET)	CONDITION OUT OF 100%	SUITABILITY FOR PRESERVATION	PROTECTED STATUS	REMOVAL	REASON FOR REMOVAL
361	California Bay *Umbellularia californica*	8	~20	30%	Low	Protected	X	Poor condition, SOD carrier, fire prone
362	California Buckeye Aesculus californica	9	~20	50%	Low	Protected	X	Retaining Wall Construction
363	Coast Live Oak *Quercus agrifolia*	5,4	~20	10%	Low	Protected	X	Within grading limits
364	Coast Live Oak *Quercus agrifolia*	4	~10	50%	Low	Protected		
365	California Bay *Umbellularia californica*	4	~10	50%	Low	Protected	X	New retaining wall construction of stormwater treatment area
366	Bailey acacia *Acacia baileyana*	5	~10	10%	Low	Protected	2019 X	Invasive
367	Bailey acacia *Acacia baileyana*	7	~20	30%	Low	Protected	2019 X	Invasive
368	Bailey acacia *Acacia baileyana*	5	~20	30%	Low	Protected	2019 X	Invasive
369	Bailey acacia *Acacia baileyana*	7,7,7,6	~30	30%	Low	Protected	2019 X	Invasive
370	Bailey acacia *Acacia baileyana*	1	~30	30%	Low	Protected	2019 X	Invasive
371	Plum *Prunus spp.*	5,4	~20	30%	Low	Protected		
372	Coast Live Oak *Quercus agrifolia*	9,8	~20	50%	Low	Protected	X	New retaining wall construction of stormwater treatment area
373	California Bay *Umbellularia californica*	8	~10	30%	Low	Protected	X	New EVA. construction
374	Coast Redwood *Sequioa sempervirens*	10	~20	90%	High	Protected		
375	Coast Redwood *Sequioa sempervirens*	14	~20	90%	High	Protected		

TREES TO BE REMOVED AND PRESERVED PER THE ARBORIST REPORT BY HORTSCIENCE DATED ON OCTOBER 12, 2020



1 EXISTING TREE PROTECTIVE FENCING

SCALE: N.T.S.

TREE PROTECTION NOTES:

THE FOLLOWING TREE PROTECTION MEASURES AND RECOMMENDATIONS ARE PREPARED BY HORTSCIENCE/BARTLETT CONSULTING DATED ON OCTOBER 12, 2020.

Tree Preservation Guidelines

The goal of tree preservation is not merely tree survival during development but maintenance of tree health and beauty for many years. Trees retained on sites that are either subject to extensive injury during construction or are inadequately maintained become a liability rather than an asset. The response of individual trees will depend on the amount of excavation and grading, the care with which demolition is undertaken, and the construction methods. Coordinating any construction activity inside the **TREE PROTECTION ZONE** can minimize these impacts.

The following recommendations will help reduce impacts to trees from development and maintain and improve their health and vitality through the clearing, grading and construction phases. All tree protection measures to comply with Town of Los Gatos Municipal Code Sec.29.10.1005- Protection of Trees During Construction.

Tree Protection Zone

1. **A TREE PROTECTION ZONE** shall be identified for each tree to be preserved. The **TREE PROTECTION ZONE** for each tree shall be the dripline of the tree. In most cases, groups of trees can be protected collectively.
2. Fence all trees to be retained to completely enclose the **TREE PROTECTION ZONE** prior to demolition, grubbing or grading. Fences shall be 6 ft. chain link with 2-inch diameter galvanized iron posts driven into the ground to a depth of at least 2 feet at no more than 10-foot spacing, or equivalent as approved by the Town. Tree #75 shall be fenced at the edge of construction. Trees to remain in the sequences of #19-102 and 101-127 can be fenced along the western edge of their collective dripline. All other trees to remain can be protected by the perimeter fencing at their collective driplines at the limit of grading on the northern, eastern, and southern edges of the project.
3. Fences must be installed before demolition, grading or construction permits are issued and must remain in place until construction is complete. Contractor shall first obtain the approval of the Consulting Arborist on record prior to removing a tree protection fence.
4. No grading, excavation, construction or storage or dumping of materials shall occur within the **TREE PROTECTION ZONE**. Excavation within the dripline of tree #75 shall be approved by and monitored by the Consulting Arborist.
5. No underground services including utilities, sub-drains, water or sewer shall be placed in the **TREE PROTECTION ZONE**.
6. Warning sign. Each tree fence shall have prominently displayed an 8.5 x 11-inch sign stating: "Warning—Tree Protection Zone-this fence shall not be removed and is subject to penalty according to Town Code 29.10.1025".
7. The attachment of wires, signs or ropes to any protected tree is prohibited.

Design recommendations

1. Any changes to the plans affecting the trees should be reviewed by the consulting arborist with regard to tree impacts. These include, but are not limited to, site plans, improvement plans, utility and drainage plans, grading plans, landscape and irrigation plans, and demolition plans.
2. Plan for tree preservation by designing adequate space around trees to be preserved. This is the **TREE PROTECTION ZONE:** No grading, excavation, construction or storage of materials should occur within that zone. Route underground services including utilities, sub-drains, water or sewer around the **TREE PROTECTION ZONE**.
3. Consider the vertical clearance requirements near trees during design. Avoid designs that would require pruning more than 20% of a tree's canopy.
4. All plans affecting trees shall be reviewed by the Consulting Arborist with regard to tree impacts. These include, but are not limited to, demolition plans, grading plans, drainage plans, utility plans, and landscape and irrigation plans.
5. Irrigation systems must be designed so that no trenching severs roots larger than 1" in diameter will occur within the **TREE PROTECTION ZONE**.
6. **Tree Preservation Guidelines** prepared by the Consulting Arborist, which include specifications for tree protection during demolition and construction, should be included on all plans.
7. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.
8. Do not lime the subsoil within 50' of any tree. Lime is toxic to tree roots.
9. As trees withdraw water from the soil, expansive soils may shrink within the root area. Therefore, foundations, footings and pavements on expansive soils near trees should be designed to withstand differential displacement.
10. Ensure adequate but not excessive water is supplied to trees; in some cases occasional irrigation will be required. Avoid directing runoff toward trees.

Pre-demolition and pre-construction treatments and recommendations

1. The demolition and construction superintendents shall meet with the Consulting Arborist before beginning work to review all work procedures, access routes, storage areas, and tree protection measures.
2. Prior to the commencement of construction, install the fence at the dripline, or **TREE PROTECTION ZONE** around any tree and/or vegetation to be retained which could be affected by the construction and prohibit any storage of construction materials or other materials, equipment cleaning, or parking of vehicles within the **TREE PROTECTION ZONE**. The dripline shall not be altered in any way so as to increase the encroachment of the construction.
3. Branches extending into the work area that can remain following demolition shall be tied back and protected from damage.
4. Fences are to remain until all grading and construction is completed. Where demolition must occur close to trees, such as removing curb and pavement, install trunk protection devices such as winding silt sock wattling around trunks or stacking hay bales around tree trunks.
5. Prune trees to be preserved to clean the crown of dead branches 1" and larger in diameter, raise canopies as needed for construction activities.
   a. All pruning shall be done by a State of California Licensed Tree Contractor (C61/D49). All pruning shall be done by Certified Arborist or Certified Tree Worker in accordance with the Best Management Practices for Pruning (International Society of Arboriculture, 2002) and adhere to the most recent editions of the American National Standard for Tree Care Operations (Z133.1) and Pruning (A300).
   b. The Consulting Arborist will provide pruning specifications prior to site demolition.
   c. Branches extending into the work area that can remain following demolition shall be tied back and protected from damage.
   d. While in the tree the arborist shall perform an aerial inspection to identify any defects, weak branch and trunk attachments and decay not visible from the ground. Any additional work needed to mitigate defects shall be reported to the property owner.
6. Tree(s) to be removed that have branches extending into the canopy of tree(s) or located within the **TREE PROTECTION ZONE** of tree(s) to remain shall be removed by a Certified Arborist or Certified Tree Worker and not by the demolition contractor. The Certified Arborist or Certified Tree Worker shall remove the trees in a manner that causes no damage to the tree(s) and understory to remain. Stumps shall be ground below grade.
7. Trees to be removed shall be felled so as to fall away from **TREE PROTECTION ZONE** and avoid pulling and breaking of roots of trees to remain. If roots are entwined, the Consulting Arborist may require first severing the major woody root mass before extracting the trees, or grinding the stump below ground.
8. All down brush and trees shall be removed from the **TREE PROTECTION ZONE** either by hand, or with equipment sitting outside the **TREE PROTECTION ZONE**. Extraction shall occur by lifting the material out, not by skidding across the ground. Brush shall be chipped and spread beneath the trees within the **TREE PROTECTION ZONE**
9. Structures and underground features to be removed within the **TREE PROTECTION ZONE** shall use equipment that will minimize damage to trees above and below ground, and operate from outside the **TREE PROTECTION ZONE**. Tie back branches and wrap trunks with protective materials to protect from injury as directed by the Project arborist. The Project arborist shall be on-site during all operations within the **TREE PROTECTION ZONE** to monitor demolition activity.
10. All tree work shall comply with the Migratory Bird Treaty Act as well as California Fish and Wildlife code 3503-3513 to not disturb nesting birds. To the extent feasible tree pruning and removal should be scheduled outside of the breeding season. Breeding bird surveys should be conducted prior to tree work. Qualified biologists should be involved in establishing work buffers for active nests.

Recommendations for tree protection during construction

1. Any approved grading, construction, demolition or other work within the **TREE PROTECTION ZONE** should be monitored by the Consulting Arborist. The Consulting arborist shall serve as the project arborist for periodic monitoring of the project site and the health of those trees to be preserved. The project Consulting Arborist shall be present whenever activities occur which may pose a potential threat to the health of the trees to be preserved and shall document all site visits.
2. All contractors shall conduct operations in a manner that will prevent damage to trees to be preserved.
3. Tree protection devices are to remain until all site work has been completed within the work area. Fences or other protection devices may not be relocated or removed without permission of the Consulting Arborist.
4. Construction trailers, traffic and storage areas must remain outside **TREE PROTECTION ZONE** at all times.
5. Construction activities within the **TREE PROTECTION ZONE**, including but not limited to: excavation, grading, drainage and leveling within the dripline of the tree are prohibited, unless approved by the Director, per Sec.10.29.1005.
6. Any root pruning required for construction purposes shall receive the prior approval of and be supervised by the Project Arborist. Roots should be cut with a saw to provide a flat and smooth cut. Removal of roots larger than 2" in diameter should be avoided.
7. If roots 2" and greater in diameter are encountered during site work and must be cut to complete the construction, the Project Arborist must be consulted to evaluate effects on the health and stability of the tree and recommend treatment.
8. Any brush clearing required within the **TREE PROTECTION ZONE** shall be accomplished with hand-operated equipment.
9. All down brush and trees shall be removed from the **TREE PROTECTION ZONE** either by hand, or with equipment sitting outside the **TREE PROTECTION ZONE**. Extraction shall occur by lifting the material out, not by skidding across the ground.
10. Prior to grading or trenching, trees may require root pruning outside the **TREE PROTECTION ZONE.** Any root pruning required for construction purposes shall receive the prior approval of, and be supervised by, the Project Arborist.
11. Spoil from trench, footing, utility or other excavation shall not be placed within the **TREE PROTECTION ZONE**, neither temporarily nor permanently.
12. All grading within the dripline of trees shall be done using the smallest equipment possible. The equipment shall operate perpendicular to the tree and operate from outside the **TREE PROTECTION ZONE**. Any modifications must be approved and monitored by the Consulting Arborist.
13. All trees shall be irrigated on a schedule to be determined by the Consulting Arborist (every 3 to 6 weeks is typical). Each irrigation shall wet the soil within the **TREE PROTECTION ZONE** to a depth of 30".
14. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied. The Director and Consulting Arborist shall be notified of any damage that occurs to a protected tree during construction so that proper treatment may be administered.
15. No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored within the **TREE PROTECTION ZONE**. Disposal or depositing of oil, gasoline, chemicals or other harmful materials within the dripline of or in drainage channels, swales or areas that may lead to the dripline of a protected tree are prohibited.
16. Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel.
17. Trees that accumulate a sufficient quantity of dust on their leaves, limbs and trunk as judged by the Consulting Arborist shall be spray-washed at the direction of the Project Arborist.

Maintenance of impacted trees

Our procedures included assessing trees for observable defects in structure. This is not to say that trees without significant defects will not fail. Failure of apparently defect-free trees does occur, especially during storm events. Wind forces, for example, can exceed the strength of defect-free wood causing branches and trunks to break. Wind forces coupled with rain can saturate soils, reducing their ability to hold roots, and blow over defect-free trees. Although we cannot predict all failures, identifying those trees with observable defects is a critical component of enhancing public safety.

GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN
2671 CROW CANYON RD. SAN RAMON, CA 94583
T 925.736.8176 www.dgates.com

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE: DESCRIPTION: DATE:

NOT FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT · CHRIST CASE · No. 5652 · Expires 6/30/2020 · X/XX/XXXX · Date · L.A. · STATE OF CALIFORNIA

PROJECT NUMBER: 5639
DRAWN: MF/TZ
CHECK: KC
DATE: 03/01/2024
SCALE:

0 0" ½" 1" 2"

TREE INVENTORY TABLE AND NOTES

T-5

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PLANNING SUBMITTAL 2021.07.27

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1 **AERIAL VIEW DIAGRAM**
1" = 100'-0"

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
FRONT PORCH
800 N. BRAND BLVD, 19TH
FLOOR GLENDALE, CA 91203
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
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(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
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SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

AERIAL VIEW DIAGRAM

SCALE: 1" = 100'-0"

A000

PLANNING SUBMITTAL

MAY 31, 2024

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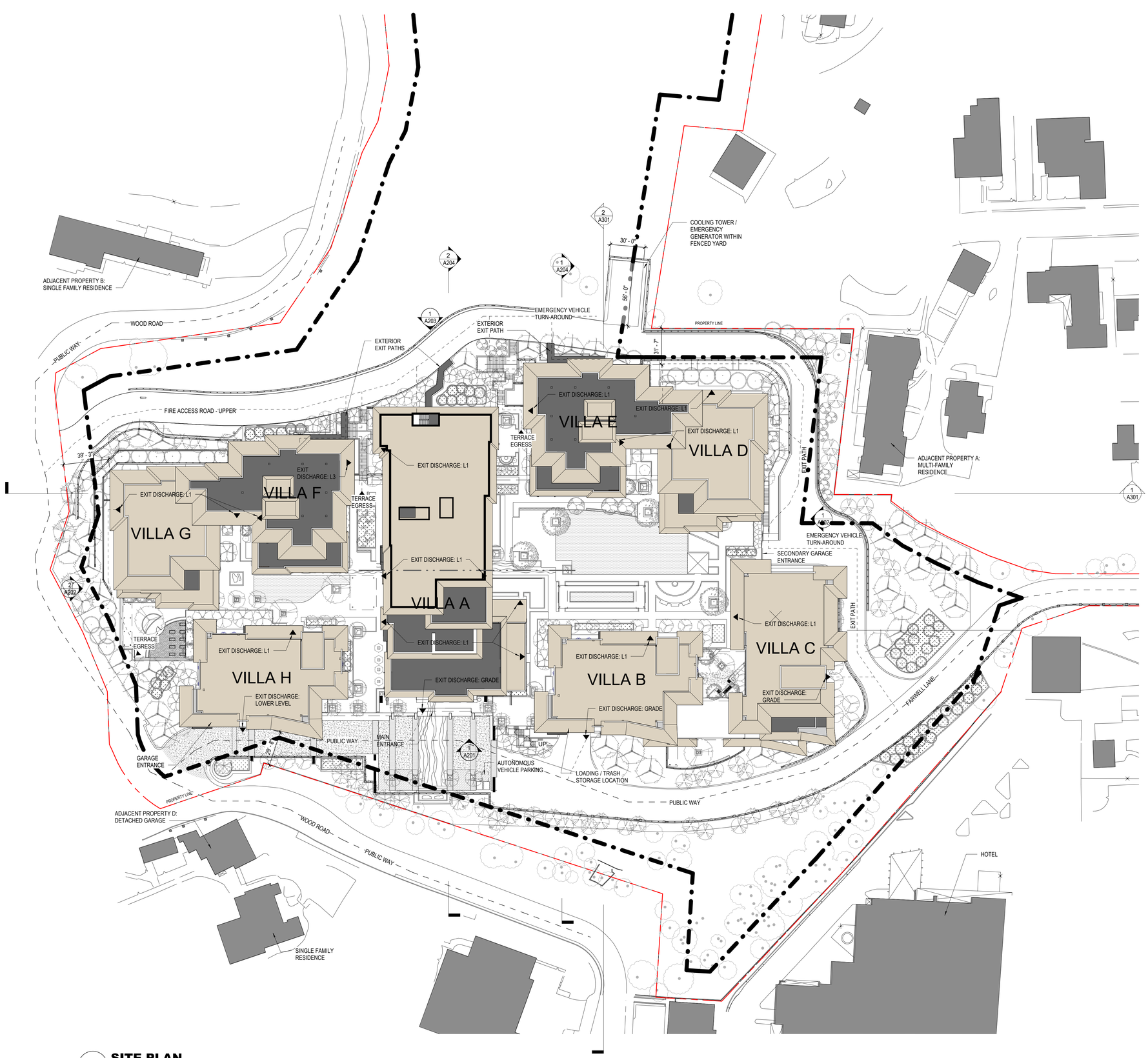

1 **SITE PLAN**
1" = 40'-0"

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

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PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

OVERALL SITE PLAN

SCALE: 1" = 40'-0"

A001

PLANNING SUBMITTAL

MAY 31, 2024

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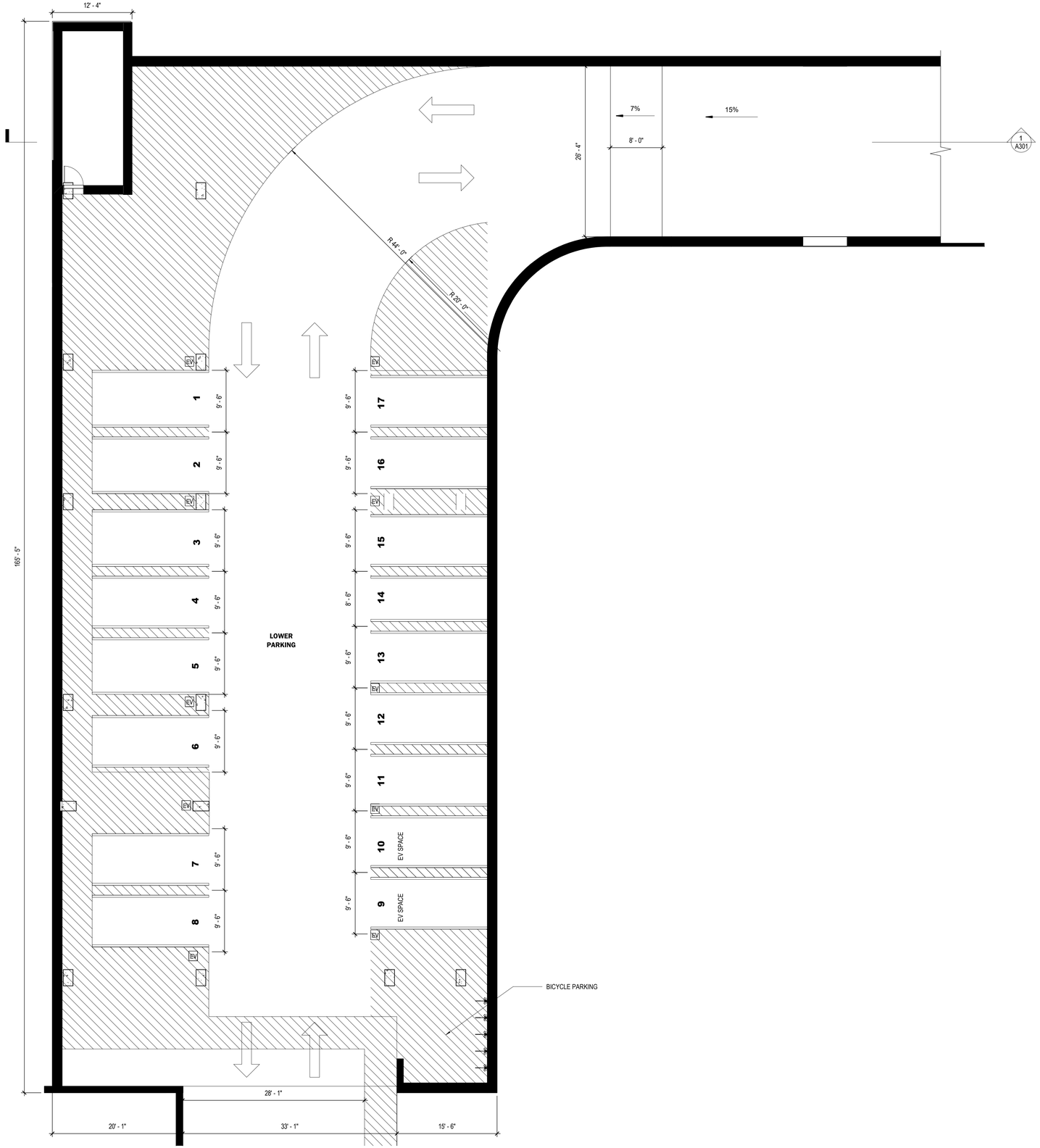


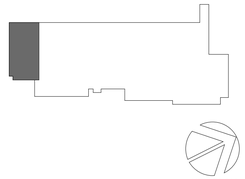
1 **LOWER GARAGE LEVEL PLAN**

1/8" = 1'-0"

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL



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PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

FLOOR PLAN - LOWER GARAGE LEVEL

SCALE: 1/8" = 1'-0"

A100

PLANNING SUBMITTAL

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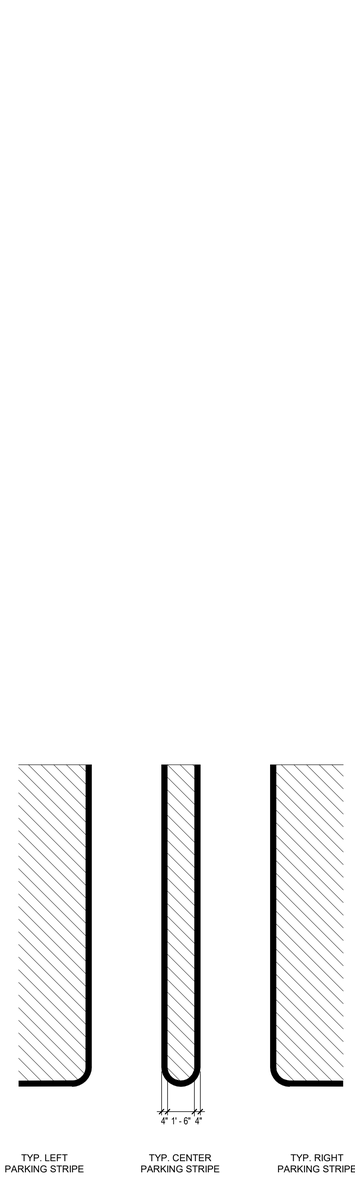
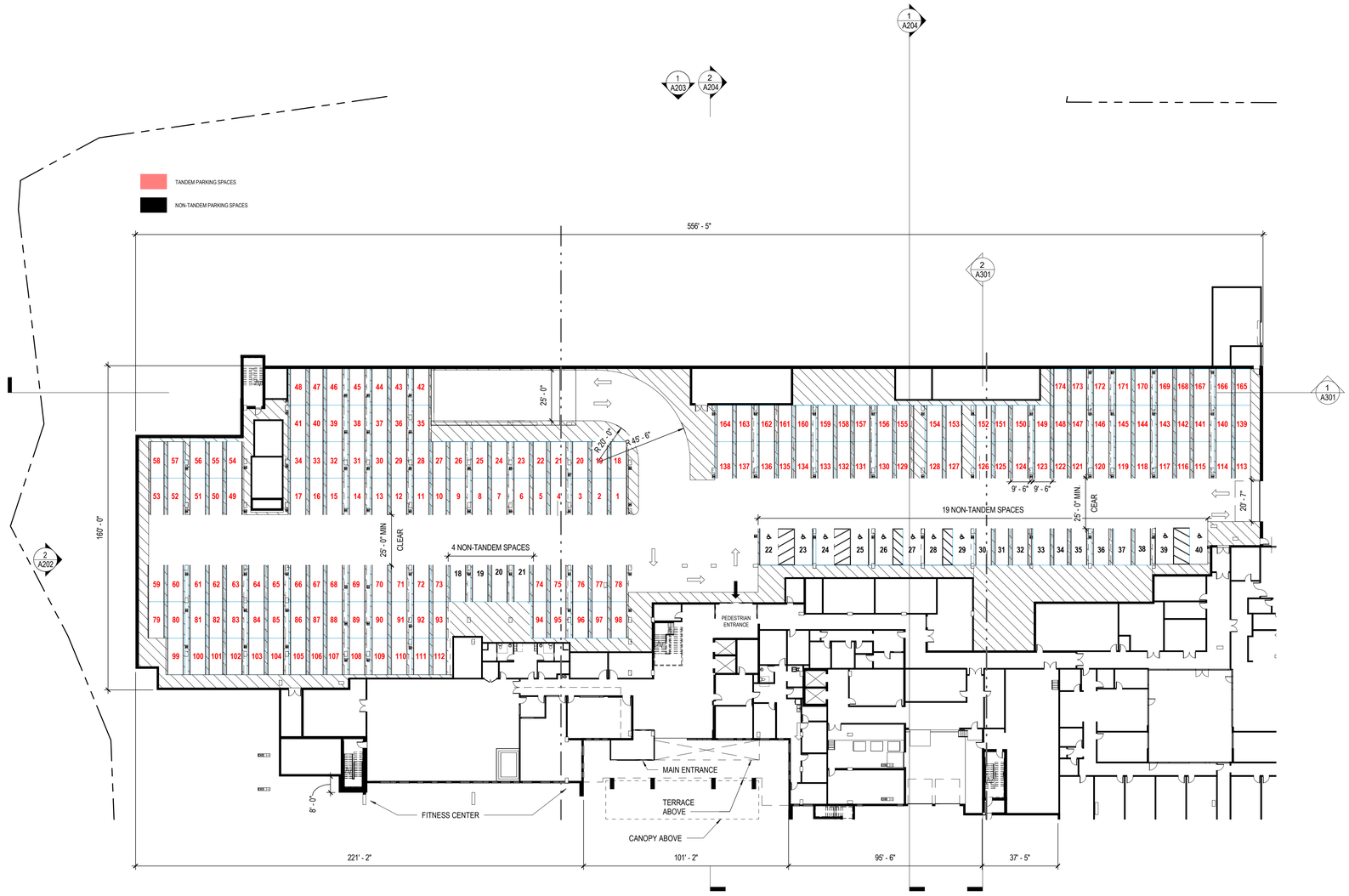


2 TYP PARKING STRIPE DETAIL

1/4" = 1'-0"



1 GROUND FLOOR PLAN - OVERALL

1" = 30'-0"

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

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PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

GROUND FLOOR PLAN - OVERALL

SCALE: As indicated

A101

PLANNING SUBMITTAL

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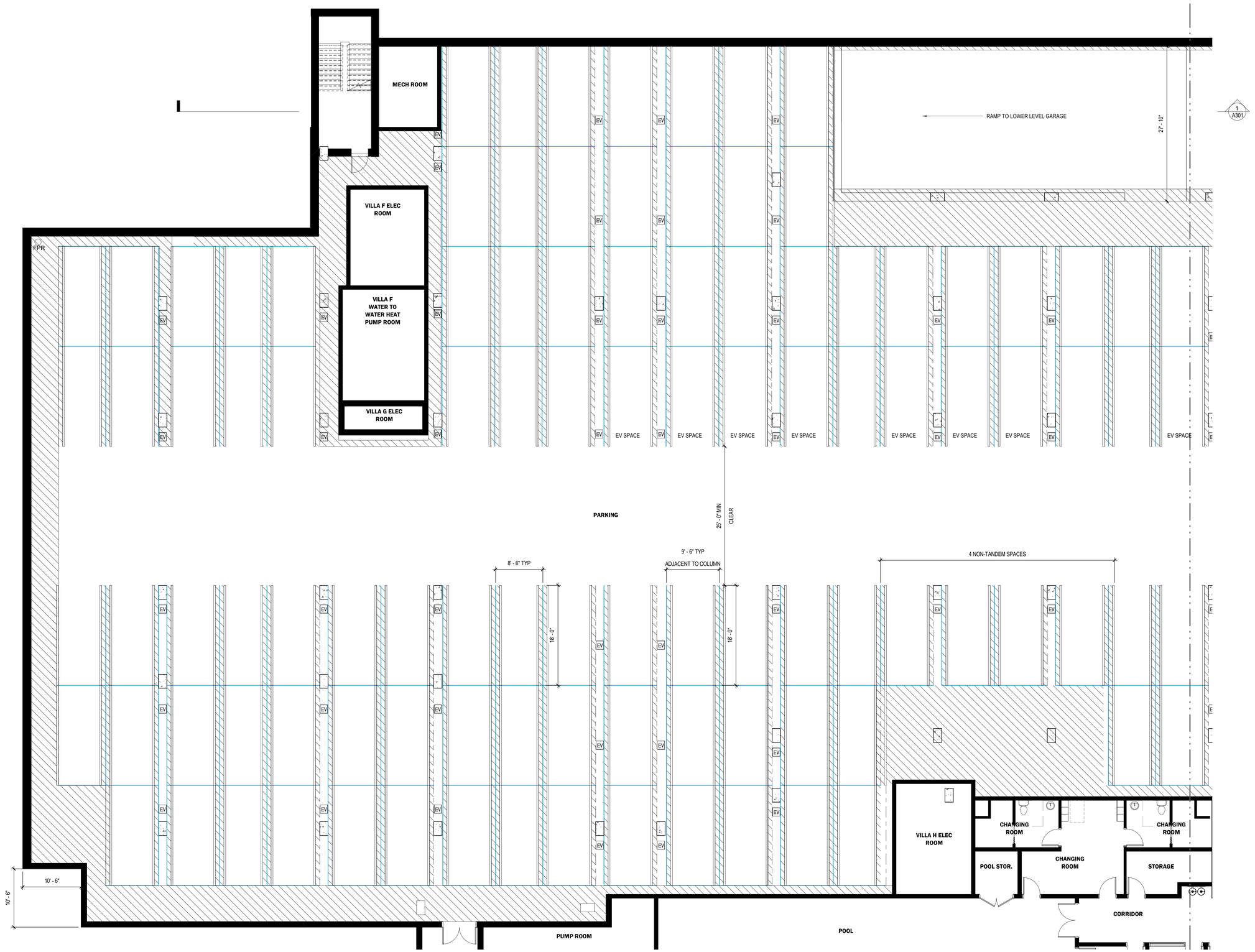


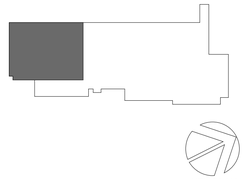
1 **GROUND FLOOR - SOUTH GARAGE PLAN**

1/8" = 1'-0"

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL



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PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

GROUND FLOOR PLAN - S GARAGE

SCALE: 1/8" = 1'-0"

A101A

PLANNING SUBMITTAL

MAY 31, 2024

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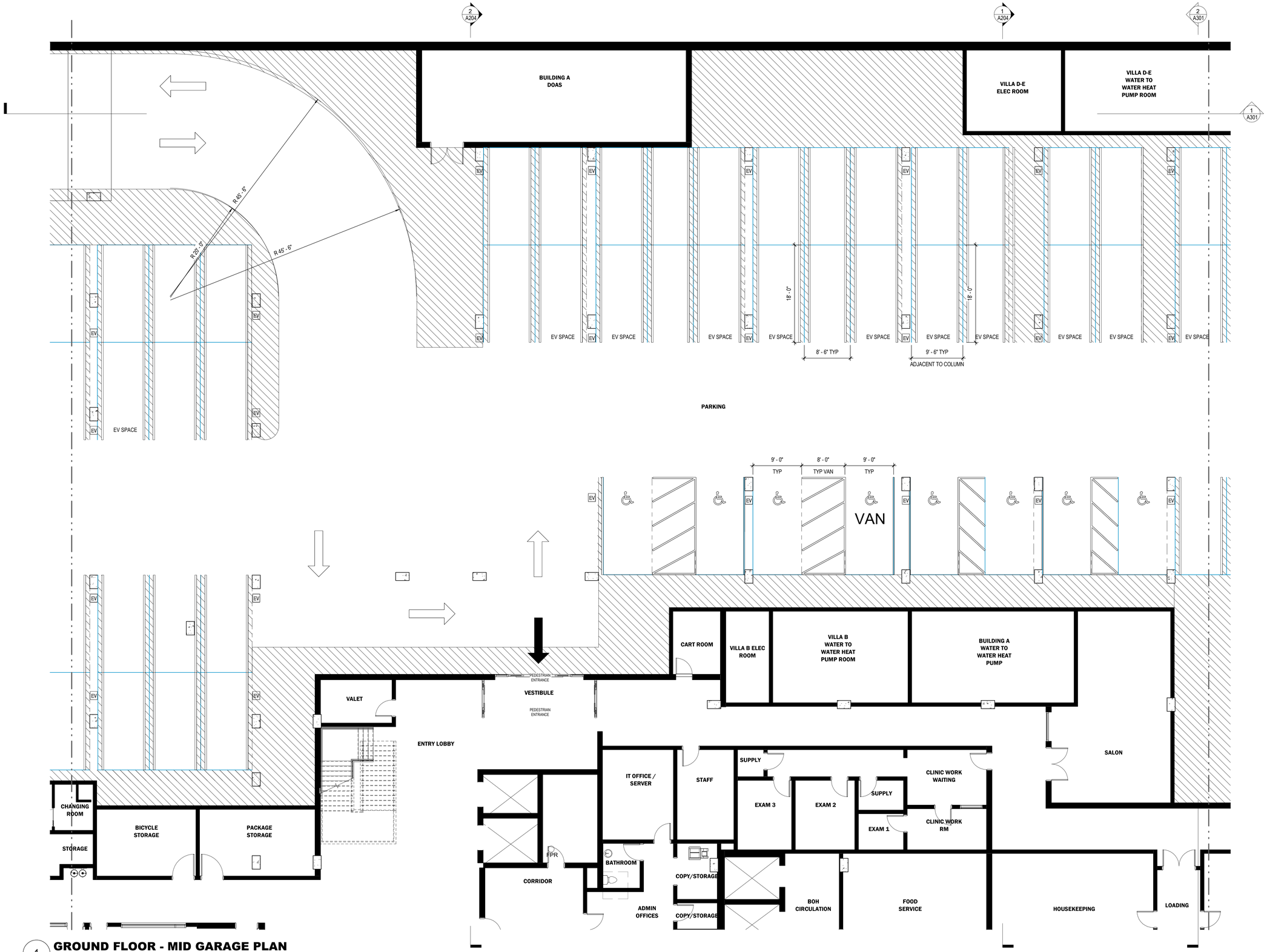

1 **GROUND FLOOR - MID GARAGE PLAN**

1/8" = 1'-0"

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

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4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

GROUND FLOOR PLAN - MID GARAGE

SCALE: 1/8" = 1'-0"

A101B

PLANNING SUBMITTAL

MAY 31, 2024

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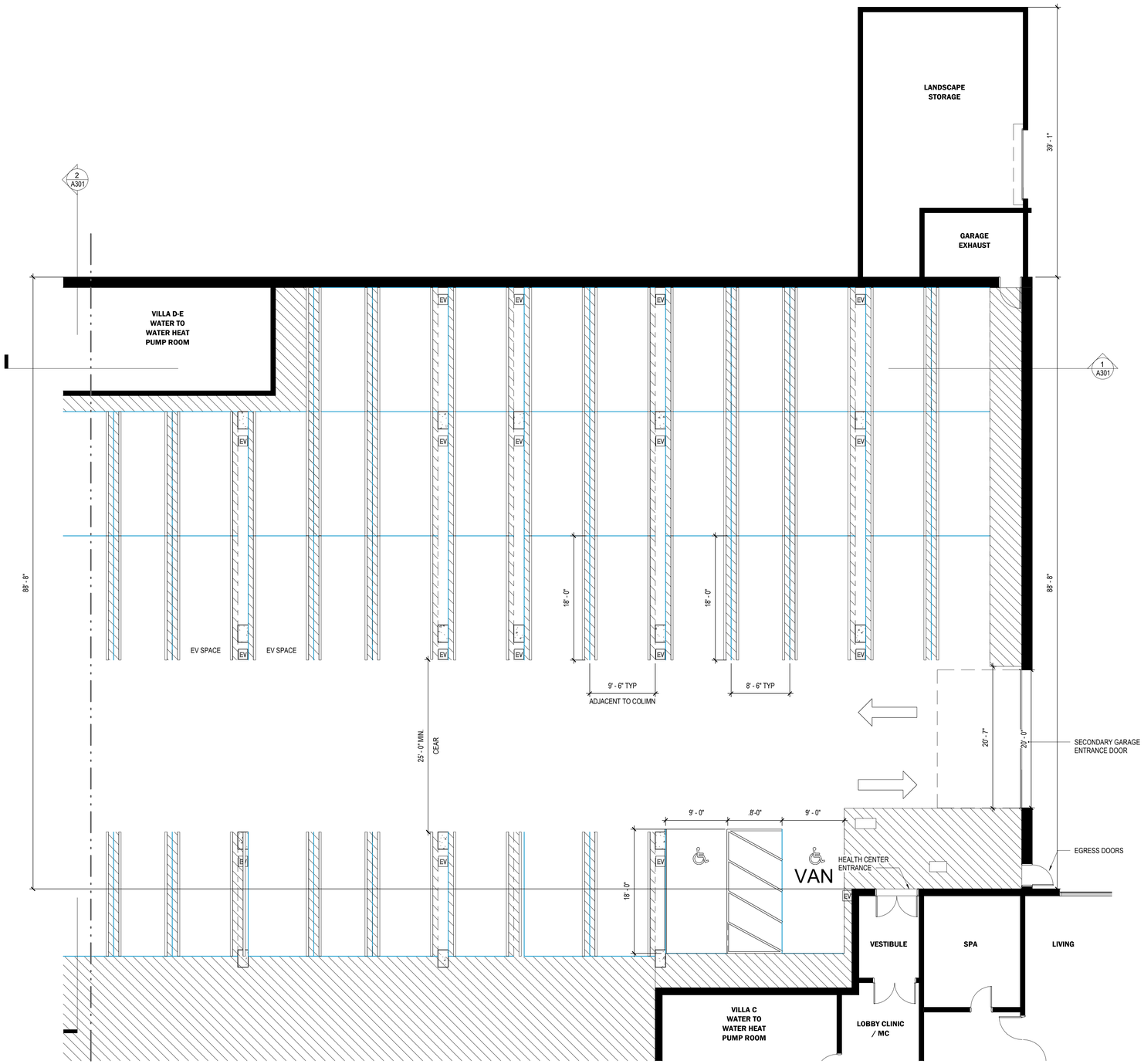

1 **GROUND FLOOR PLAN - NORTH GARAGE**

1/8" = 1'-0"

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
FRONT PORCH
800 N. BRAND BLVD. 19TH FLOOR GLENDALE, CA 91203
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

GROUND FLOOR PLAN - N GARAGE

SCALE: 1/8" = 1'-0"

A101C

PLANNING SUBMITTAL

MAY 31, 2024

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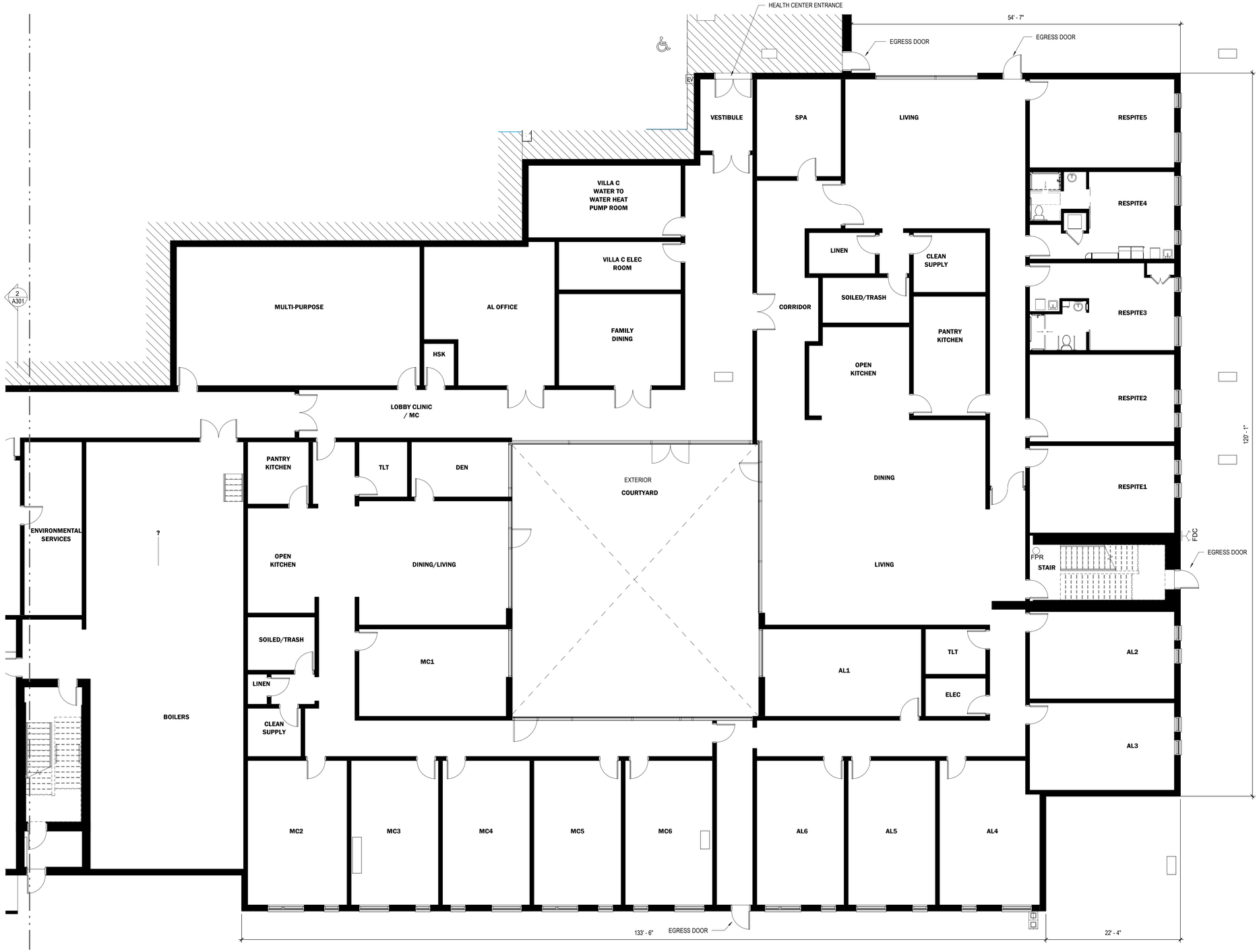

1 **GROUND FLOOR - HEALTH CENTER PLAN**
1/8" = 1'-0"

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
FRONT PORCH
800 N. BRAND BLVD. 19TH FLOOR GLENDALE, CA 91203
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

GROUND FLOOR PLAN - HEALTH CENTER

SCALE: 1/8" = 1'-0"

A101D

PLANNING SUBMITTAL

MAY 31, 2024

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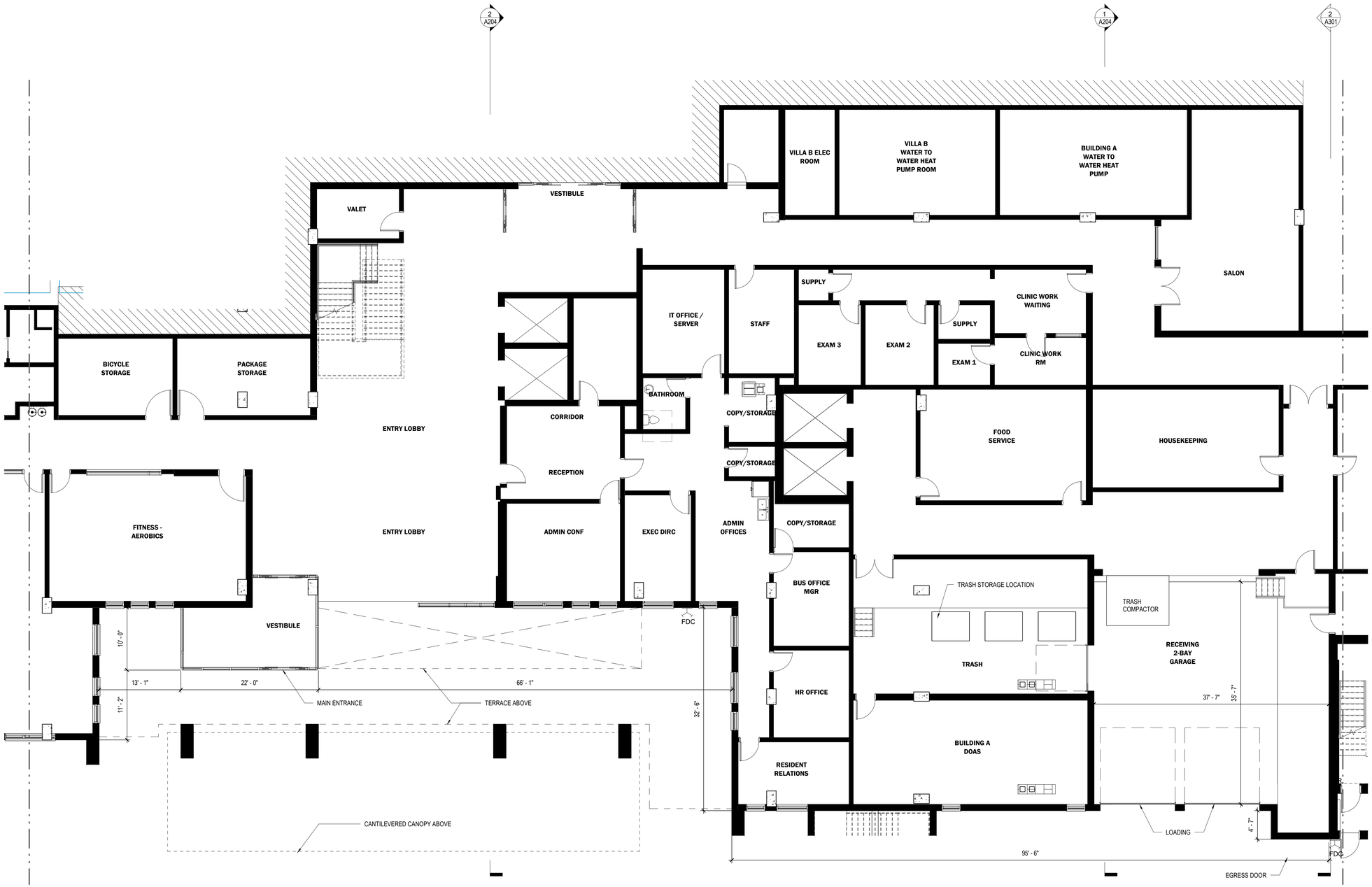

1 **GROUND FLOOR PLAN - CORE**

1/8" = 1'-0"

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NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
FRONT PORCH
800 N. BRAND BLVD. 19TH
FLOOR GLENDALE, CA 91203
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

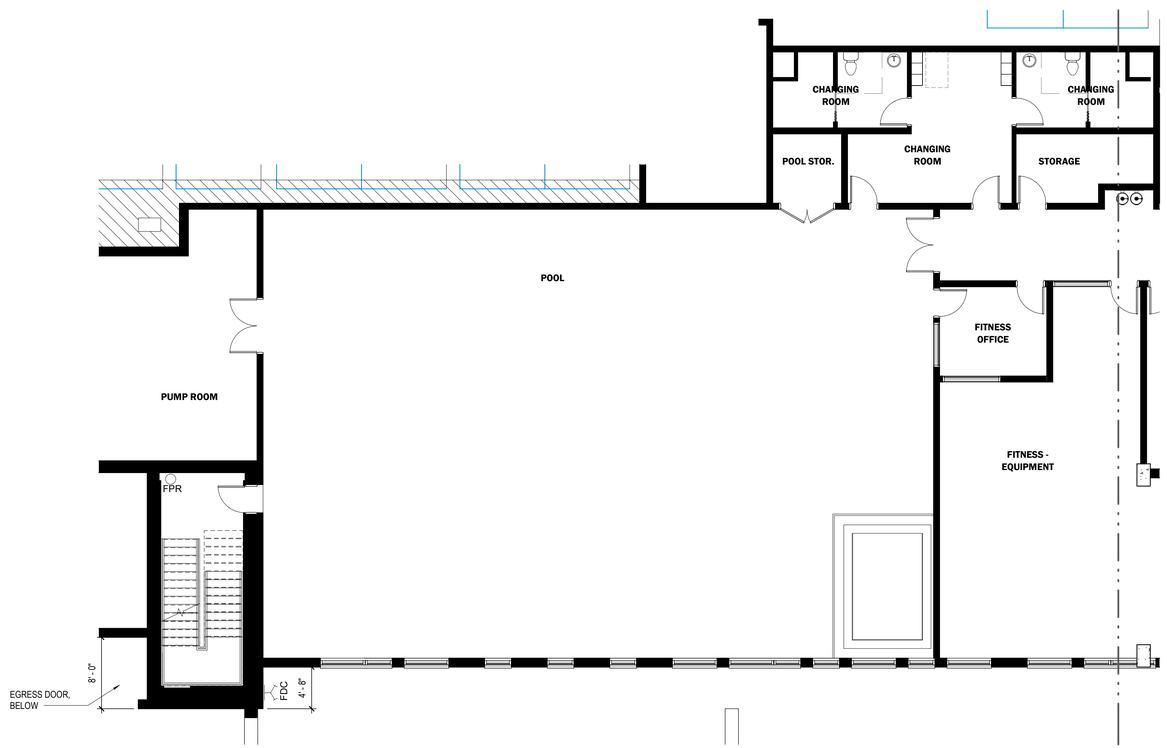
GROUND FLOOR PLAN - CORE

SCALE: 1/8" = 1'-0"

A101E

PLANNING SUBMITTAL

MAY 31, 2024

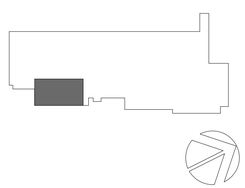


1 **GROUND FLOOR PLAN - WELLNESS**
1/8" = 1'-0"

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL



KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
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800 N. BRAND BLVD. 19TH FLOOR GLENDALE, CA 91203
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

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KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

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SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

GROUND FLOOR PLAN - WELLNESS

SCALE: 1/8" = 1'-0"

A101F

PLANNING SUBMITTAL

MAY 31, 2024

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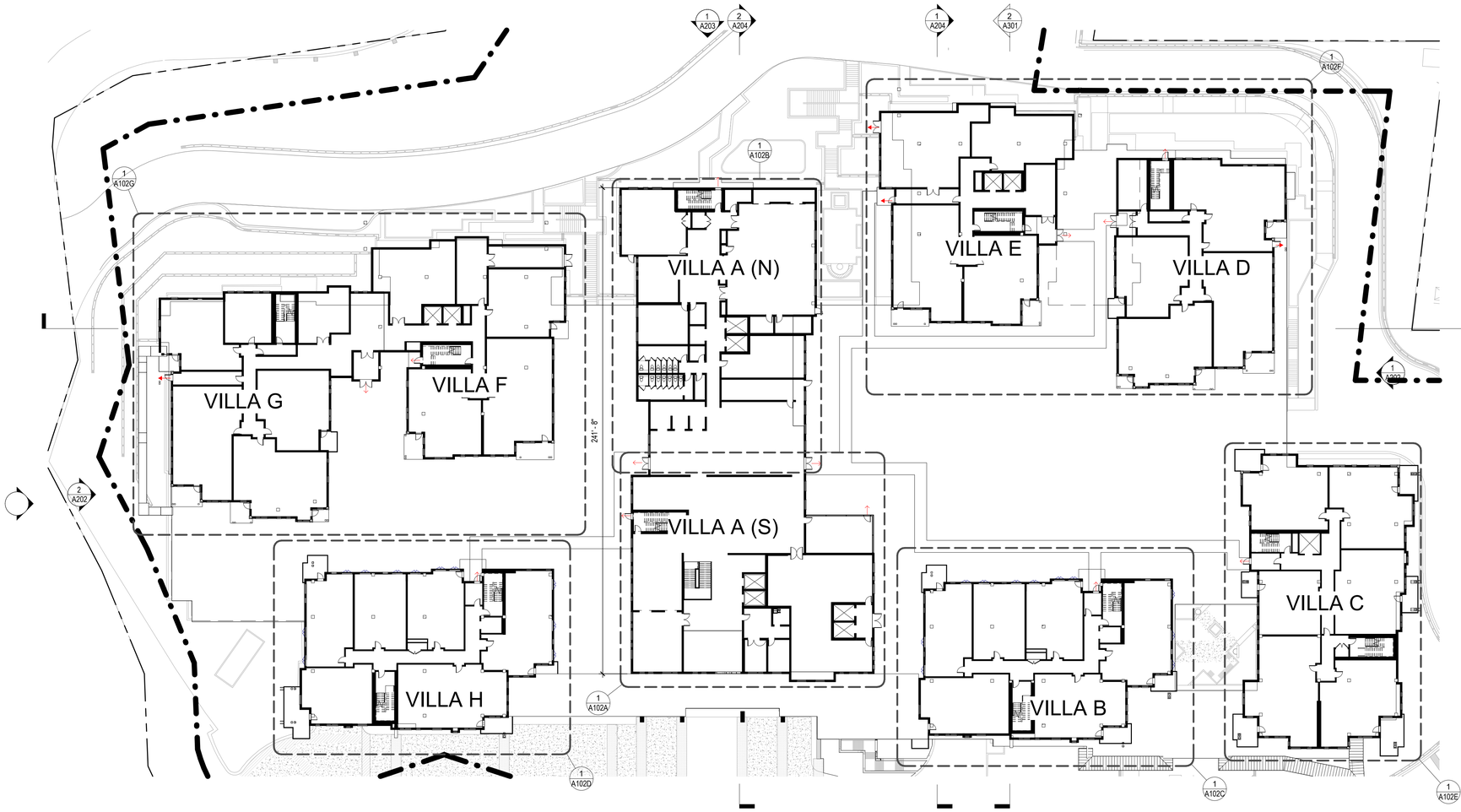

1 **1ST FLOOR PLAN - OVERALL**

1" = 30'-0"

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
FRONT PORCH
800 N. BRAND BLVD. 19TH FLOOR GLENDALE, CA 91203
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

1ST FLOOR PLAN - OVERALL

SCALE: 1" = 30'-0"

A102

PLANNING SUBMITTAL

MAY 31, 2024

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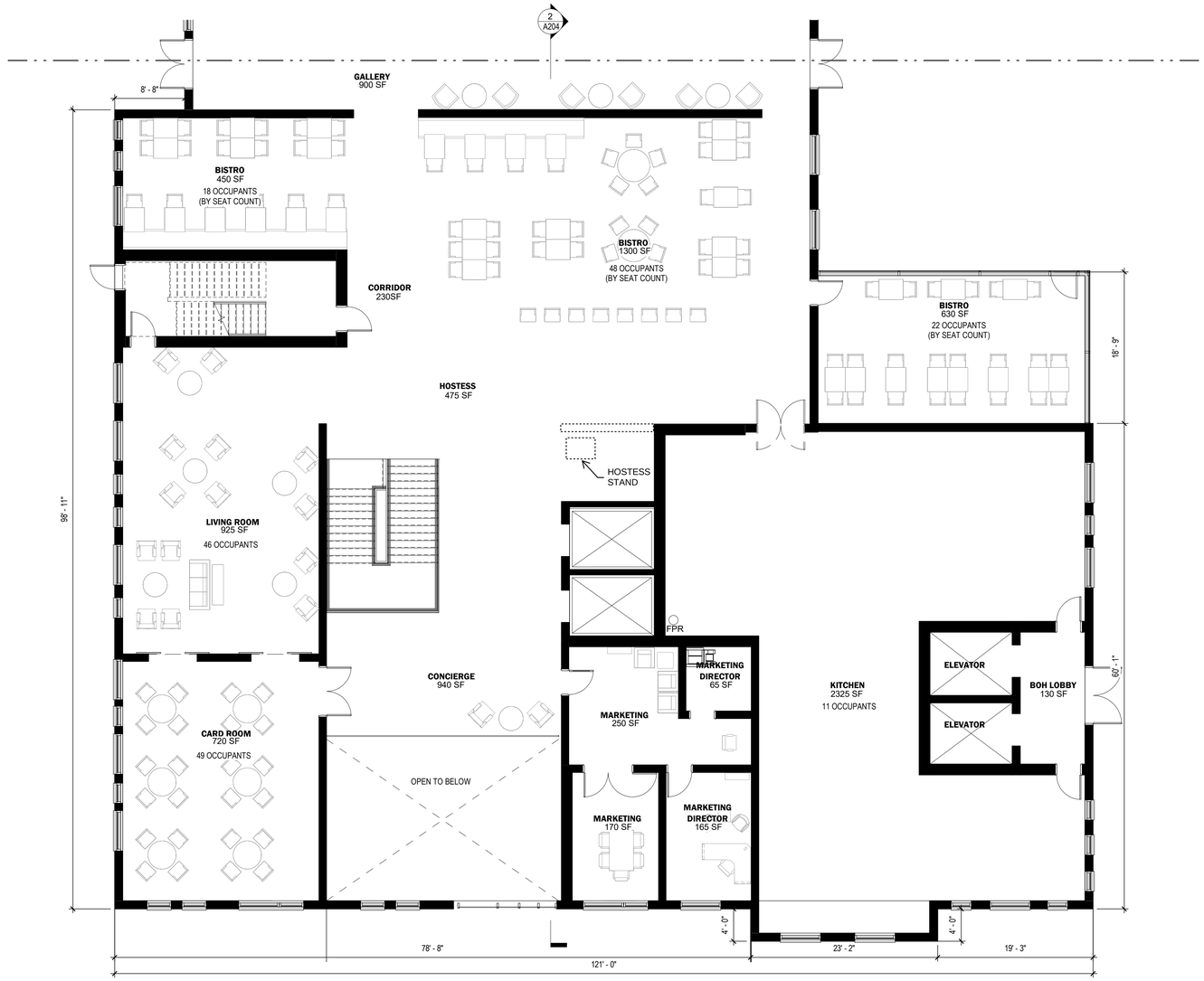

1 **1ST FLOOR PLAN - VILLA A SOUTH**
1/8" = 1'-0"

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
FRONT PORCH
800 N. BRAND BLVD. 19TH FLOOR GLENDALE, CA 91203
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

1ST FLOOR PLAN - VILLA A S

SCALE: 1/8" = 1'-0"

A102A

PLANNING SUBMITTAL

MAY 31, 2024

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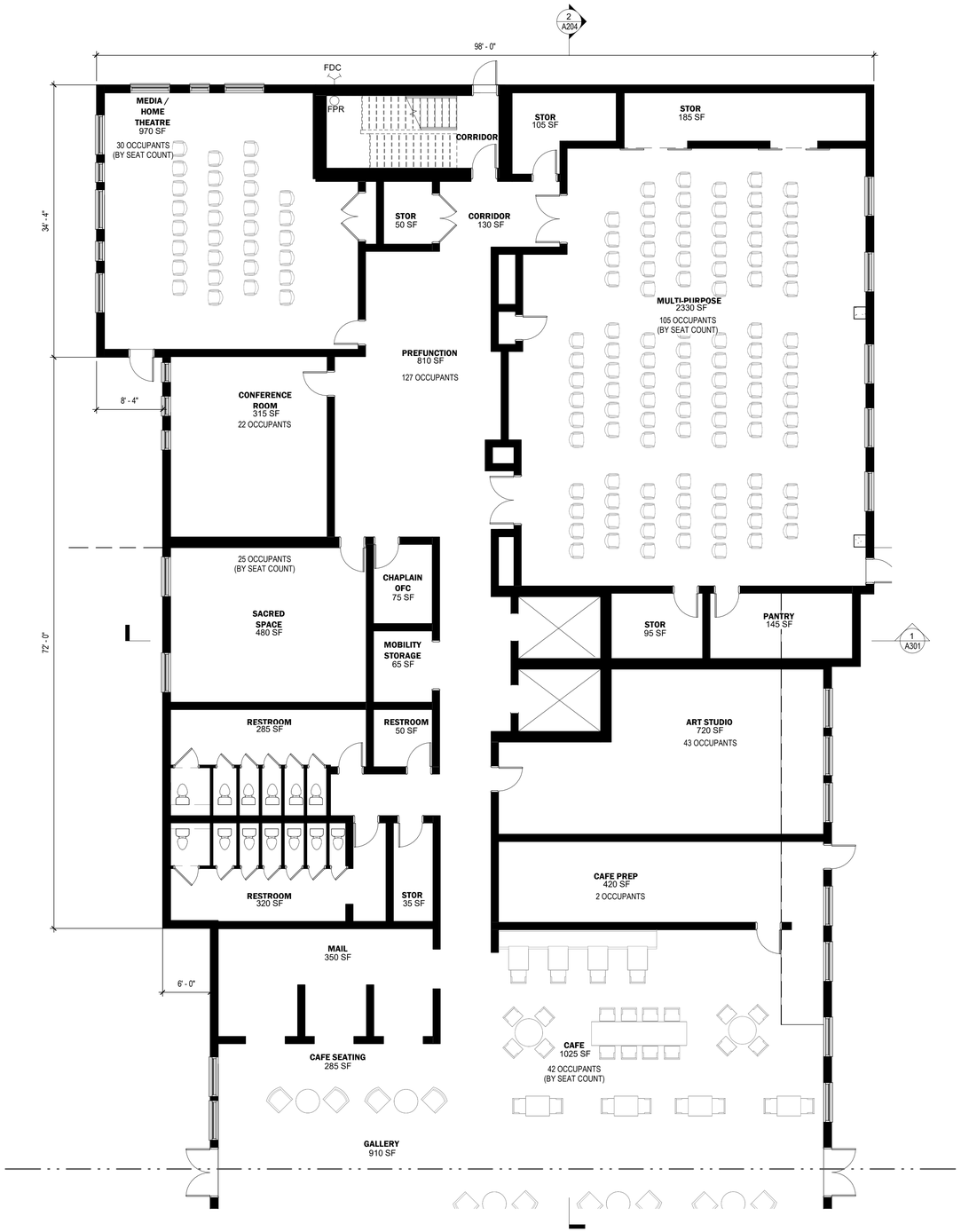

1 **1ST FLOOR PLAN - VILLA A NORTH**

1/8" = 1'-0"

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
FRONT PORCH
800 N. BRAND BLVD, 19TH
FLOOR GLENDALE, CA 91203
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

1ST FLOOR PLAN - VILLA A N

SCALE: 1/8" = 1'-0"

A102B

PLANNING SUBMITTAL

MAY 31, 2024

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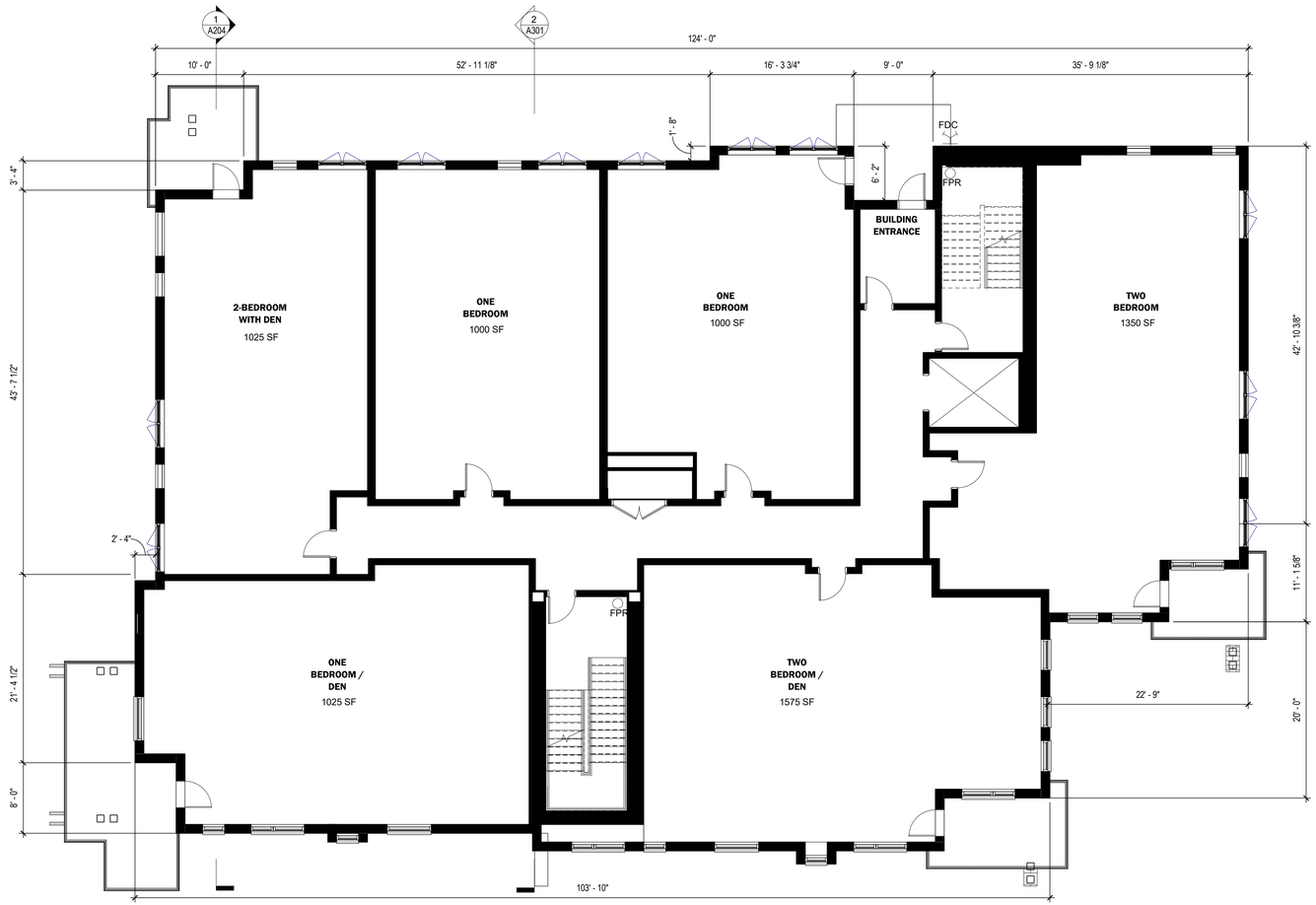

1 **1ST FLOOR PLAN - VILLA B**

1/8" = 1'-0"

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NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
FRONT PORCH
800 N. BRAND BLVD. 19TH FLOOR GLENDALE, CA 91203
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

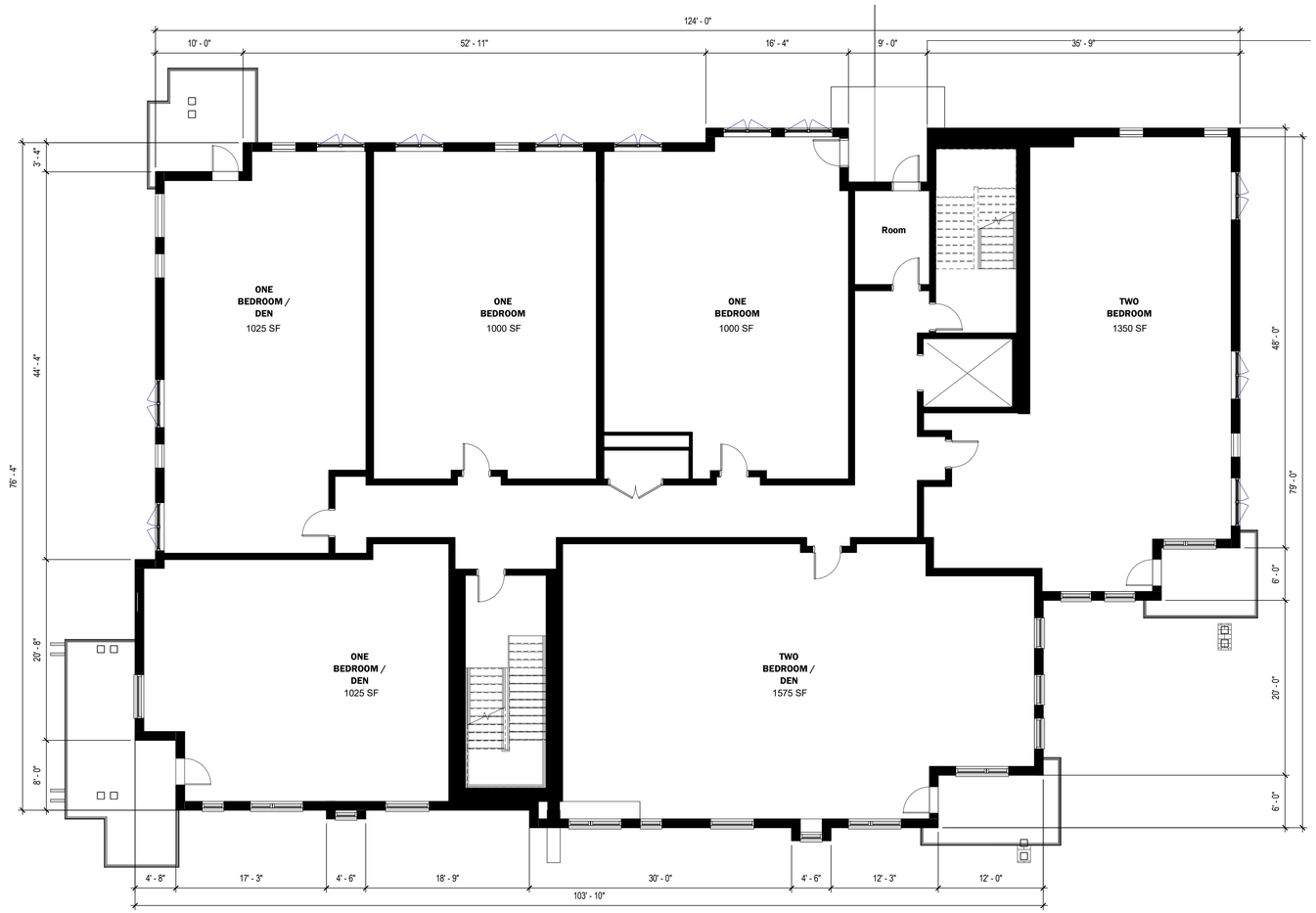
1ST FLOOR PLAN - VILLA B

SCALE: 1/8" = 1'-0"

A102C

PLANNING SUBMITTAL

MAY 31, 2024



1 **1ST FLOOR PLAN - VILLA H**

1/8" = 1'-0"

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
FRONT PORCH
800 N. BRAND BLVD, 19TH
FLOOR GLENDALE, CA 91203
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

1ST FLOOR PLAN - VILLA H

SCALE: 1/8" = 1'-0"

A102D

PLANNING SUBMITTAL

MAY 31, 2024

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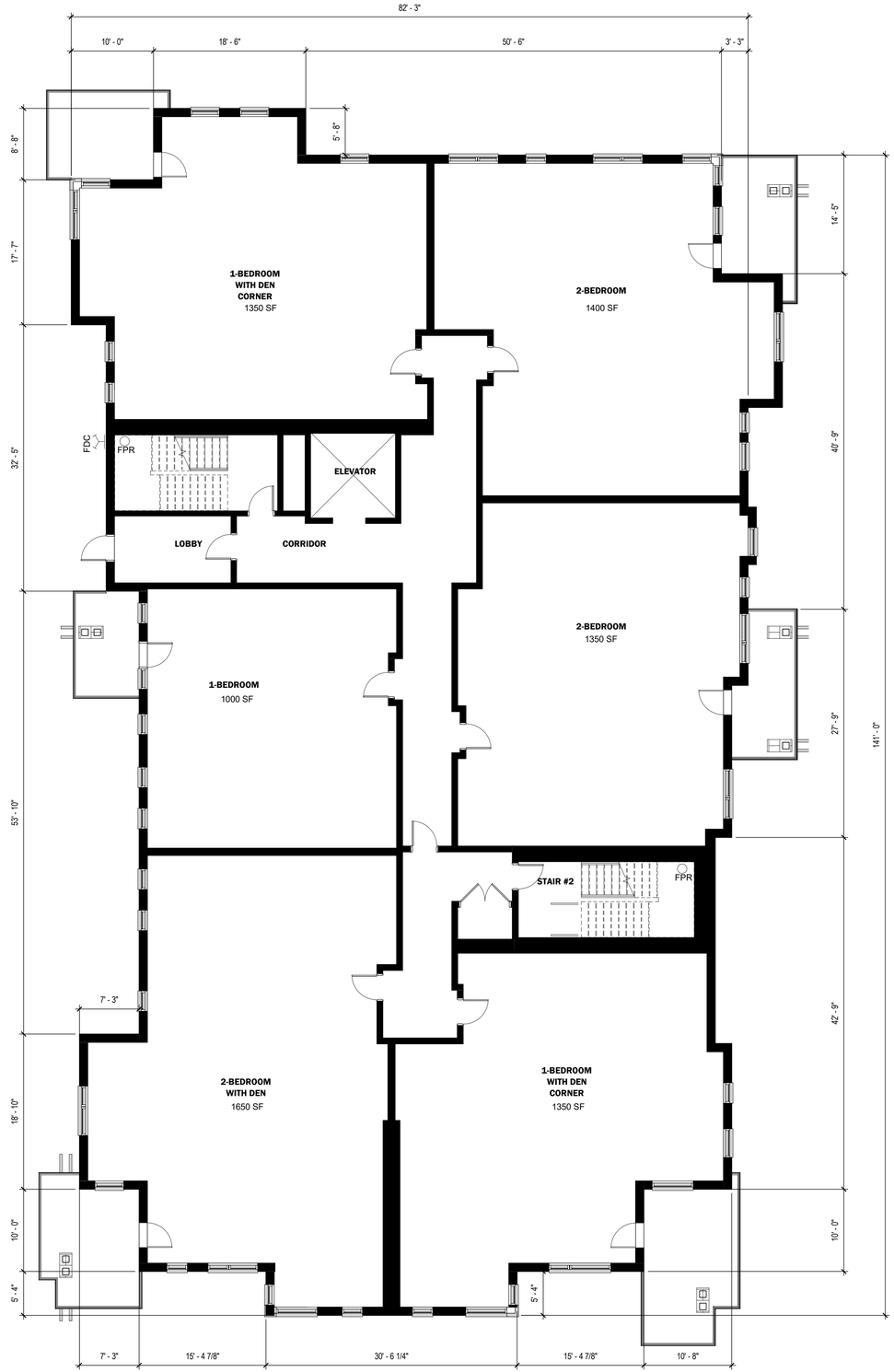
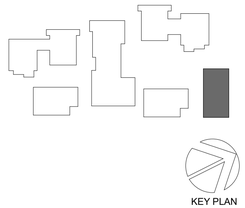


1 **1ST FLOOR PLAN - VILLA C**
1/8" = 1'-0"

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL



KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
FRONT PORCH
800 N. BRAND BLVD. 19TH
FLOOR GLENDALE, CA 91203
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

1ST FLOOR PLAN - VILLA C

SCALE: 1/8" = 1'-0"

A102E

PLANNING SUBMITTAL

MAY 31, 2024

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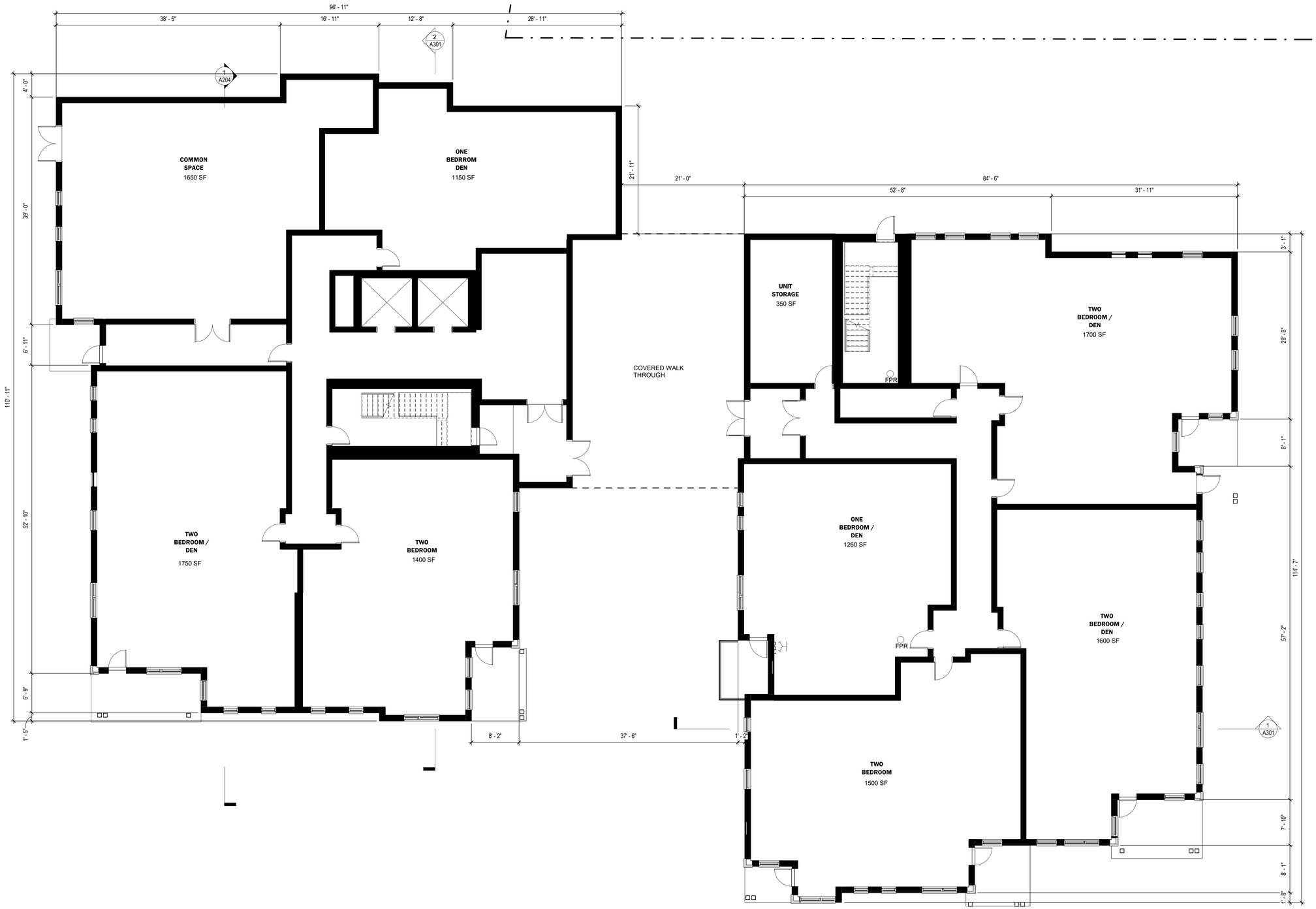

1 1ST FLOOR PLAN - VILLA D & E

1/8" = 1'-0"

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NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
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SAN FRANCISCO, CA 94111
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4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

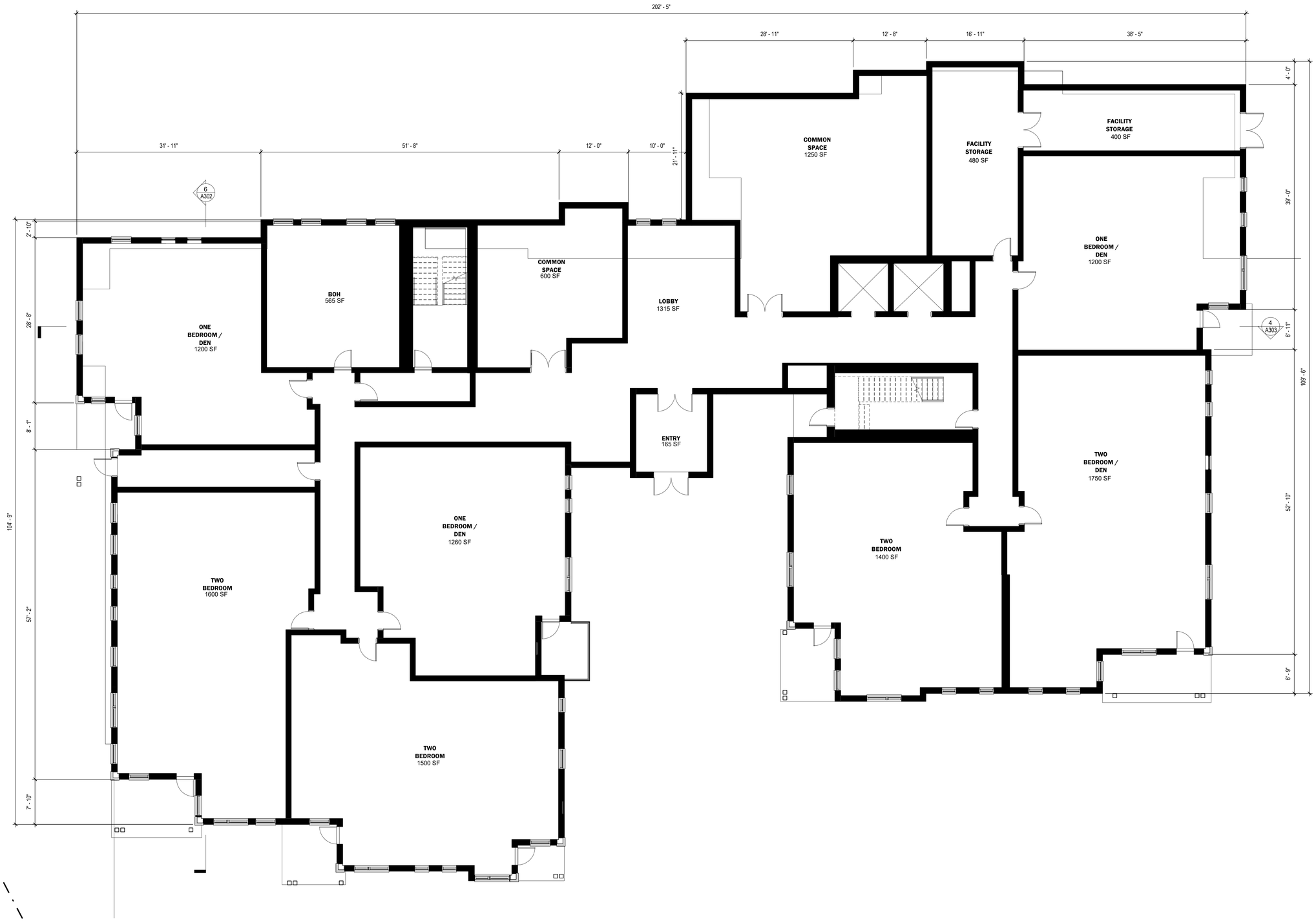
1ST FLOOR PLAN - VILLA D & E

SCALE: 1/8" = 1'-0"

A102F

PLANNING SUBMITTAL

MAY 31, 2024



1 **1ST FLOOR PLAN - VILLA F & G**

1/8" = 1'-0"

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
FRONT PORCH
800 N. BRAND BLVD, 19TH
FLOOR GLENDALE, CA 91203
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

1ST FLOOR PLAN - VILLA F & G

SCALE: 1/8" = 1'-0"

A102G

PLANNING SUBMITTAL

MAY 31, 2024

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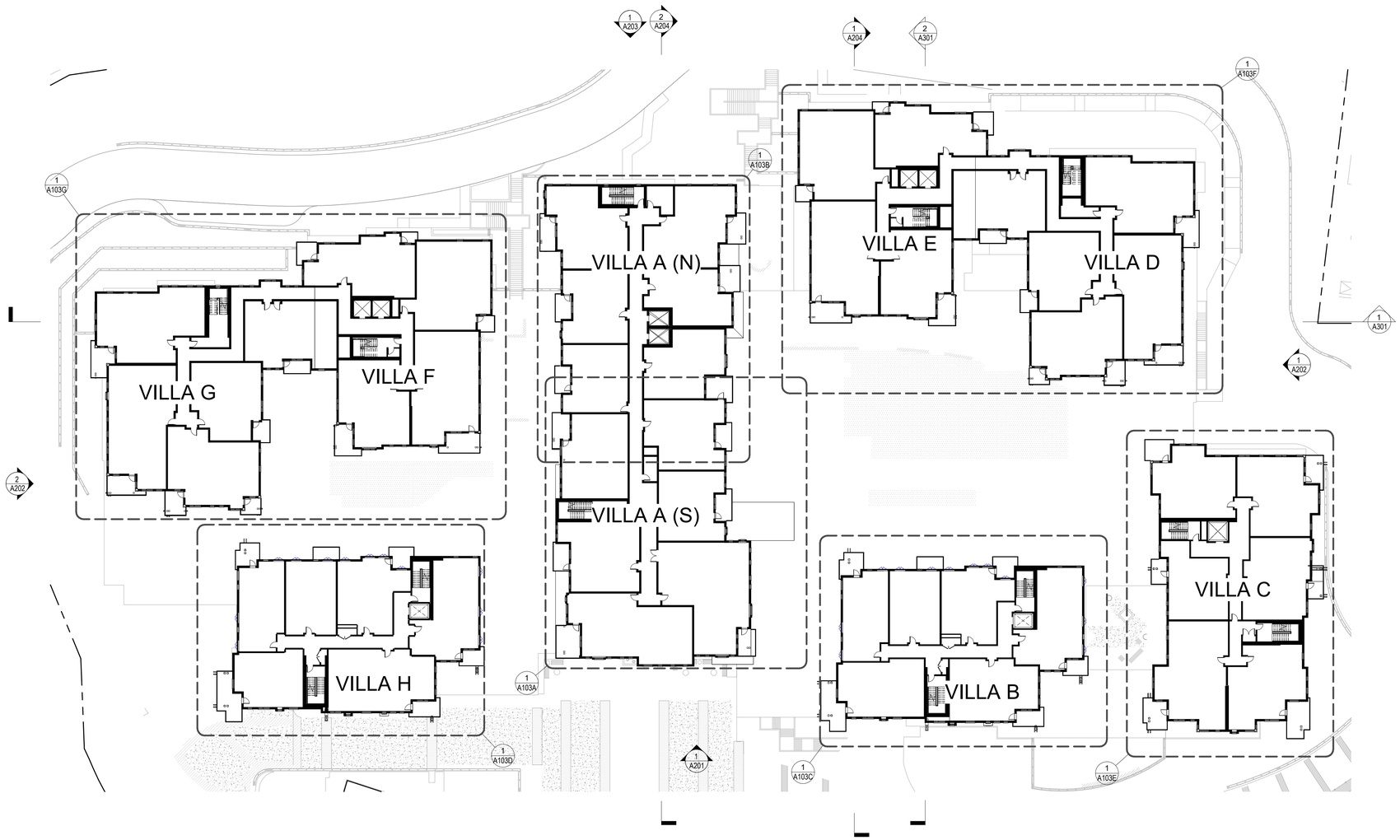

1 **2ND & 3RD FLOOR PLAN - OVERALL**
1" = 30'-0"

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St. Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
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PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

2ND & 3RD FLOOR PLAN - OVERALL

SCALE: 1" = 30'-0"

A103

PLANNING SUBMITTAL

MAY 31, 2024

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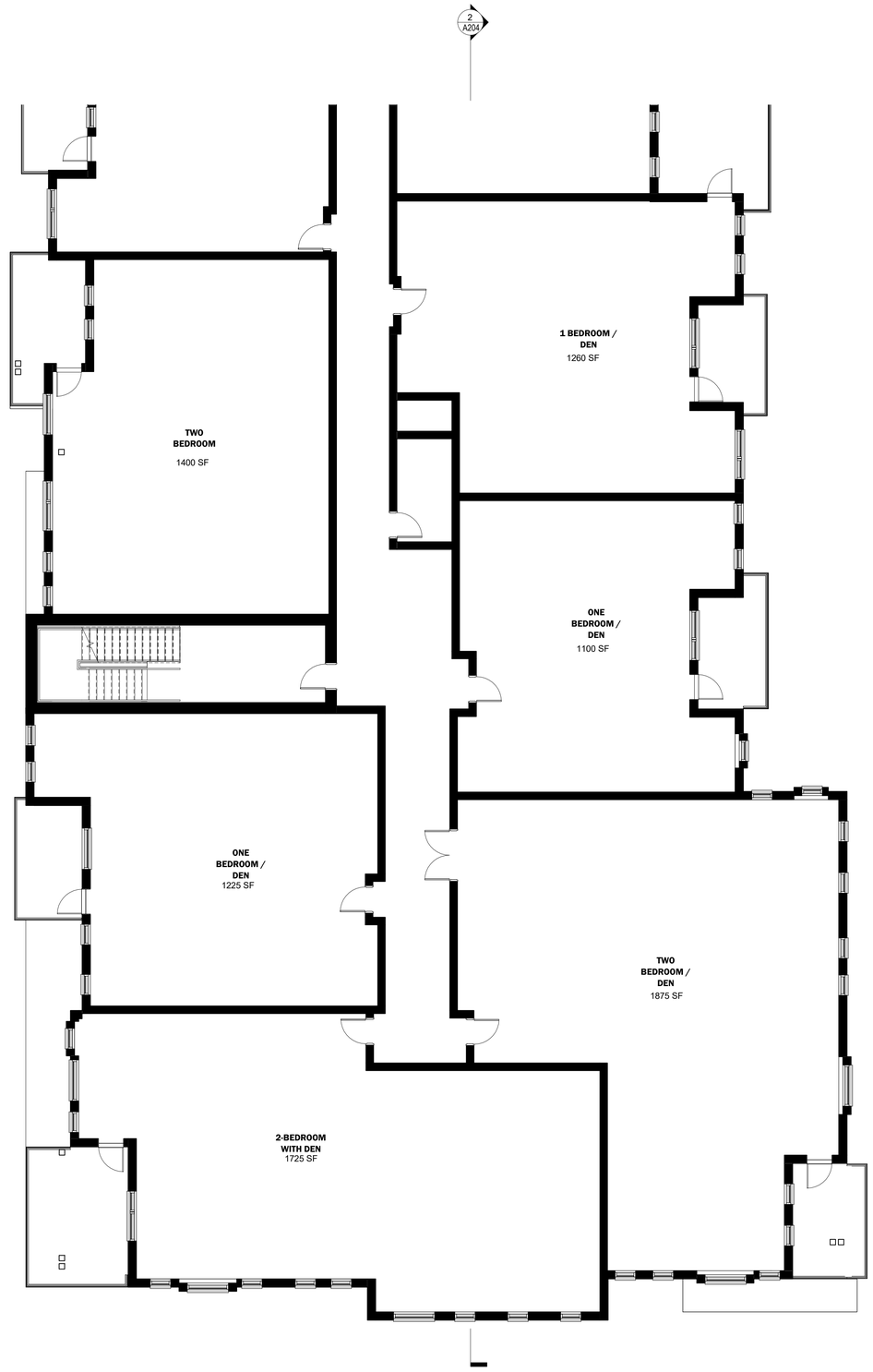
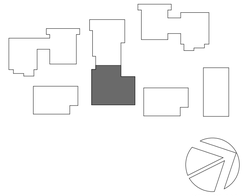


1 **TYPICAL FLOOR PLAN - VILLA A SOUTH**
1/8" = 1'-0" **TYPICAL FLOORS 2-4**

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL



KEY PLAN

PERKINS — EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
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Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
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General Contractor:
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4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

TYPICAL FLOOR PLAN - VILLA A S

SCALE: 1/8" = 1'-0"

A103A

PLANNING SUBMITTAL

MAY 31, 2024

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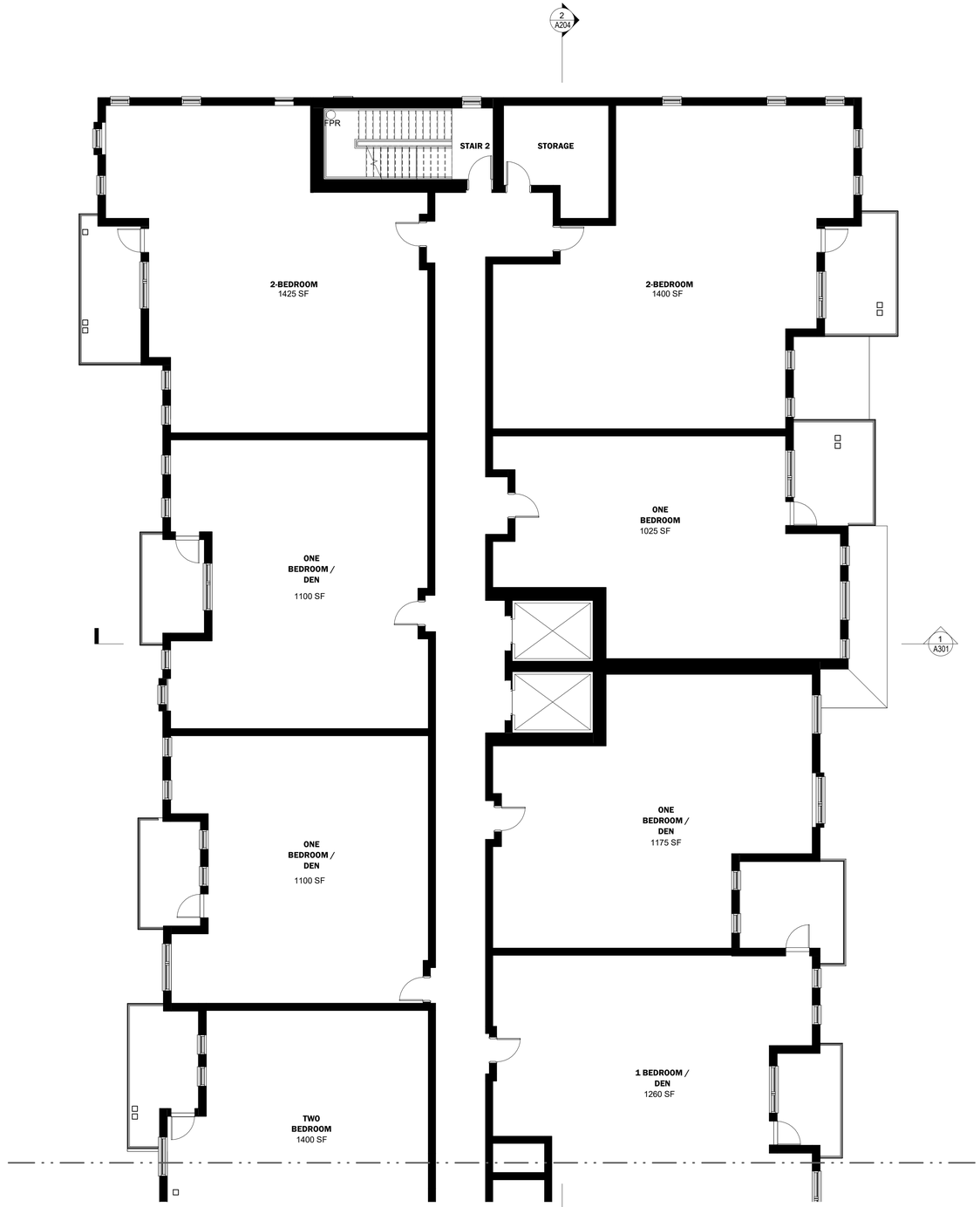
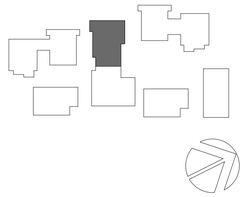


1 **TYPICAL FLOOR PLAN - VILLA A NORTH**
1/8" = 1'-0"
TYPICAL FLOORS 2-5

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL



KEY PLAN

PERKINS EASTMAN
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Applicant:
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Landscape:
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Structural:
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(415) 398-7667

General Contractor:
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4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

TYPICAL FLOOR PLAN - VILLA A N

SCALE: 1/8" = 1'-0"

A103B

PLANNING SUBMITTAL

MAY 31, 2024

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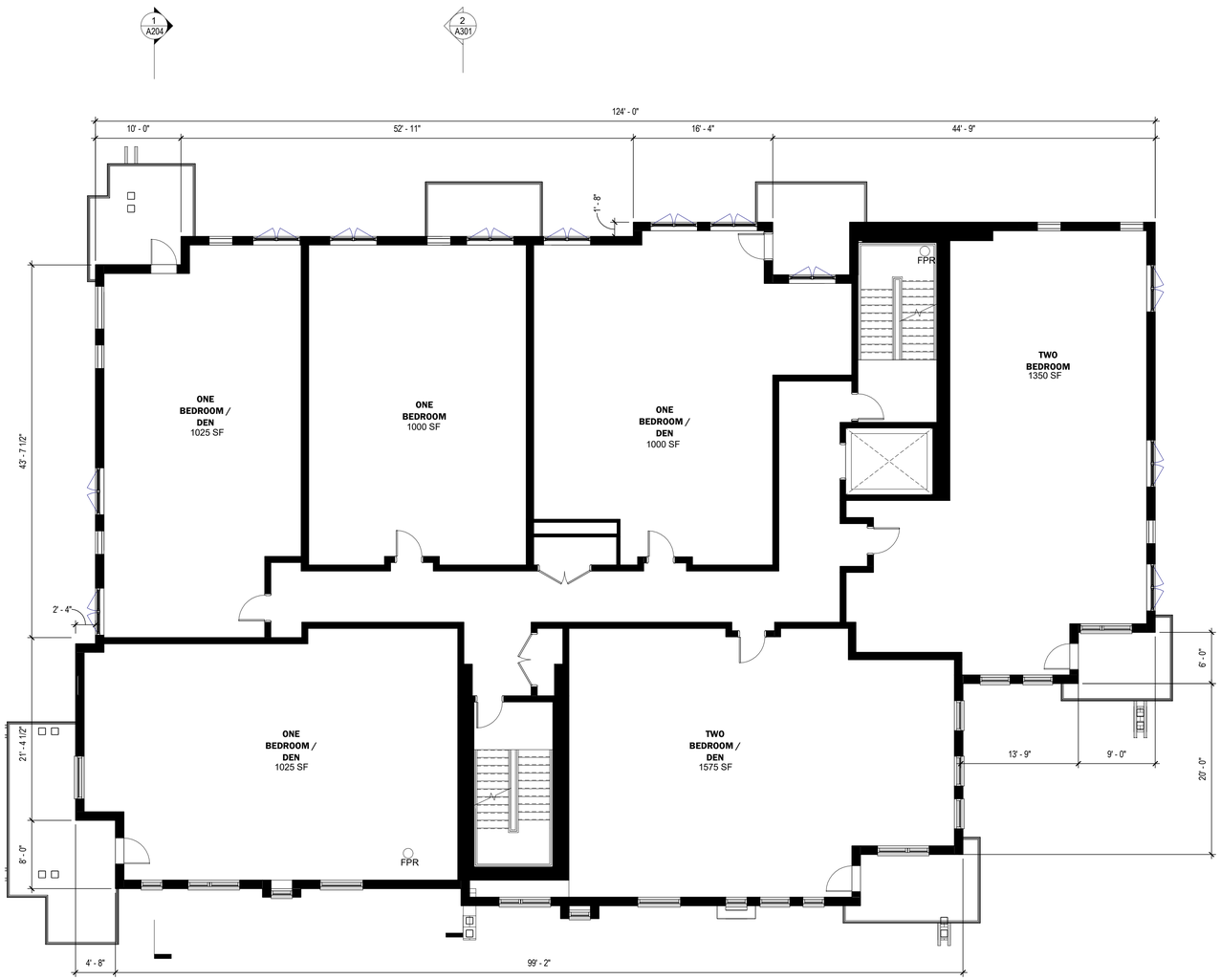


1 **TYPICAL FLOOR PLAN - VILLA B (VILLA H SIM)**

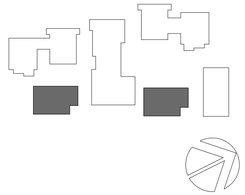
1/8" = 1'-0"

VILLA B: TYPICAL FLOORS 2-4 **VILLA H: TYPICAL FLOORS 2-3**

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL



KEY PLAN

PERKINS EASTMAN
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Landscape:
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General Contractor:
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PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

TYPICAL FLOOR PLAN - VILLA B

SCALE: 1/8" = 1'-0"

A103C

PLANNING SUBMITTAL

MAY 31, 2024

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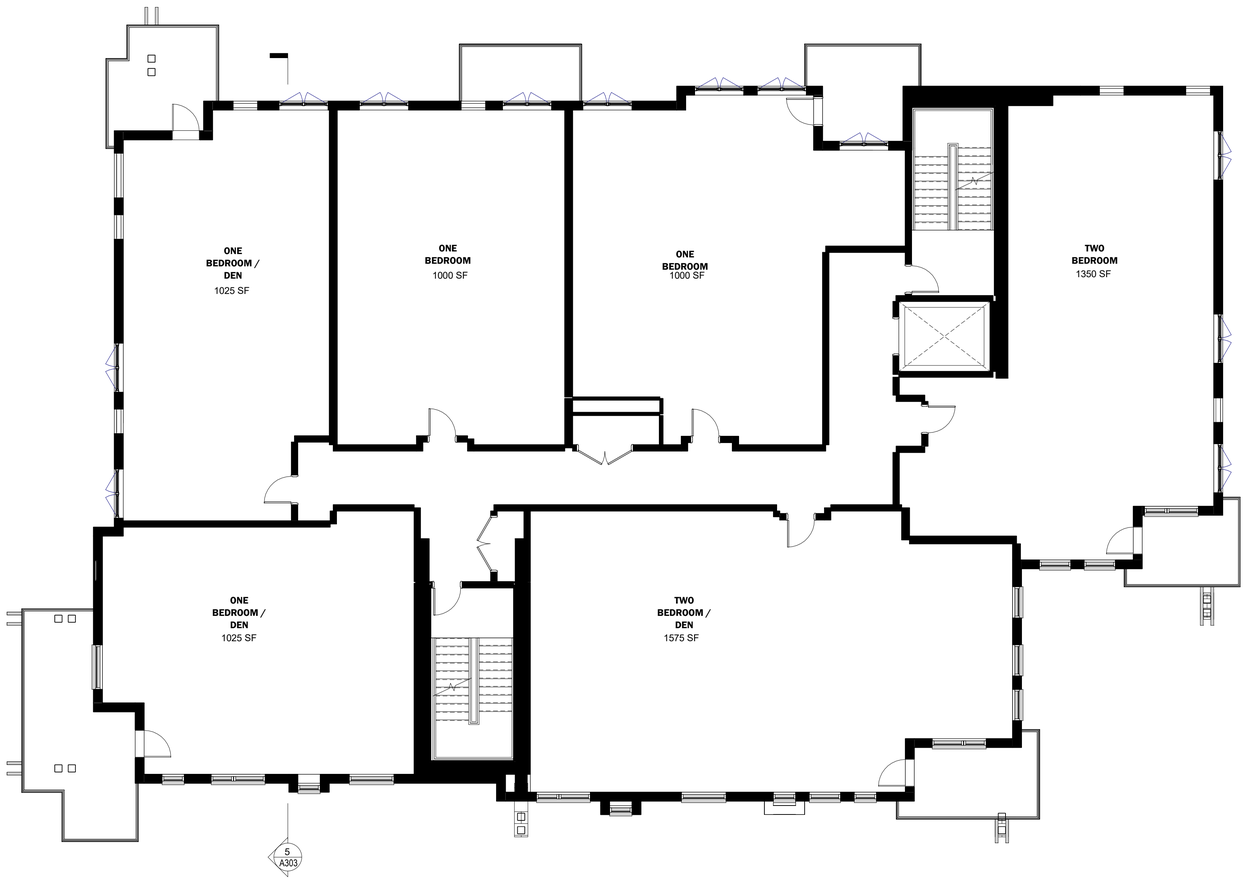
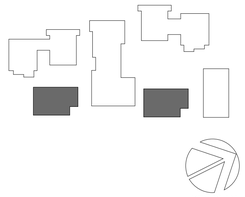


1 **TYPICAL FLOOR PLAN - VILLA B (VILLA H SIM)**
1/8" = 1'-0"

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL



KEY PLAN

PERKINS EASTMAN
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T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
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Owner:
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800 N. BRAND BLVD. 19TH FLOOR GLENDALE, CA 91203
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

TYPICAL FLOOR PLAN - VILLA H

SCALE: 1/8" = 1'-0"

A103D

PLANNING SUBMITTAL

MAY 31, 2024

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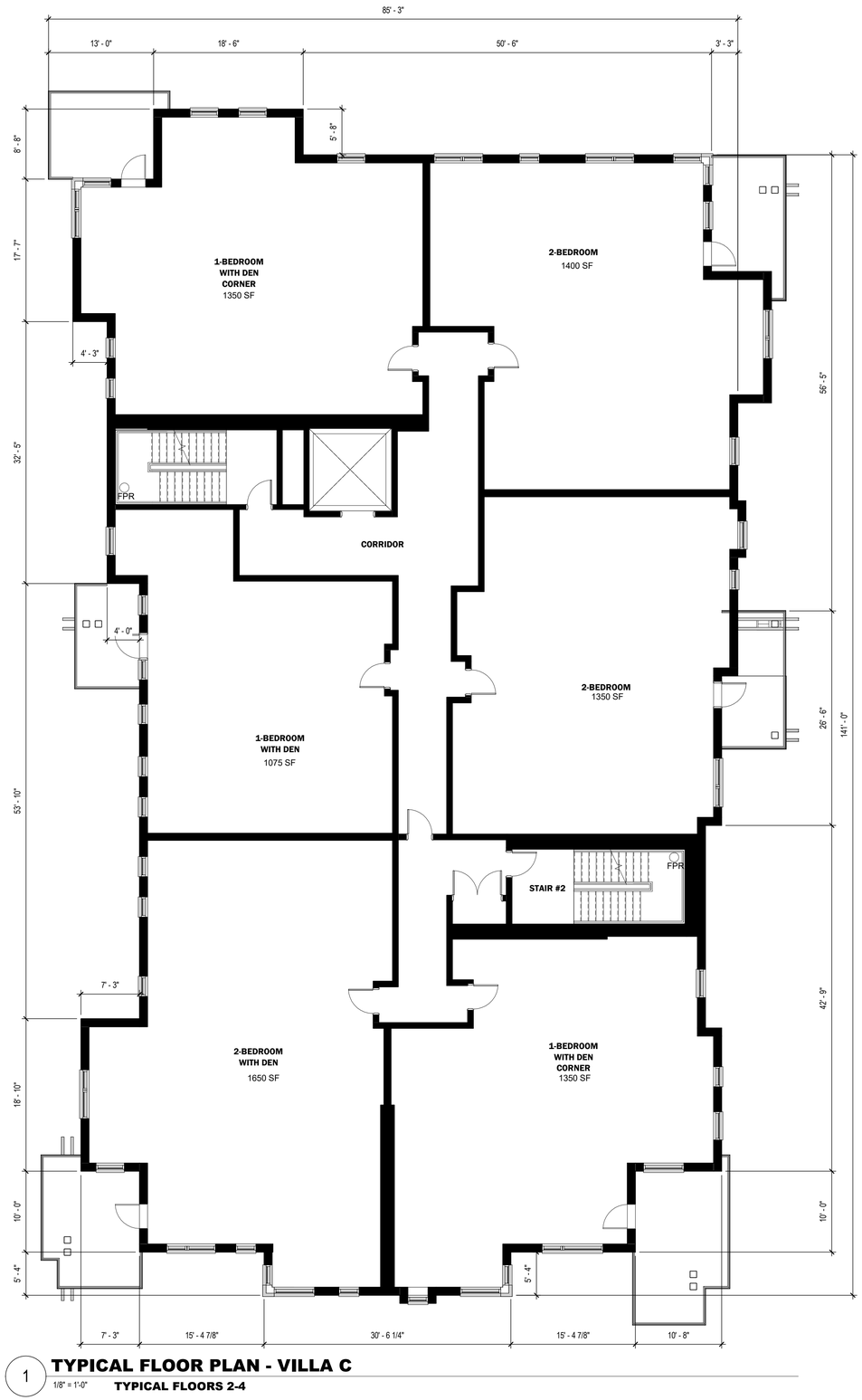


1 **TYPICAL FLOOR PLAN - VILLA C**

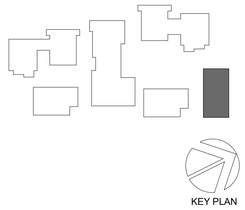
1/8" = 1'-0"

TYPICAL FLOORS 2-4

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL



KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
FRONT PORCH
800 N. BRAND BLVD. 19TH
FLOOR GLENDALE, CA 91203
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

TYPICAL FLOOR PLAN - VILLA C

SCALE: 1/8" = 1'-0"

A103E

PLANNING SUBMITTAL

MAY 31, 2024

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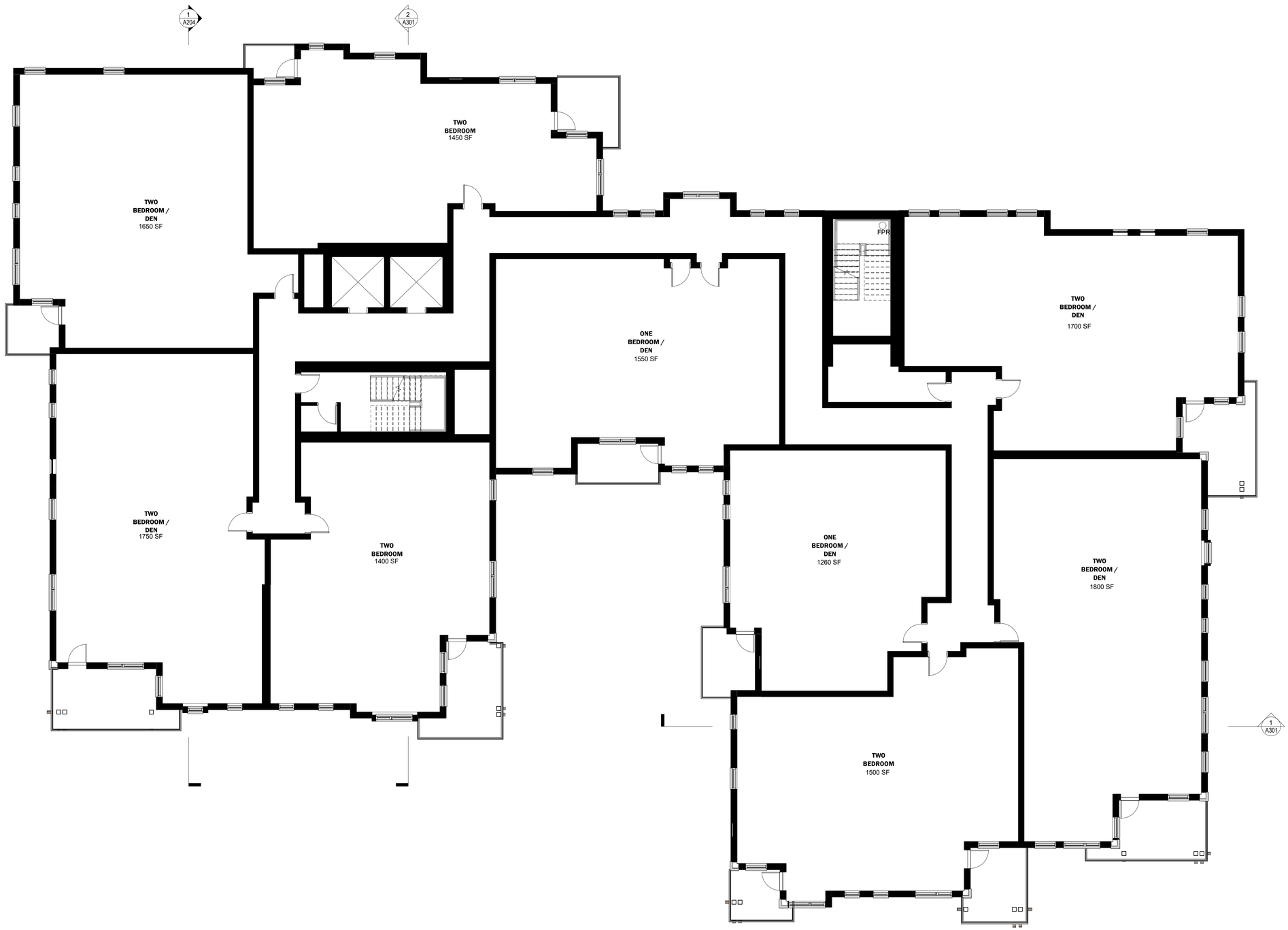

1 TYPICAL FLOOR PLAN - VILLA D & E

1/8" = 1'-0"

TYPICAL FLOORS 2-3

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KEY PLAN

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Applicant:
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General Contractor:
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PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

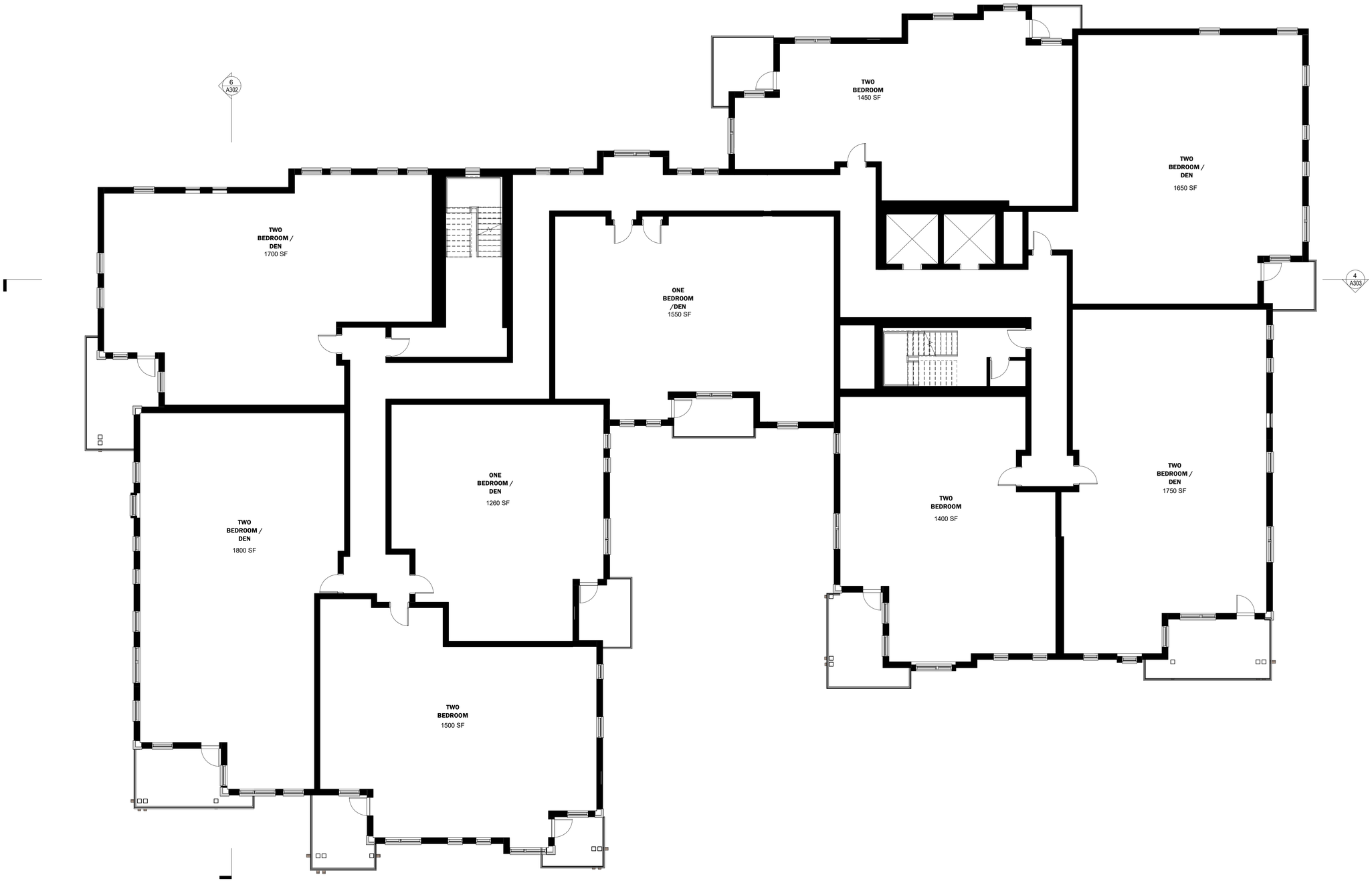
TYPICAL FLOOR PLAN - VILLA D & E

SCALE: 1/8" = 1'-0"

A103F

PLANNING SUBMITTAL

MAY 31, 2024



1 TYPICAL FLOOR PLAN - VILLA F & G

1/8" = 1'-0"

TYPICAL FLOORS 2-3

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NO.	DATE	ISSUE

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SEAL

KEY PLAN

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(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

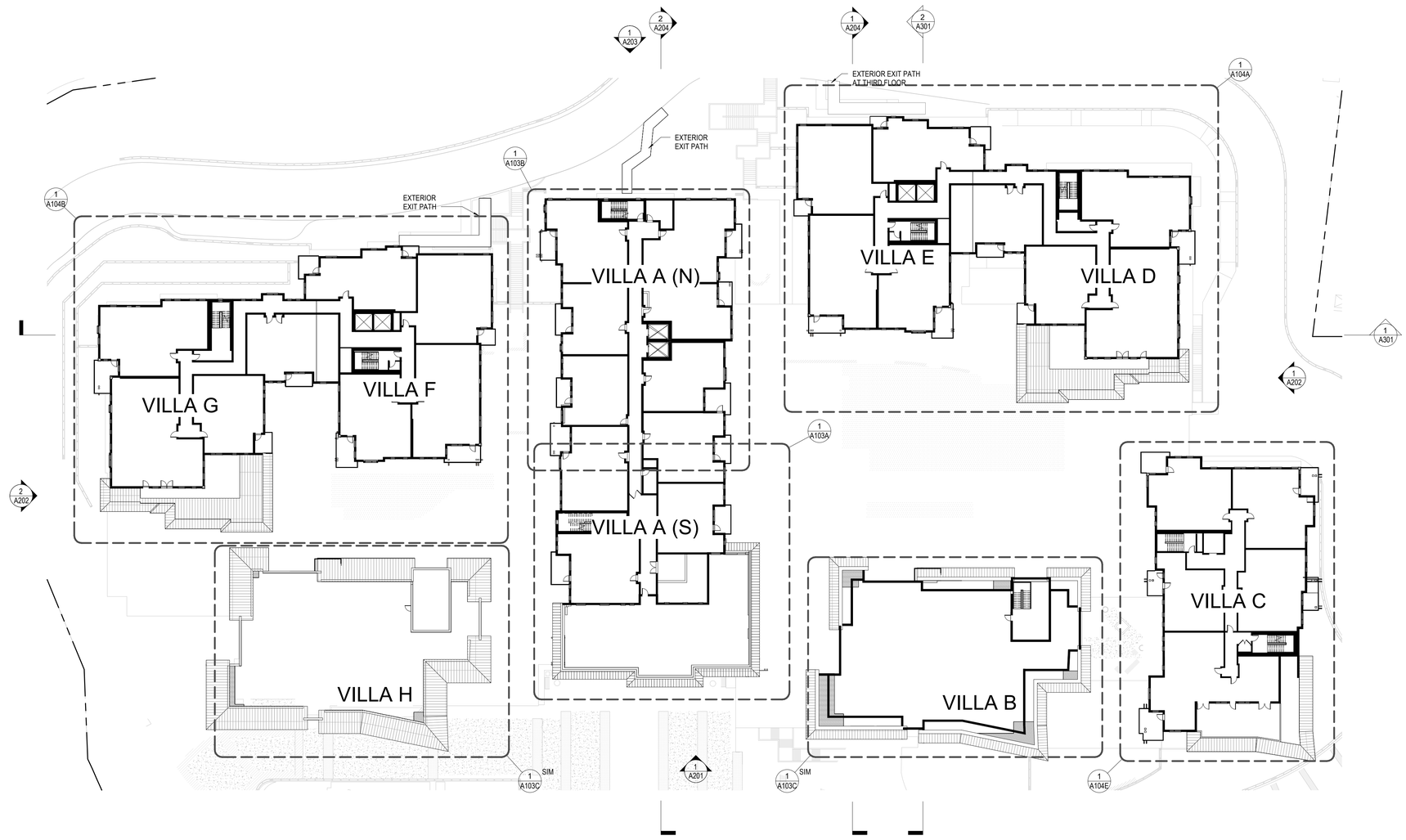
TYPICAL FLOOR PLAN - VILLA F & G

SCALE: 1/8" = 1'-0"

A103G

PLANNING SUBMITTAL

MAY 31, 2024



1 **4TH FLOOR PLAN - OVERALL**
1" = 30'-0"

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NO.	DATE	ISSUE

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SEAL

KEY PLAN

PERKINS EASTMAN
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Applicant:
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4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

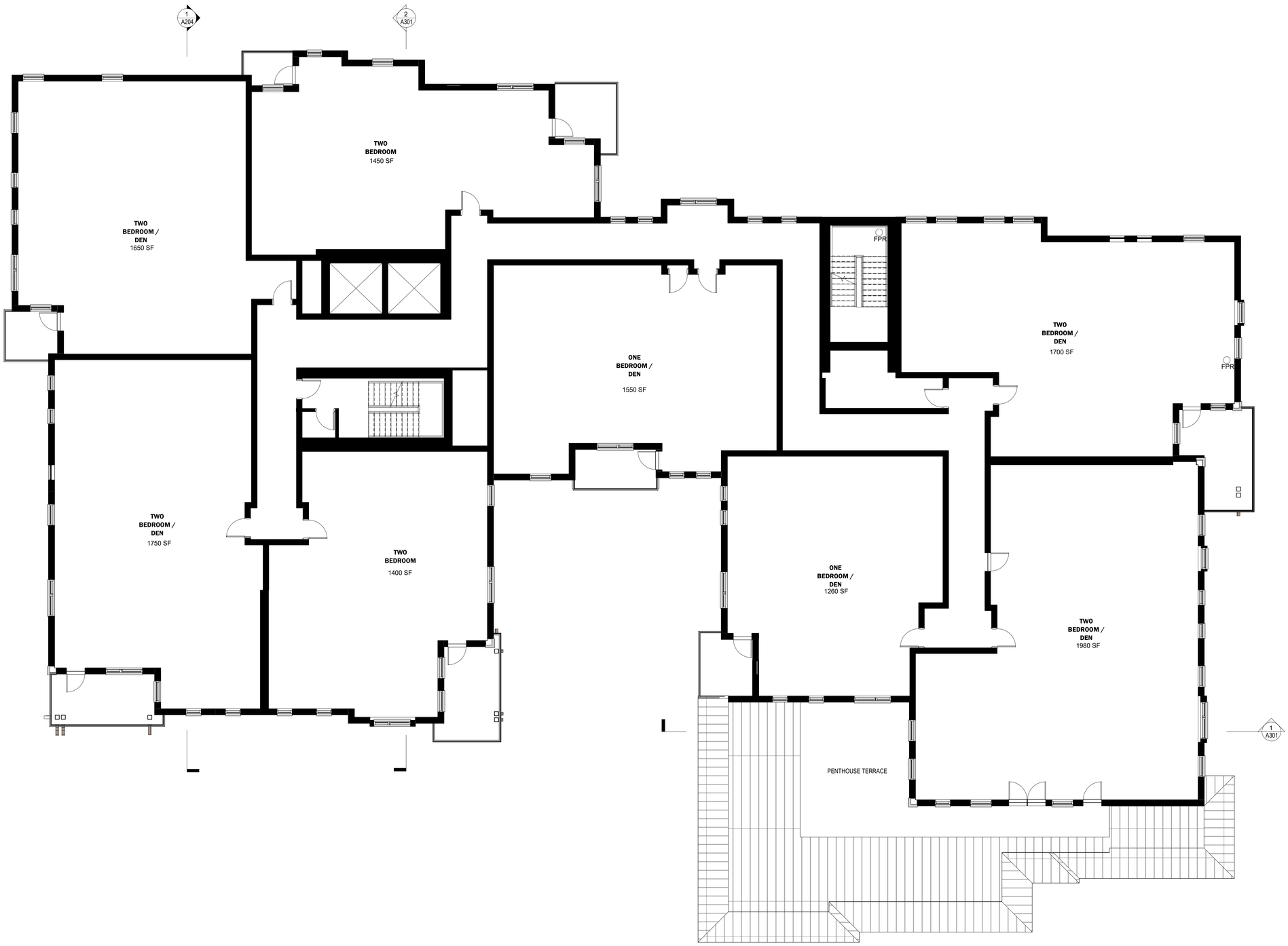
4TH FLOOR PLAN - OVERALL

SCALE: 1" = 30'-0"

A104

PLANNING SUBMITTAL

MAY 31, 2024



1 **4TH FLOOR PLAN - VILLA D & E**

1/8" = 1'-0"

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5/31/2024 11:17:11 AM

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

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PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

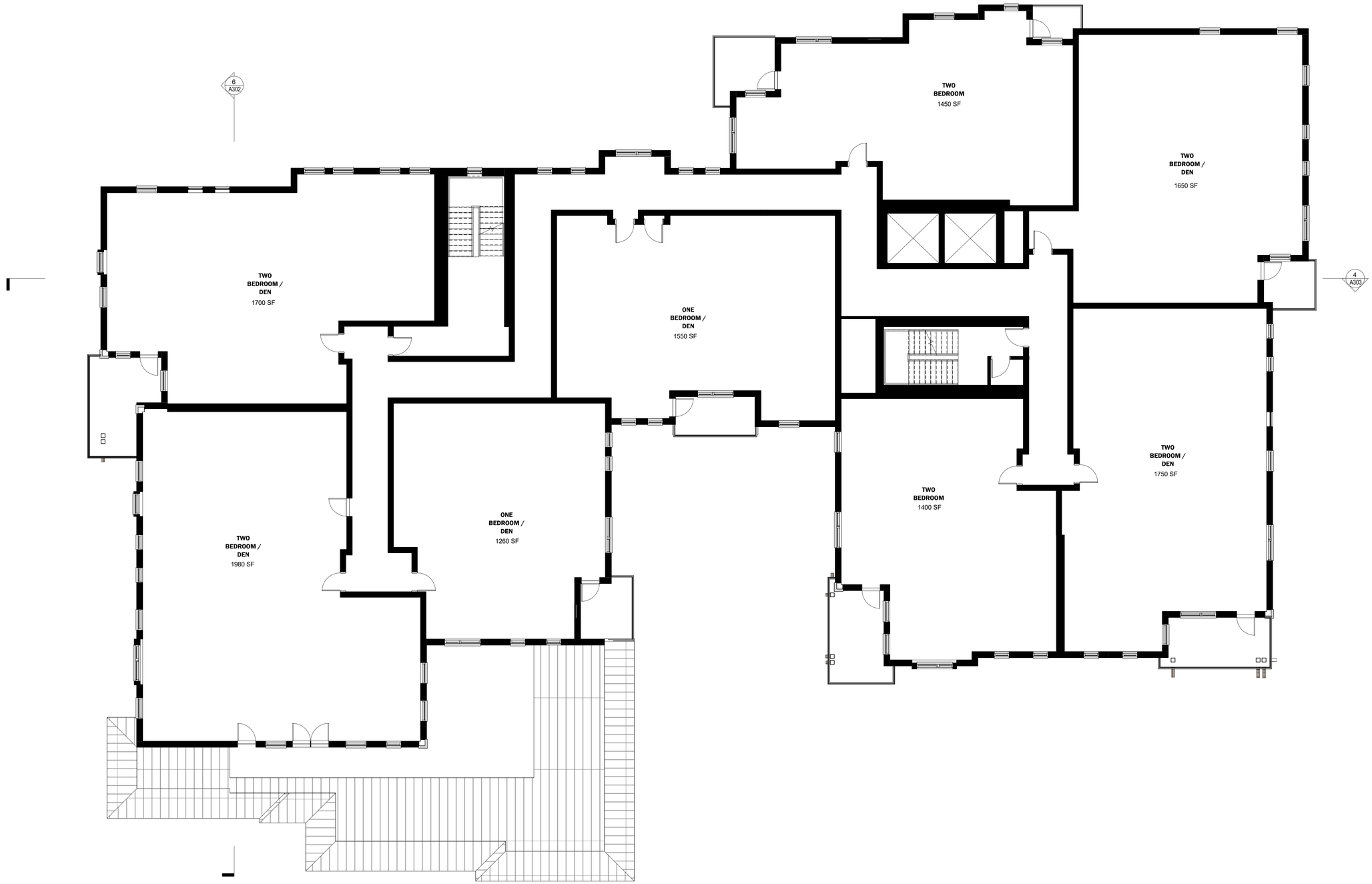
4TH FLOOR PLAN - VILLA D & E

SCALE: 1/8" = 1'-0"

A104A

PLANNING SUBMITTAL

MAY 31, 2024



1 4TH FLOOR PLAN - VILLA F & G

1/8" = 1'-0"

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
FRONT PORCH
800 N. BRAND BLVD. 19TH
FLOOR GLENDALE, CA 91203
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

4TH FLOOR PLAN - VILLA F & G

SCALE: 1/8" = 1'-0"

A104B

PLANNING SUBMITTAL

MAY 31, 2024

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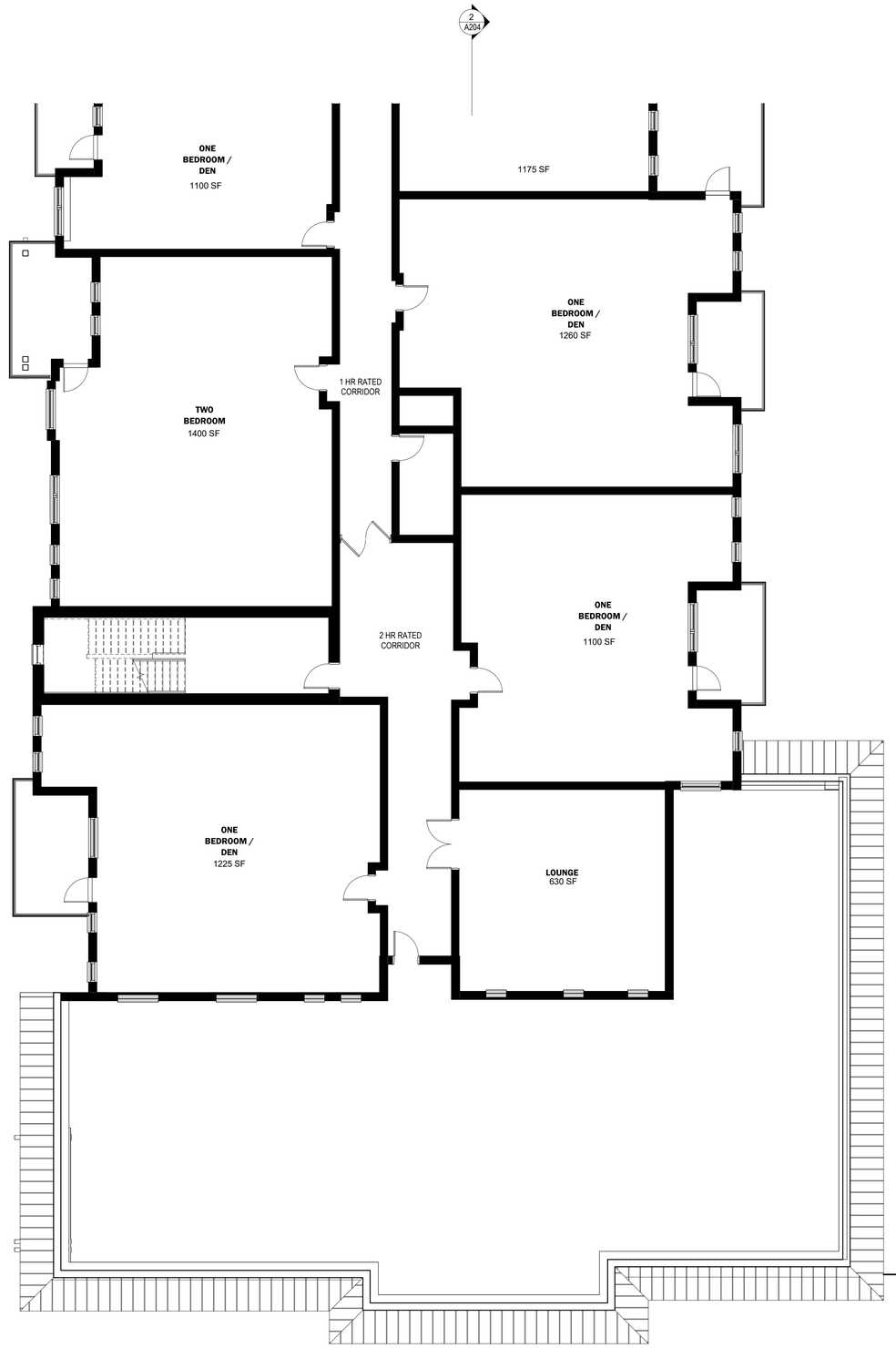

1 **4TH FLOOR PLAN - VILLA A SOUTH**
1/8" = 1'-0"

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NO.	DATE	ISSUE

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SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
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Civil / Site:
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4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
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SAN FRANCISCO, CA 94105
(415) 989-1004

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GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

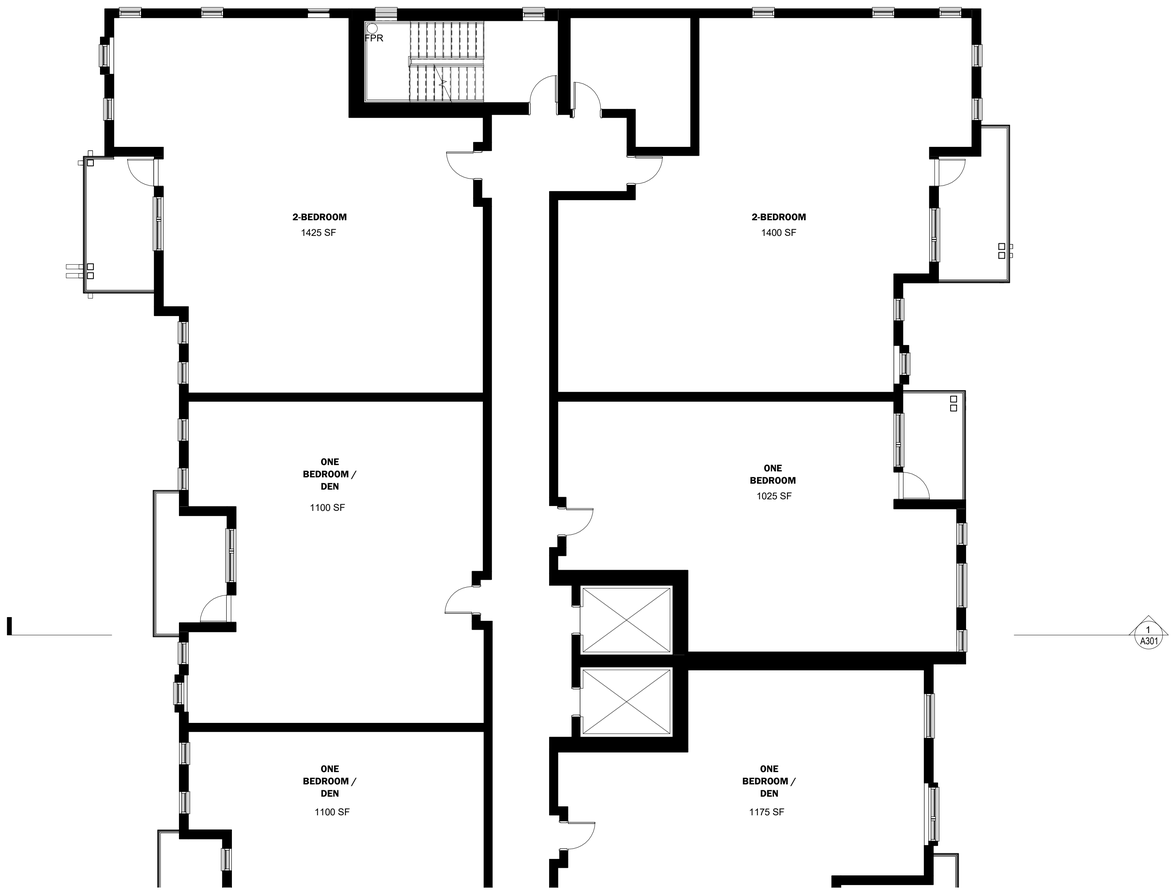
DRAWING TITLE:
4TH FLOOR PLAN - VILLA A S

SCALE: 1/8" = 1'-0"

A104C

PLANNING SUBMITTAL

MAY 31, 2024



1 **4TH FLOOR PLAN - VILLA A SOUTH**
1/8" = 1'-0"

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NO.	DATE	ISSUE

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SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
FRONT PORCH
800 N. BRAND BLVD. 19TH
FLOOR GLENDALE, CA 91203
(925) 956-7400

Civil / Site:
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PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
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SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

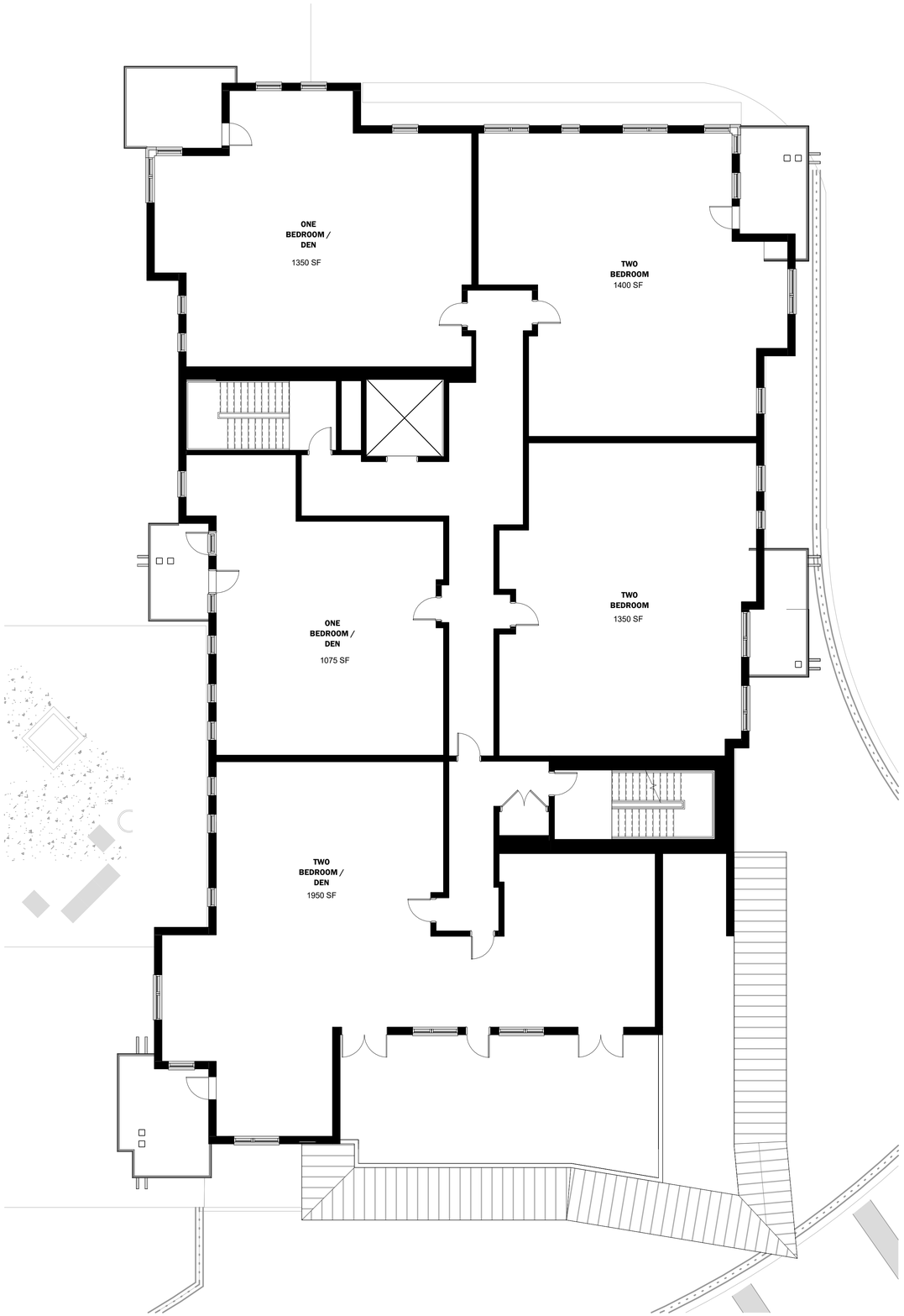
4TH FLOOR PLAN - VILLA A N

SCALE: 1/8" = 1'-0"

A104D

PLANNING SUBMITTAL

MAY 31, 2024

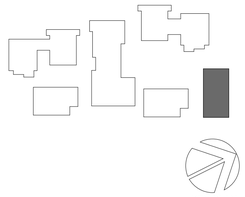


1 **4TH FLOOR PLAN - OVERALL**
1/8" = 1'-0"

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL



KEY PLAN

PERKINS — EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
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(415) 398-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

4TH FLOOR PLAN - VILLA C

SCALE: 1/8" = 1'-0"

A104E

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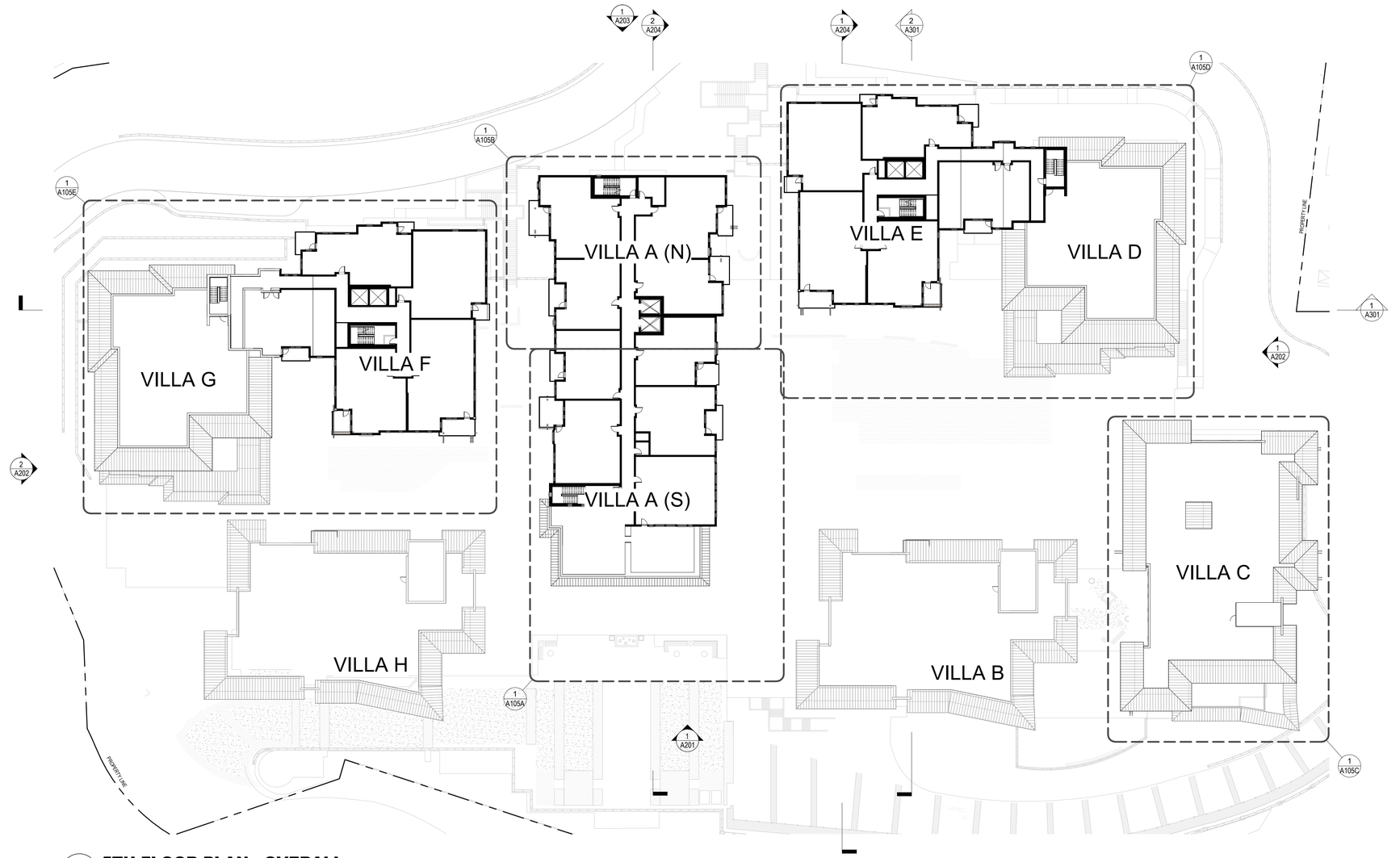

1 **5TH FLOOR PLAN - OVERALL**
1" = 30'-0"

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NO.	DATE	ISSUE

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KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
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(415) 816-7944

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(925) 956-7400

Civil / Site:
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4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
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45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

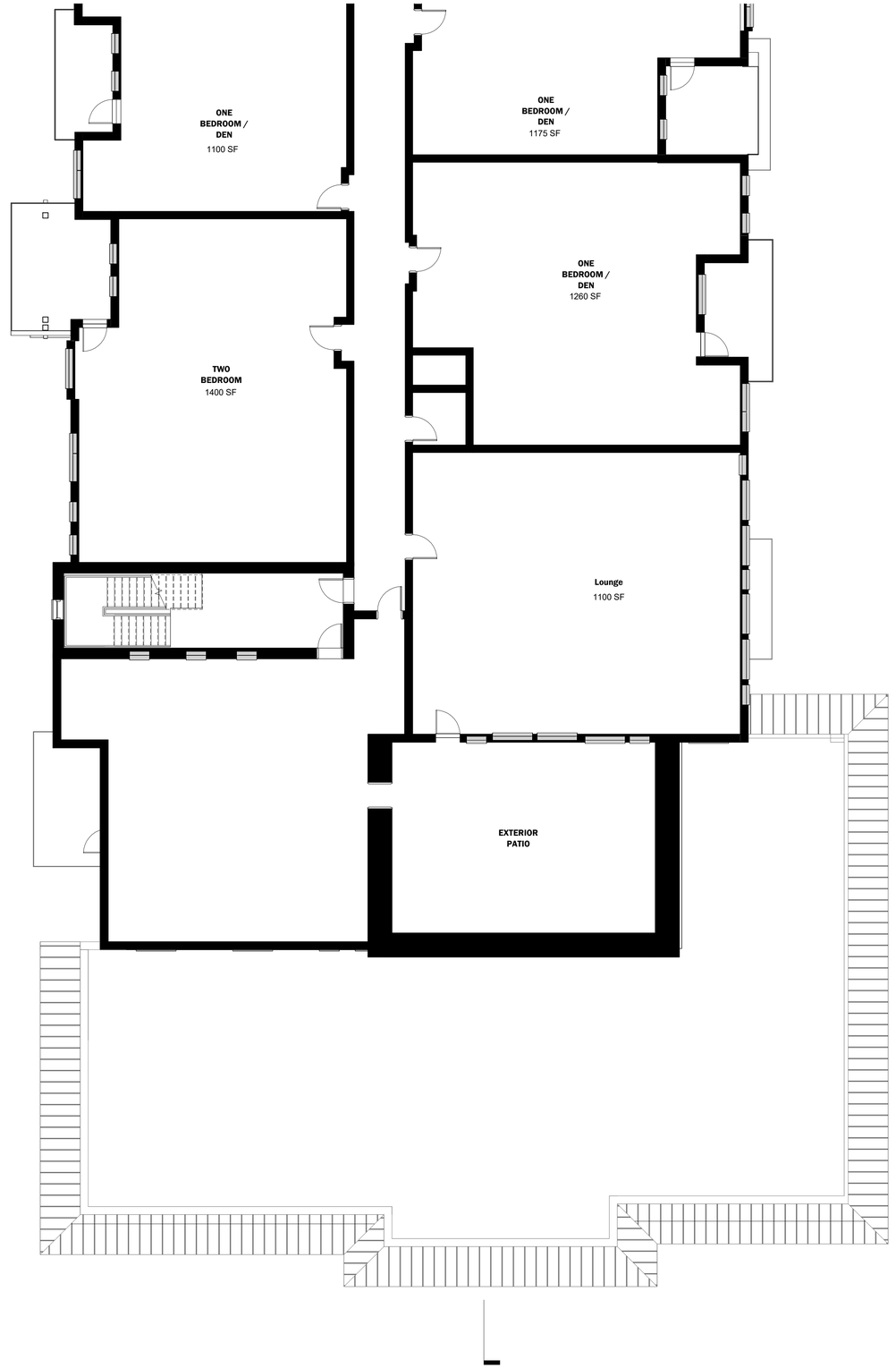
5TH FLOOR PLAN - OVERALL

SCALE: 1" = 30'-0"

A105

PLANNING SUBMITTAL

MAY 31, 2024



1 **5TH FLOOR PLAN - VILLA A SOUTH**
1/8" = 1'-0"

NO.	DATE	ISSUE

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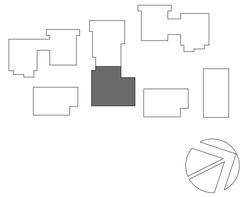
SEAL



KEY PLAN

PERKINS — EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
FRONT PORCH
800 N. BRAND BLVD. 19TH FLOOR GLENDALE, CA 91203
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Civil / Site:
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4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
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Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

5TH FLOOR PLAN - VILLA A S

SCALE: 1/8" = 1'-0"

A105A

PLANNING SUBMITTAL

MAY 31, 2024

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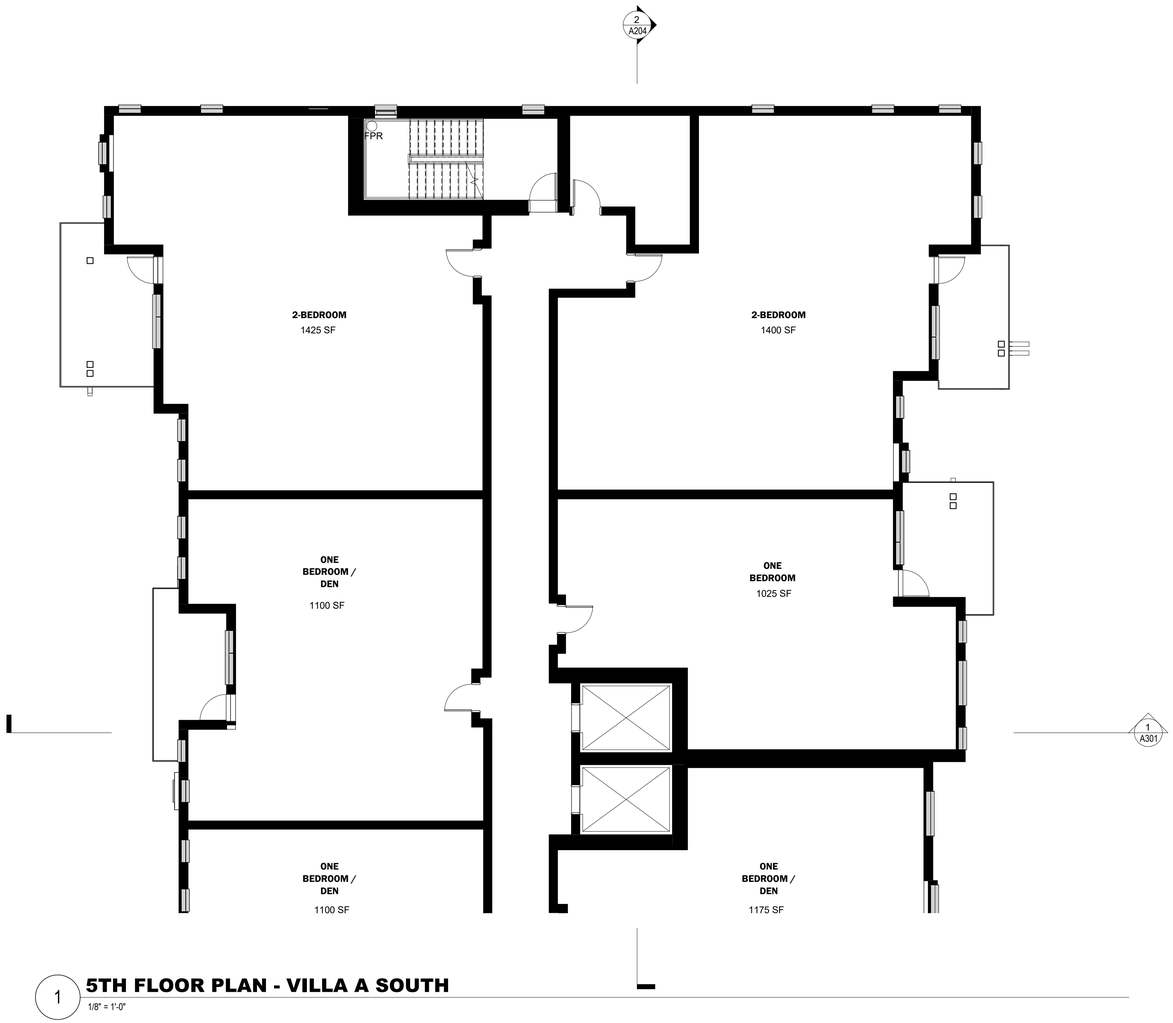


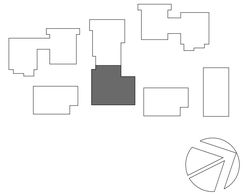
1 **5TH FLOOR PLAN - VILLA A SOUTH**

1/8" = 1'-0"

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL



KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
FRONT PORCH
800 N. BRAND BLVD. 19TH
FLOOR GLENDALE, CA 91203
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

5TH FLOOR PLAN - VILLA A N

SCALE: 1/8" = 1'-0"

A105B

PLANNING SUBMITTAL

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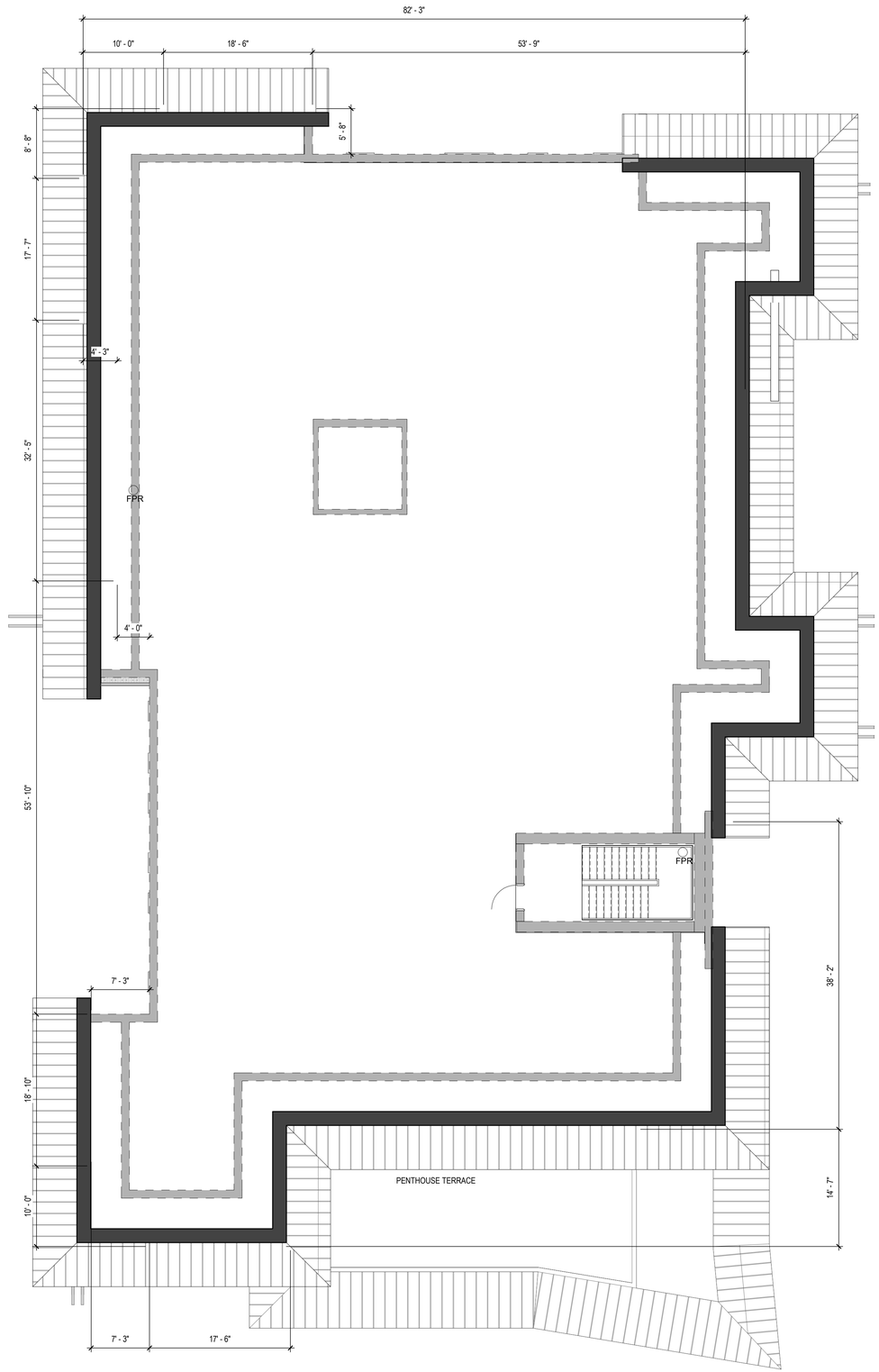

1 **5TH FLOOR PLAN - VILLA C**

1/8" = 1'-0"

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
FRONT PORCH
800 N. BRAND BLVD. 19TH FLOOR GLENDALE, CA 91203
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

5TH FLOOR PLAN - VILLA C

SCALE: 1/8" = 1'-0"

A105C

PLANNING SUBMITTAL

MAY 31, 2024

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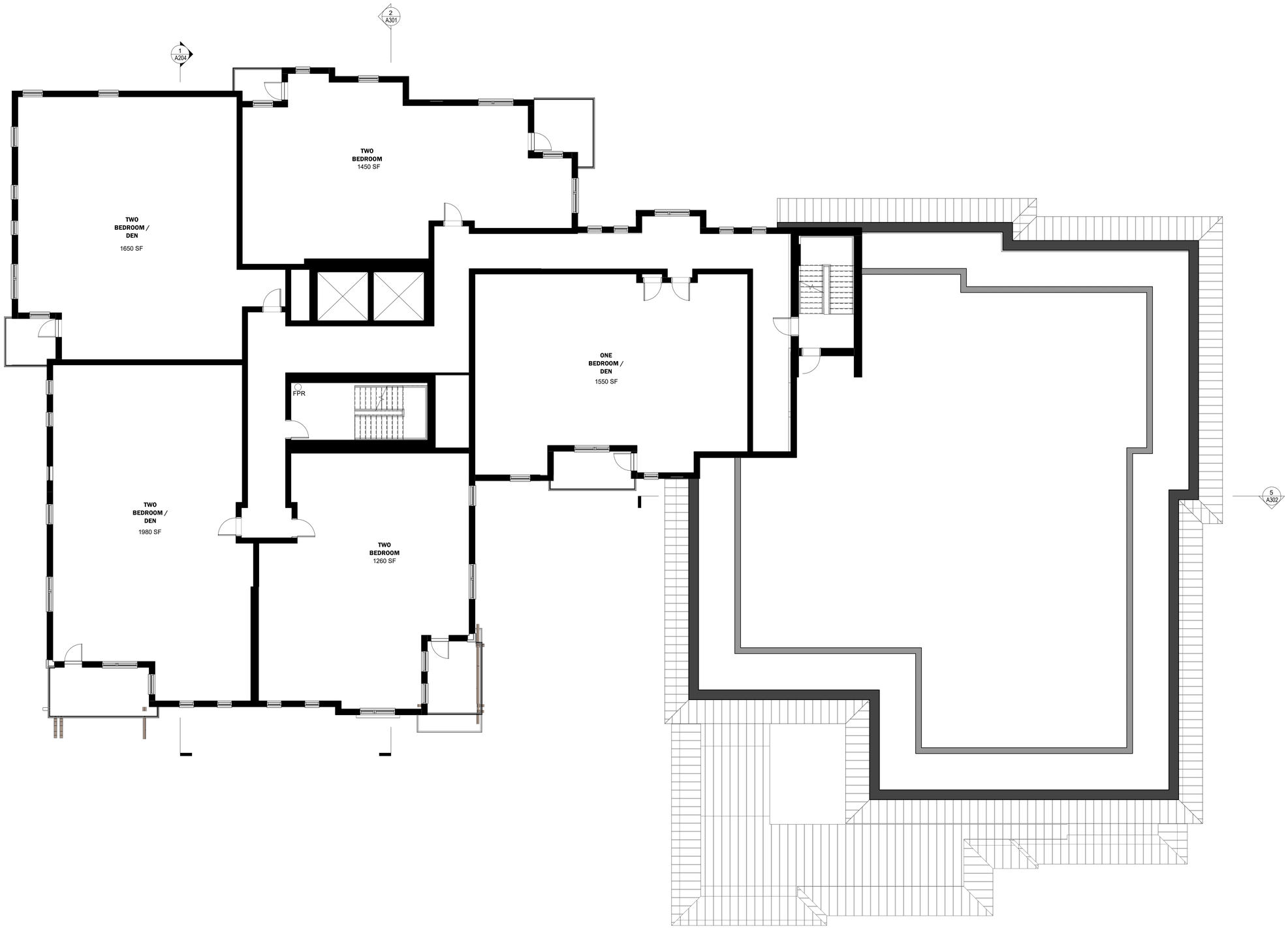

1 5TH FLOOR PLAN - VILLA D & E

1/8" = 1'-0"

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NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
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FLOOR GLENDALE, CA 91203
(925) 956-7400

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4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
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Structural:
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(415) 989-1004

Mechanical, Electrical & Plumbing:
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(415) 398-7667

General Contractor:
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4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

5TH FLOOR PLAN - VILLA D & E

SCALE: 1/8" = 1'-0"

A105D

PLANNING SUBMITTAL

MAY 31, 2024

1 **5TH FLOOR PLAN - VILLA F & G**
1/8" = 1'-0"

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
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36 SOUTHWOOD DRIVE
ORINDA, CA 94563
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Landscape:
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PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

5TH FLOOR PLAN - VILLA F & G

SCALE: 1/8" = 1'-0"

A105E

PLANNING SUBMITTAL

MAY 31, 2024

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1 **FLOOR 6 - VILLA E & D Copy 1**

1" = 30'-0"

NO.	DATE	ISSUE

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SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

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FLOOR GLENDALE, CA 91203
(925) 956-7400

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PLEASANTON, CA 94588
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Landscape:
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(415) 398-7667

General Contractor:
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4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

6TH FLOOR PLAN - OVERALL

SCALE: 1" = 30'-0"

A106

PLANNING SUBMITTAL

MAY 31, 2024

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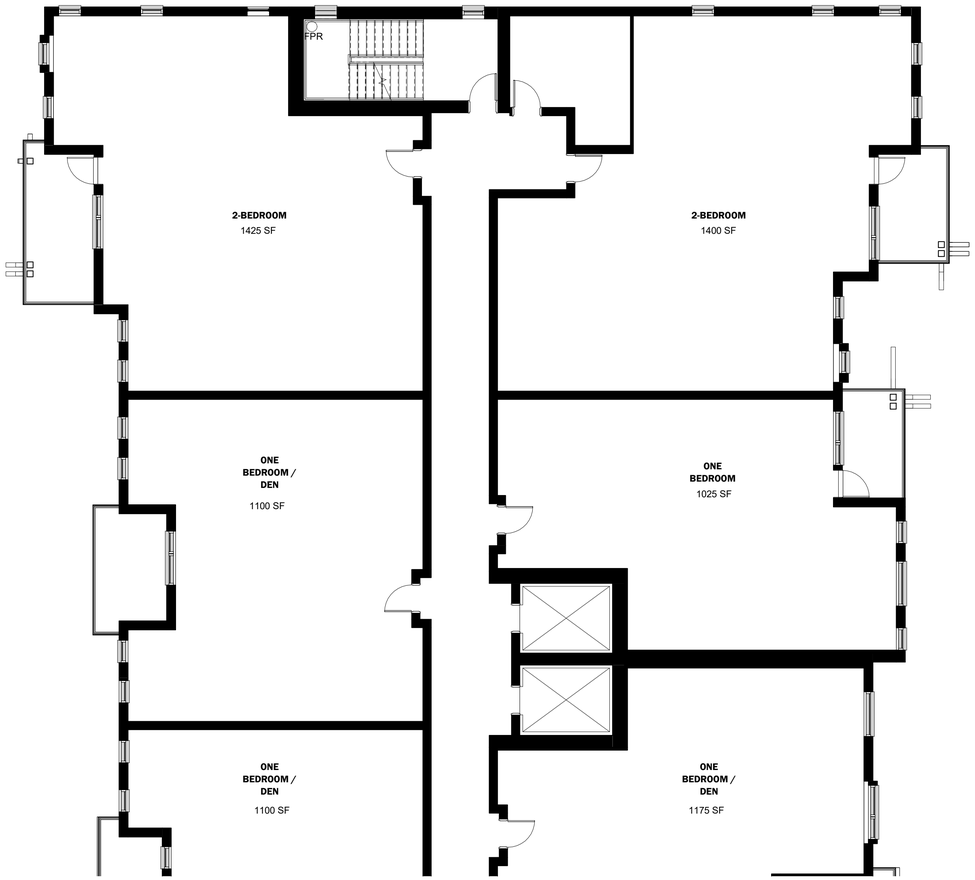


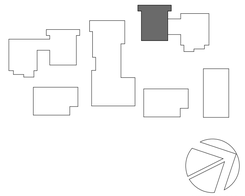
1 **6TH FLOOR PLAN - VILLA A NORTH**

1/8" = 1'-0"

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL



KEY PLAN

PERKINS EASTMAN
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Applicant:
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(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

6TH FLOOR PLAN - VILLA A N

SCALE: 1/8" = 1'-0"

A106A

PLANNING SUBMITTAL

MAY 31, 2024

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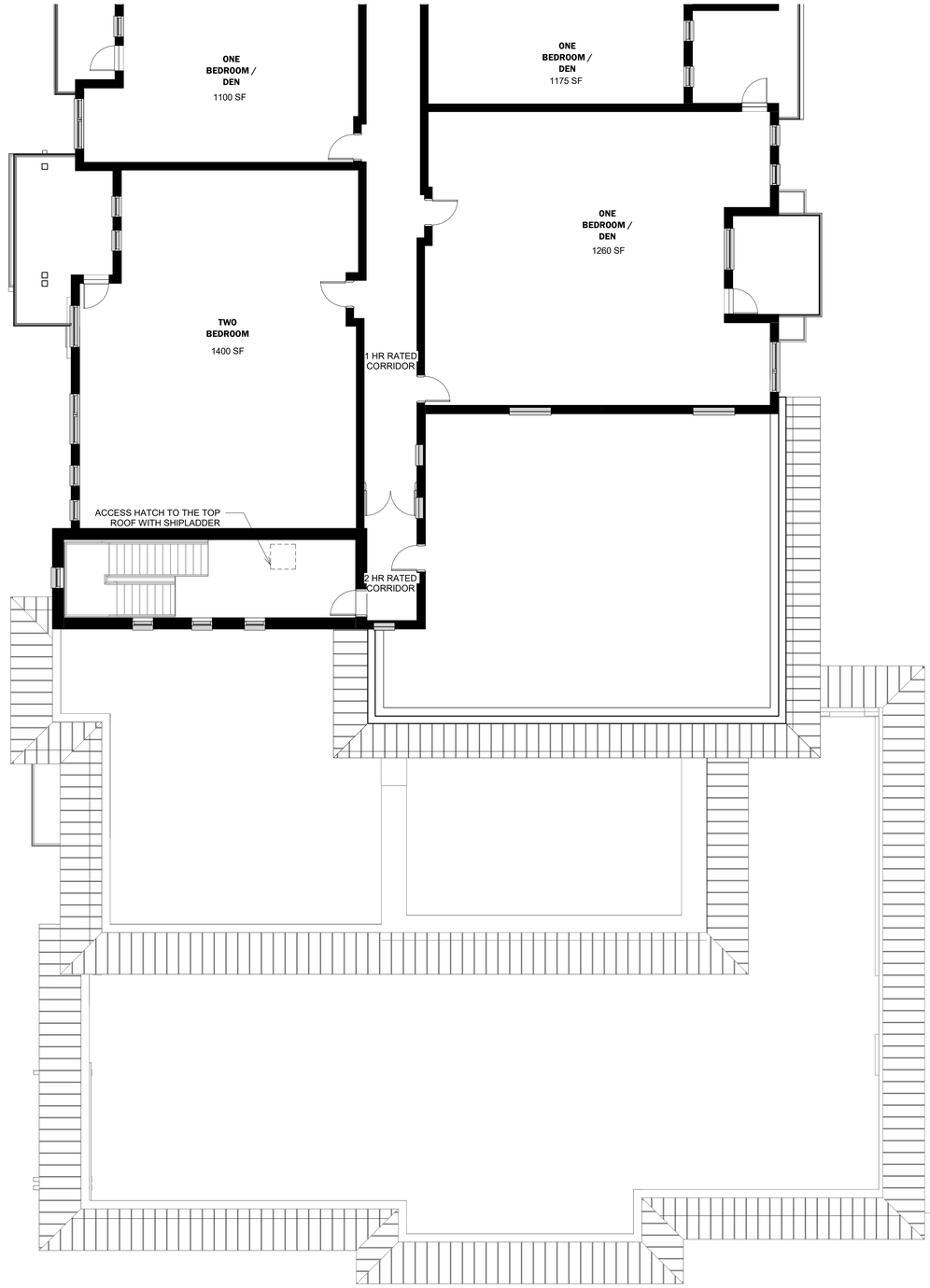

1 **6TH FLOOR PLAN - VILLA A SOUTH**
1/8" = 1'-0"

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
FRONT PORCH
800 N. BRAND BLVD. 19TH FLOOR GLENDALE, CA 91203
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

6TH FLOOR PLAN - VILLA A S

SCALE: 1/8" = 1'-0"

A106B

PLANNING SUBMITTAL

MAY 31, 2024

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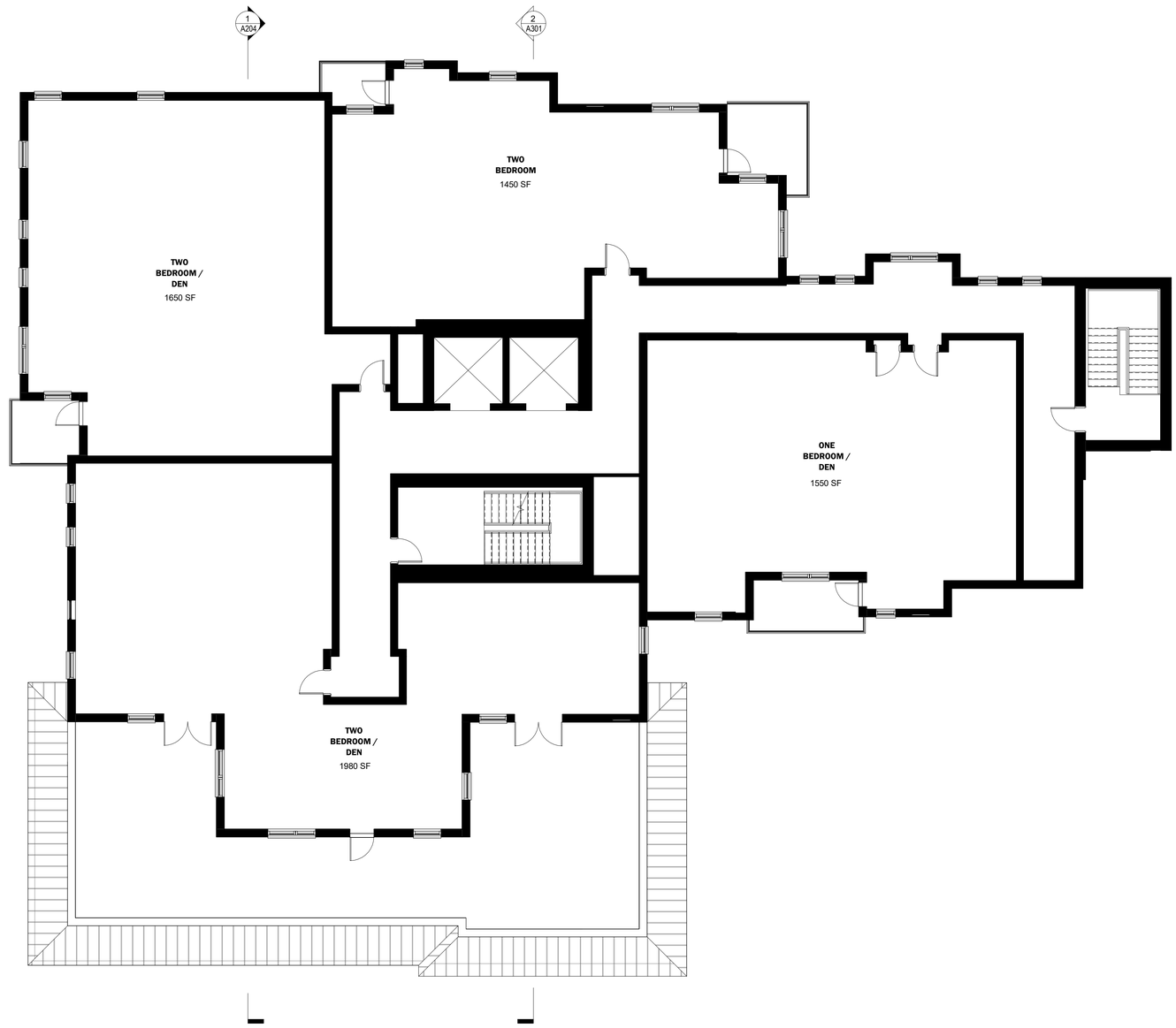

1 **FLOOR 6 - VILLA E & D**

1/8" = 1'-0"

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS — EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
FRONT PORCH
800 N. BRAND BLVD. 19TH
FLOOR GLENDALE, CA 91203
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

6TH FLOOR PLAN - VILLA E

SCALE: 1/8" = 1'-0"

A106C

PLANNING SUBMITTAL

MAY 31, 2024

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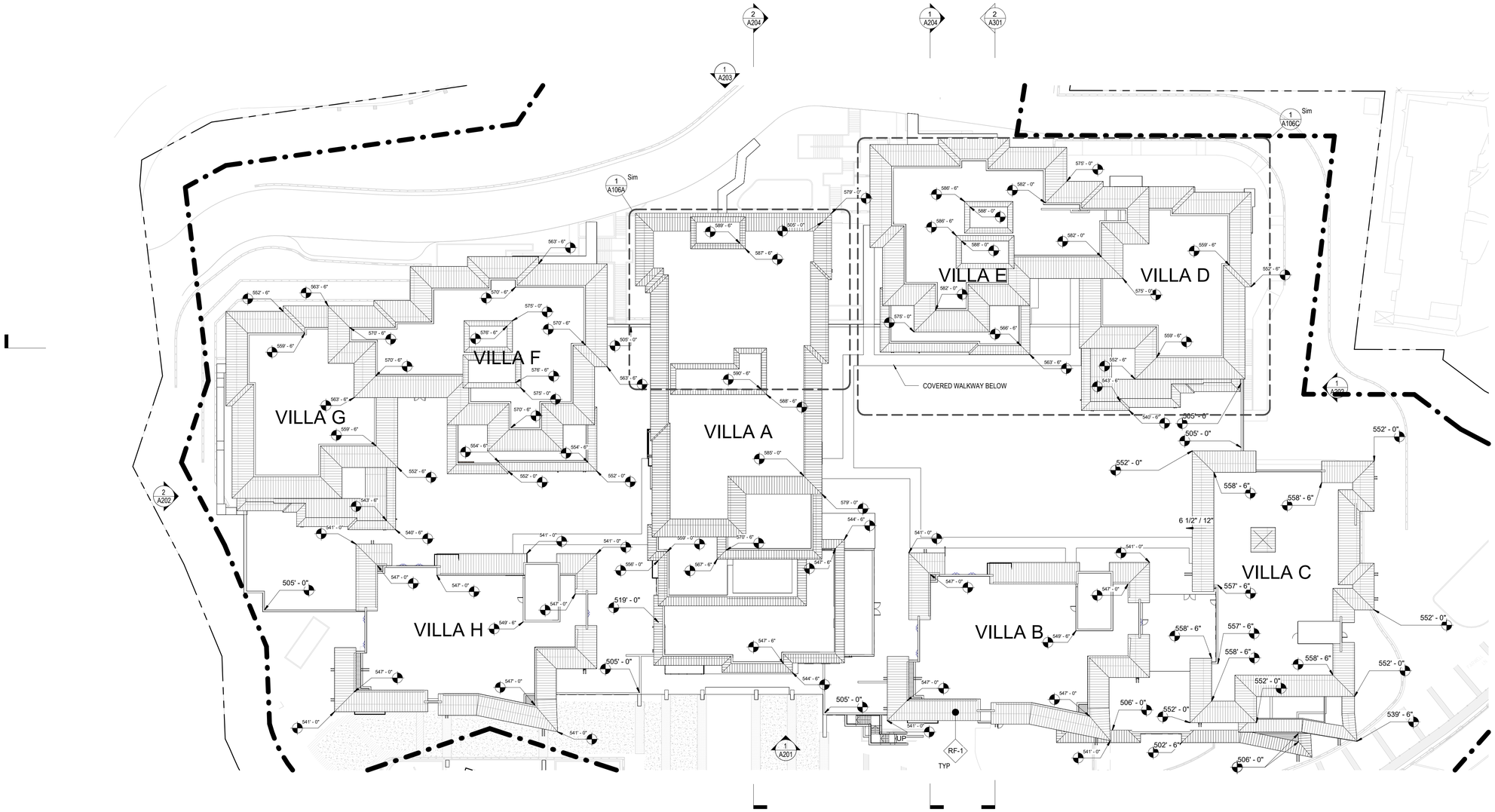

1 ROOF PLAN - OVERALL

1" = 30'-0"

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St. Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
FRONT PORCH
800 N. BRAND BLVD. 19TH FLOOR GLENDALE, CA 91203
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
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SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

ROOF PLAN - OVERALL

SCALE: 1" = 30'-0"

A107

PLANNING SUBMITTAL

MAY 31, 2024

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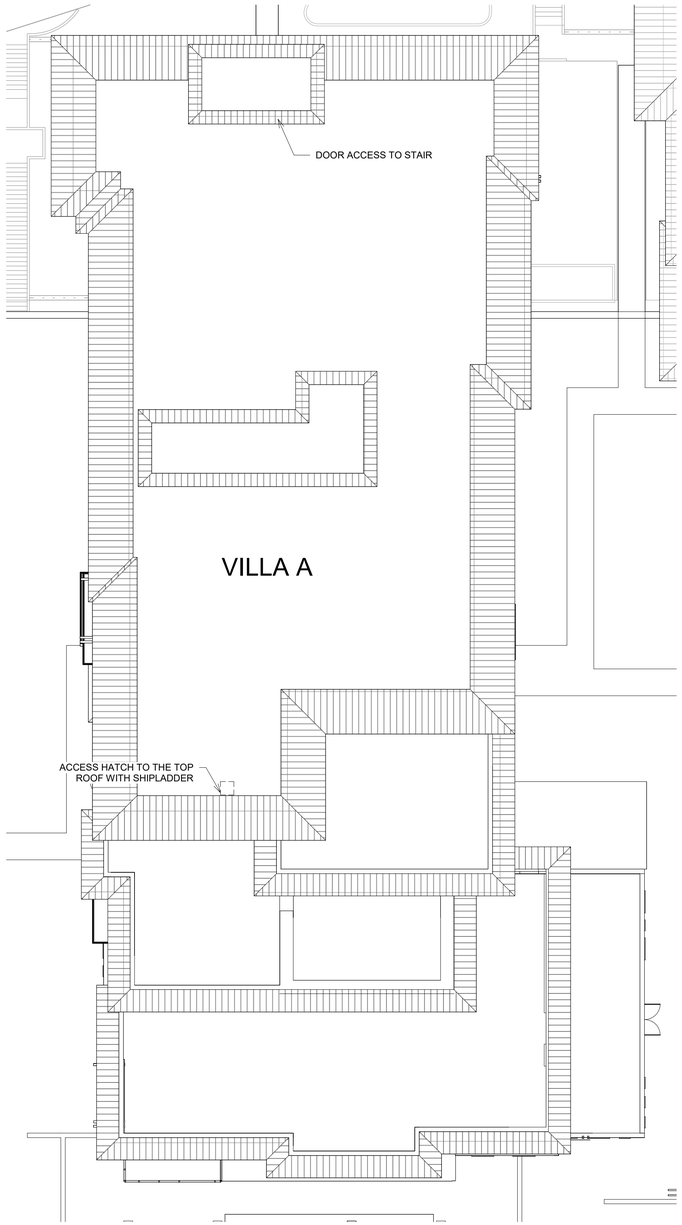
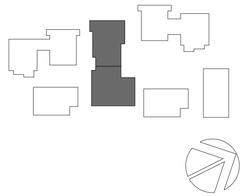


1 **ROOF PLAN - OVERALL**
1/16" = 1'-0"

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL



KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
FRONT PORCH
800 N. BRAND BLVD. 19TH
FLOOR GLENDALE, CA 91203
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

ROOF PLAN - BUILDING A

SCALE: 1/16" = 1'-0"

A107A

PLANNING SUBMITTAL

MAY 31, 2024

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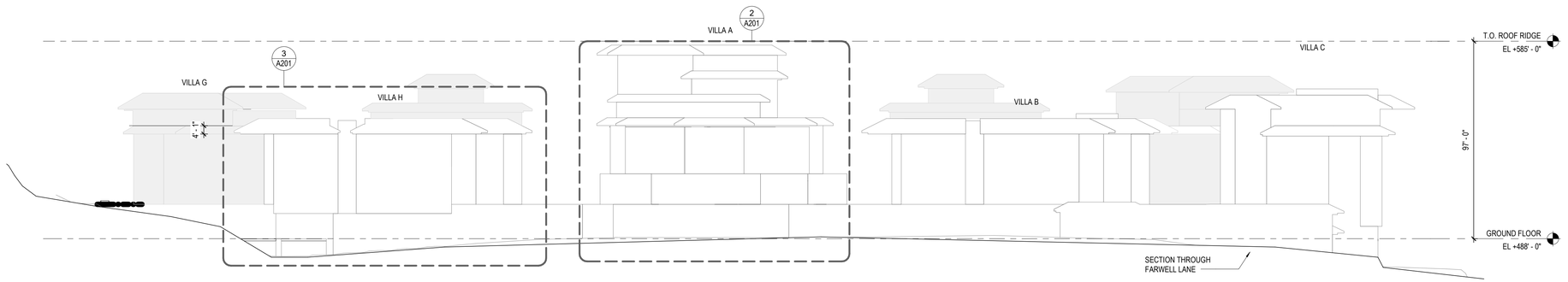
3 VILLA H SOUTH-EAST ELEVATION

3/32" = 1'-0" NOTE: SEE SHEET A208 FOR MATERIAL BOARD

2 VILLA A SOUTH-EAST ELEVATION

3/32" = 1'-0" NOTE: SEE SHEET A208 FOR MATERIAL BOARD



1 SOUTH-EAST ELEVATION

1" = 30'-0"

MATERIAL LEGEND

RF-1		ROOF - STANDING SEAM
ST-1		STONE TILE
MC-1		PAINTED METAL
EX-2		BALCONY FINISH
GL-2		GAURDRAIL GLASS
MP-1		METAL PANEL SIDING
MP-2		VERTICAL STANDING SEAM
EX-1		CONCRETE PANEL SIDING

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
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800 N. BRAND BLVD. 19TH
FLOOR GLENDALE, CA 91203
(925) 956-7400

Civil / Site:
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4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

EXTERIOR ELEVATIONS SE

SCALE: As indicated

A201

PLANNING SUBMITTAL

MAY 31, 2024

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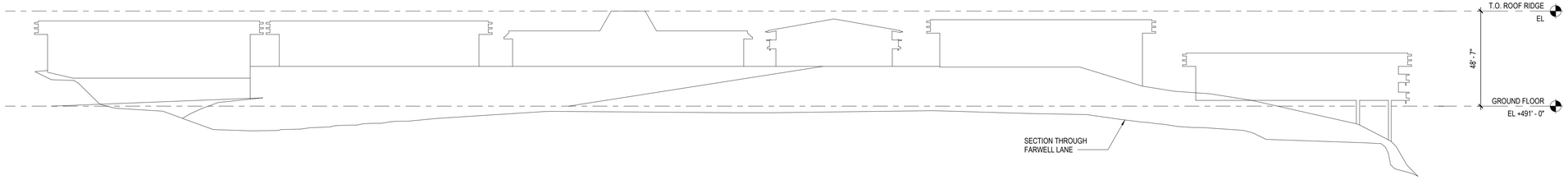

1 **EXISTING ELEVATION_SOUTH-EAST**

1" = 30'-0"

3 **VIEW LEGEND - EXISTING ELEVATION - SE**

1/2" = 1'-0"

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
FRONT PORCH
800 N. BRAND BLVD. 19TH
FLOOR GLENDALE, CA 91203
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

EXISTING EXTERIOR ELEVATIONS

SCALE: As indicated

A201-E

PLANNING SUBMITTAL

MAY 31, 2024

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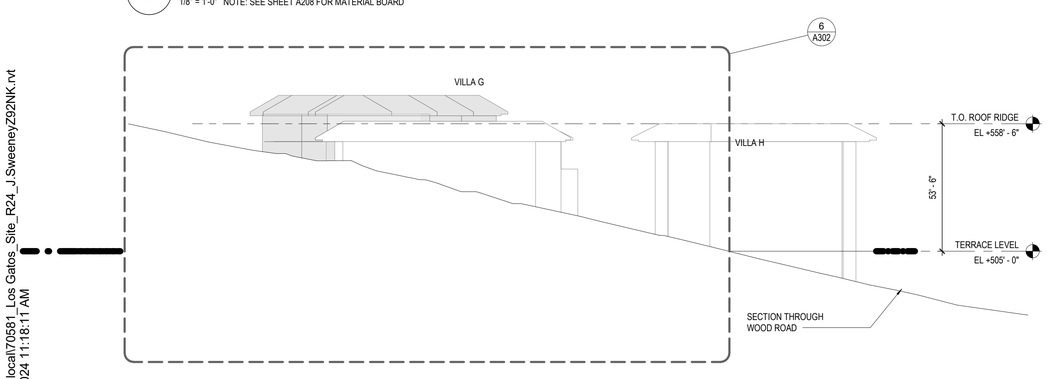
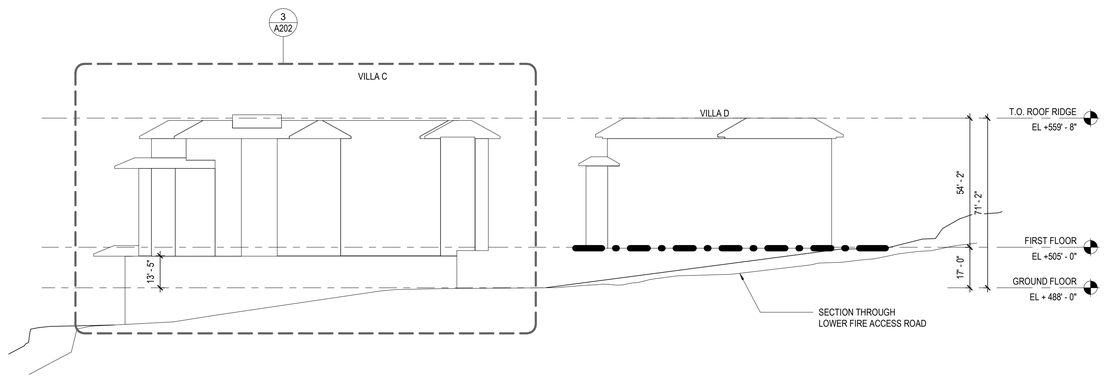
3 VILLA C NORTH-EAST ELEVATION

1/8" = 1'-0" NOTE: SEE SHEET A208 FOR MATERIAL BOARD



2 SOUTH-WEST ELEVATION

1" = 30'-0"



1 NORTH-EAST ELEVATION

1" = 30'-0"

MATERIAL LEGEND

RF-1	ROOF - STANDING SEAM
ST-1	STONE TILE
MC-1	PAINTED METAL
EX-2	BALCONY FINISH
GL-2	GAURDRAIL GLASS
MP-1	METAL PANEL SIDING
MP-2	VERTICAL STANDING SEAM
EX-1	CONCRETE PANEL SIDING

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
FRONT PORCH
800 N. BRAND BLVD. 19TH
FLOOR GLENDALE, CA 91203
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

EXTERIOR ELEVATIONS NE & SW

SCALE: As indicated

A202

PLANNING SUBMITTAL

MAY 31, 2024

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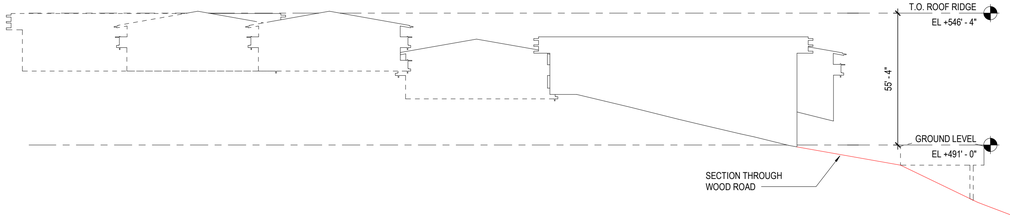
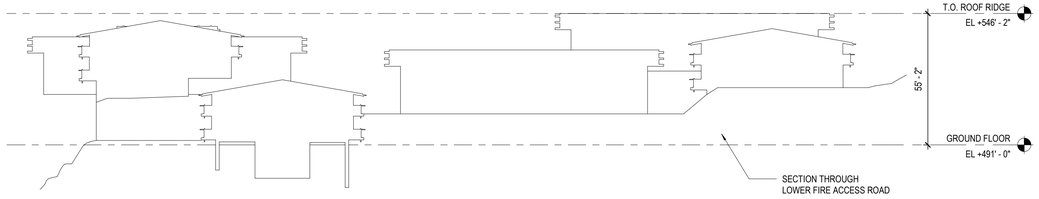


2 EXISTING ELEVATION_SOUTH-WEST

1" = 30'-0"



1 EXISTING ELEVATION_NORTH-EAST

1" = 30'-0"

4 VIEW LEGEND - EXISTING ELEVATION - SW-NE

1/2" = 1'-0"

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
FRONT PORCH
800 N. BRAND BLVD. 19TH
FLOOR GLENDALE, CA 91203
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

EXISTING EXTERIOR ELEVATIONS

SCALE: As indicated

A202-E

PLANNING SUBMITTAL

MAY 31, 2024

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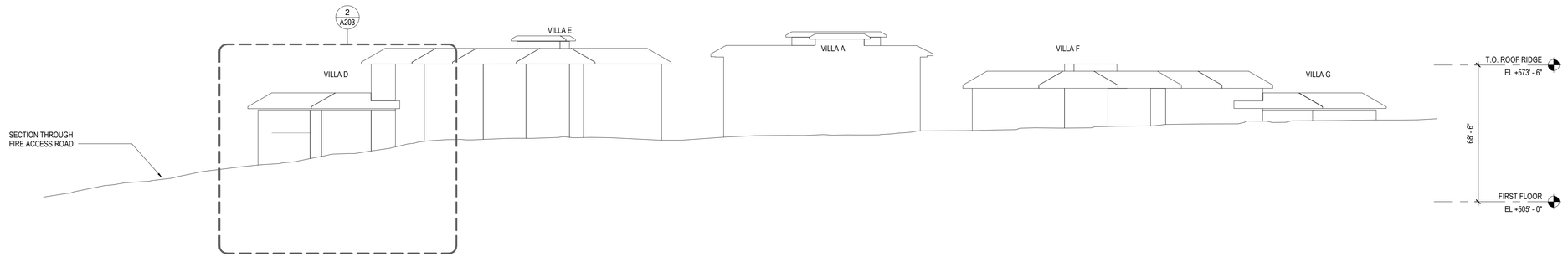
2 VILLA D NORTH-WEST ELEVATION

1/8" = 1'-0" NOTE: SEE SHEET A208 FOR MATERIAL BOARD



1 NORTH-WEST ELEVATION

1" = 30'-0"

MATERIAL LEGEND

RF-1	ROOF - STANDING SEAM
ST-1	STONE TILE
MC-1	PAINTED METAL
EX-2	BALCONY FINISH
GL-2	GAURDRAIL GLASS
MP-1	METAL PANEL SIDING
MP-2	VERTICAL STANDING SEAM
EX-1	CONCRETE PANEL SIDING

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
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(925) 956-7400

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Landscape:
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Structural:
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45 FREMONT ST, 28TH FLOOR
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(415) 989-1004

Mechanical, Electrical & Plumbing:
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SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

EXTERIOR ELEVATIONS NW

SCALE: As indicated

A203

PLANNING SUBMITTAL

MAY 31, 2024

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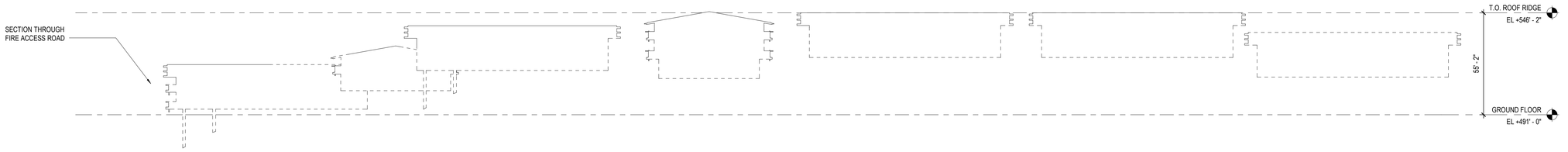


1 **EXISTING ELEVATION_NORTH-WEST**

1" = 30'-0"

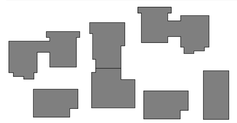
3 **VIEW LEGEND - EXISTING ELEVATION - NW**

1/2" = 1'-0"

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL



KEY PLAN

PERKINS EASTMAN
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San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
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36 SOUTHWOOD DRIVE
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(925) 956-7400

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PLEASANTON, CA 94588
(925) 398-4840

Landscape:
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Structural:
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(415) 398-7667

General Contractor:
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4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

EXISTING EXTERIOR ELEVATIONS

SCALE: As indicated

A203-E

PLANNING SUBMITTAL

MAY 31, 2024

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5/31/2024 11:18:27 AM

2 **Section 11**
1" = 20'-0"

1 **Section 10**
1" = 20'-0"

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
FRONT PORCH
800 N. BRAND BLVD. 19TH
FLOOR GLENDALE, CA 91203
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

Section B E

SCALE: 1" = 20'-0"

A204

PLANNING SUBMITTAL

MAY 31, 2024

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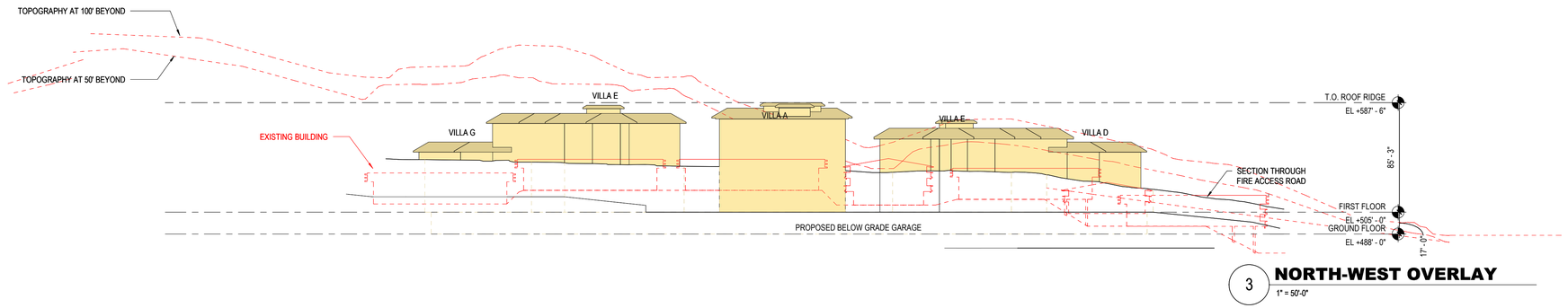
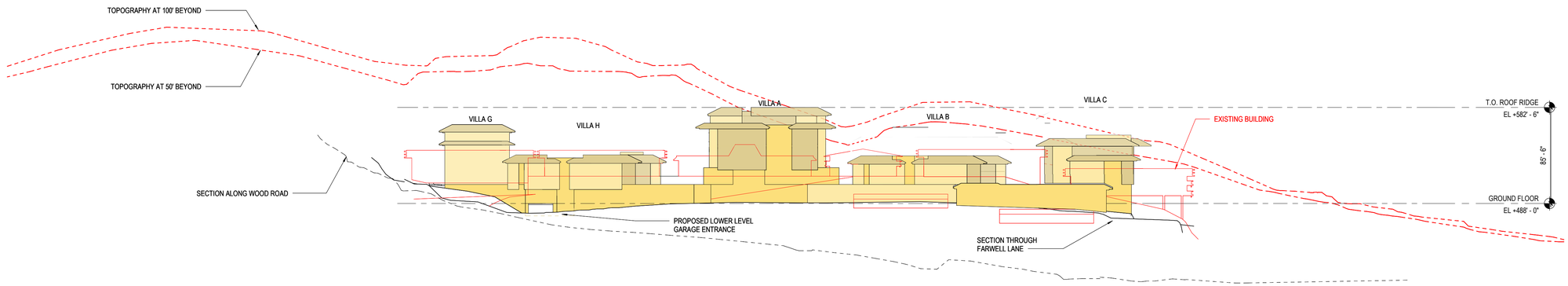


3 **NORTH-WEST OVERLAY**
1" = 50'-0"



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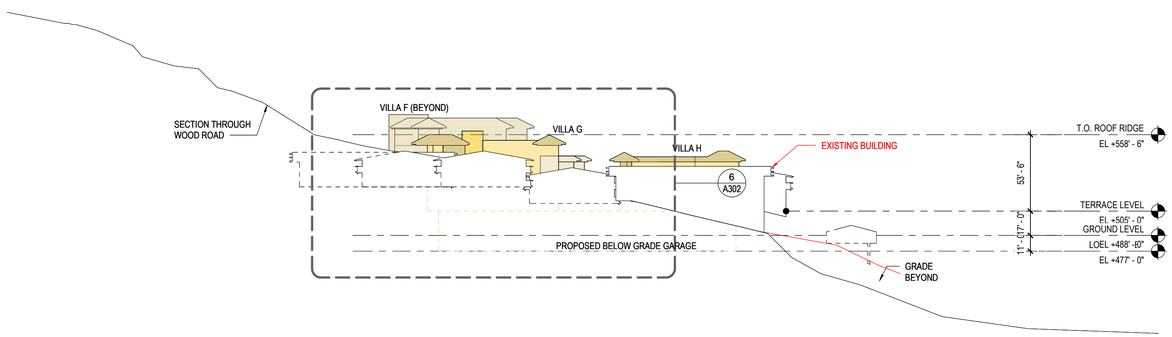
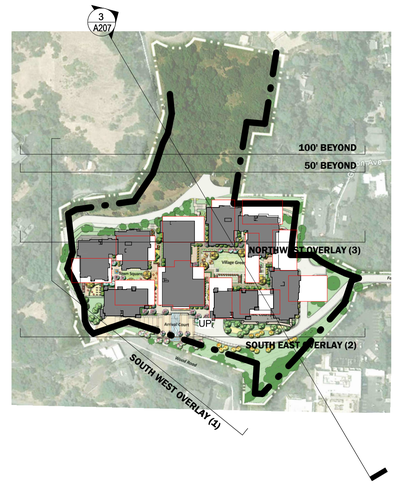
1" = 50'-0"



1 **SOUTH-WEST OVERLAY**
1" = 50'-0"



NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
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(415) 398-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

BUILDING OUTLINES - EXISTING AND PROPOSED

SCALE: As indicated

A205

PLANNING SUBMITTAL

MAY 31, 2024

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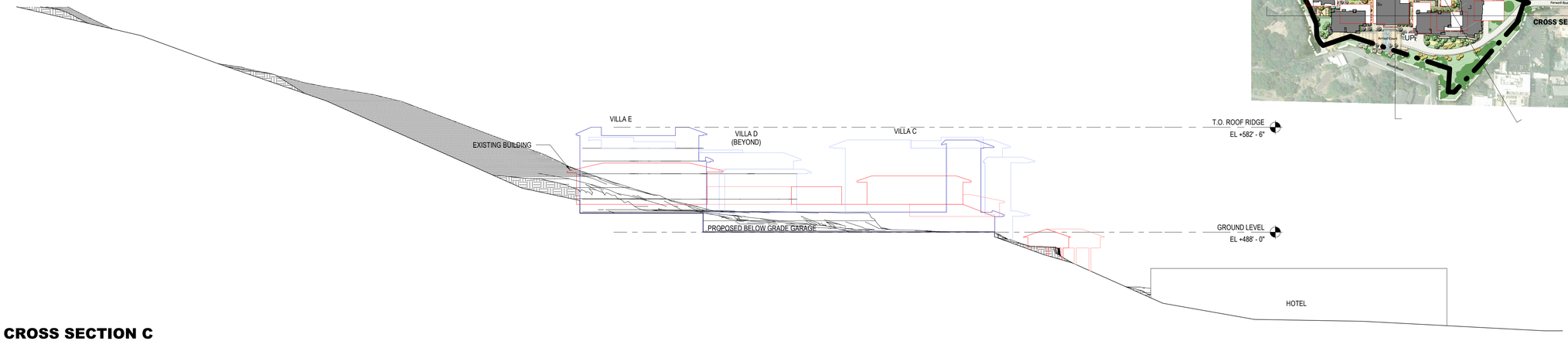
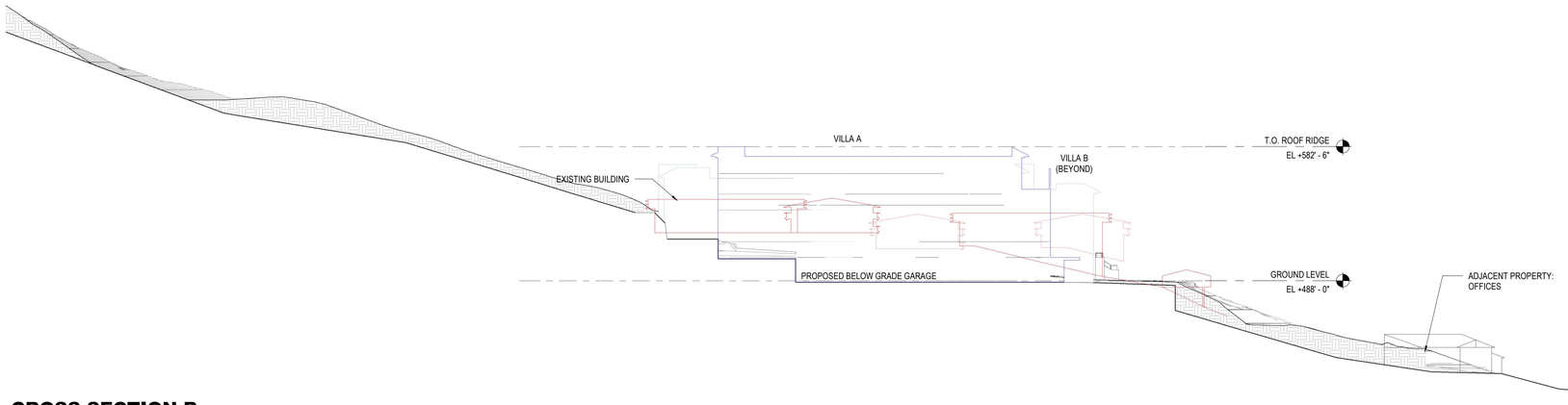


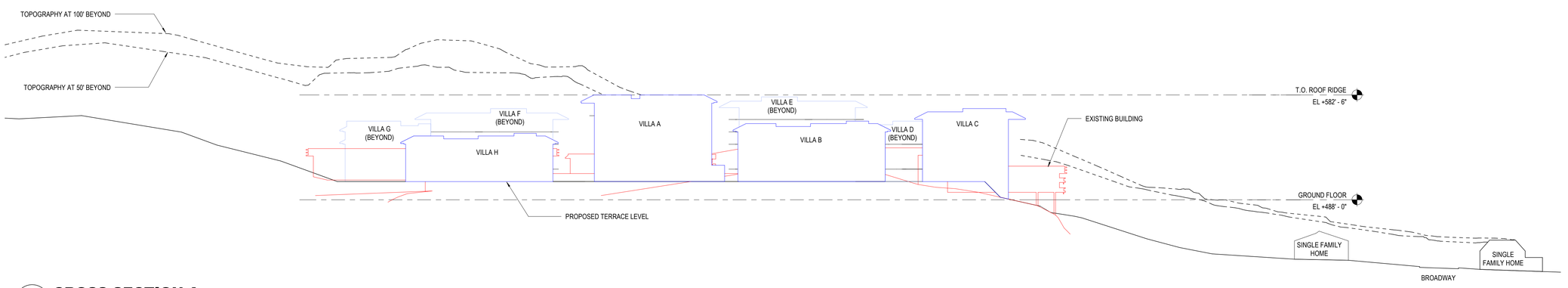
3 CROSS SECTION C

1" = 50'-0"



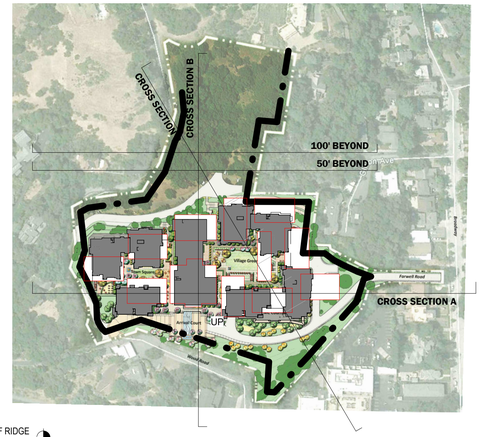
2 CROSS SECTION B

1" = 50'-0"



1 CROSS SECTION A

1" = 50'-0"



NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

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100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

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150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

SITE CROSS-SECTIONS

SCALE: As indicated

A207

PLANNING SUBMITTAL

MAY 31, 2024

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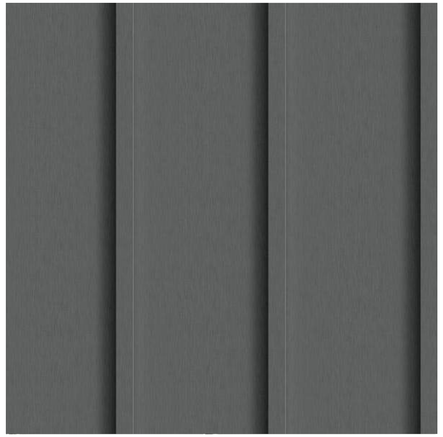
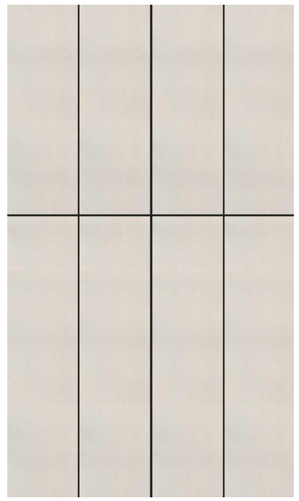
BALCONY GUARDRAIL ASSEMBLY STYLE
(GL-2) GUARDRAIL GLASS
(EX-2) BALCONY FINISH

WOOD-LOOK ALUMINUM SOFFIT

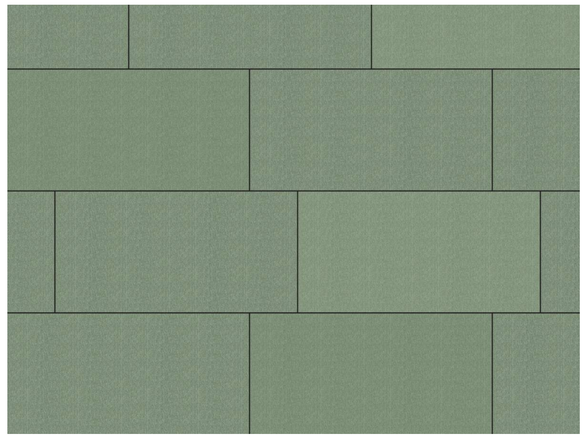


(RF-1)
STANDING SEAM ROOF

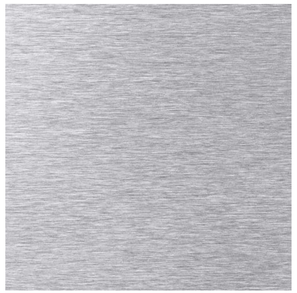
(ST-1)
STONE TILE



(MP-2)
VERTICAL STANDING SEAM

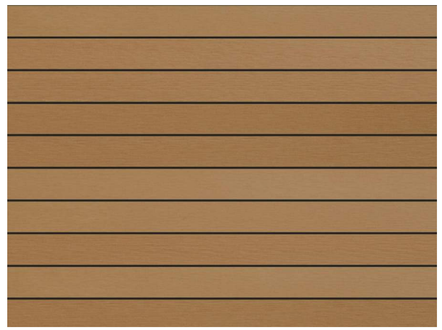


(MP-1)
METAL PANEL SIDING

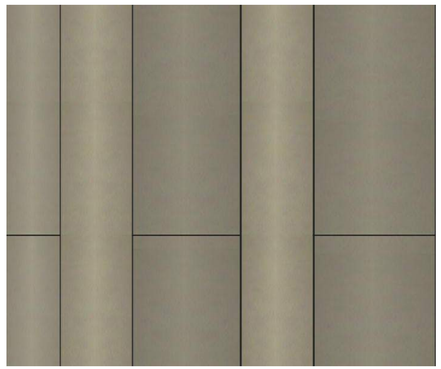


(MC-1)
PAINTED METAL

LIGHT FIXTURE EXTERIOR
(WALL-MOUNTED SCONCE)
AT ENTRY CANOPY



(MP-3)
HORIZONTAL METAL PANEL W/
WOOD-LOOK



(EX-1)
CONCRETE PANEL SIDING

LIGHT FIXTURE EXTERIOR
(WALL-MOUNTED SCONCE)
AT BALCONIES

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
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FLOOR GLENDALE, CA 91203
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Landscape:
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(415) 989-1004

Mechanical, Electrical & Plumbing:
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SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

MATERIAL BOARD

SCALE:

A208

PLANNING SUBMITTAL

MAY 31, 2024

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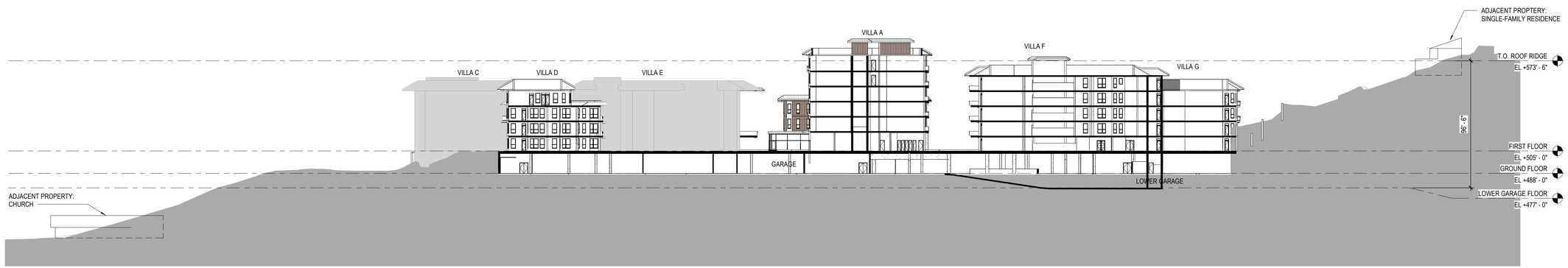
4 ADJACENT PROPERTIES MAP - PROPOSED

1" = 100'-0"

2 SITE - Overall NS Section

1" = 40'-0"



1 SITE - Overall WE Section

1" = 40'-0"

AD
SINGLE

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NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
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ORINDA, CA 94563
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Owner:
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Landscape:
D. LAWRENCE GATES

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45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

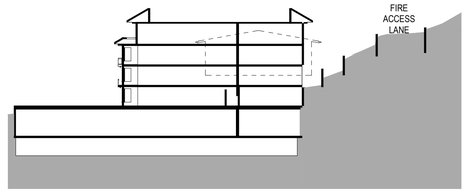
OVERALL SITE SECTION

SCALE: As indicated

A301

PLANNING SUBMITTAL

MAY 31, 2024



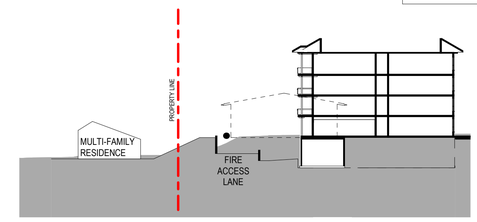
SINGLE-FAMILY
RESIDENCE

WOOD RD

- TOP OF BUILDING ROOF IS APPROXIMATELY 25' BELOW LEVEL OF ADJACENT RESIDENCE
- VIEW ACROSS VALLEY IS NOT IMPACTED
- 3 STORY MAXIMUM BUILDING FACADE VISIBLE FROM ADJACENT PROPERTY
- MINIMAL ROOFTOP EQUIPMENT AND DARKER TONED ROOFING MATERIAL
- PARKING REMOVED ALONG WOOD ROAD AND FIRE ACCESS ROAD

6 SITE SECTION - ADJACENT PROPERTY G

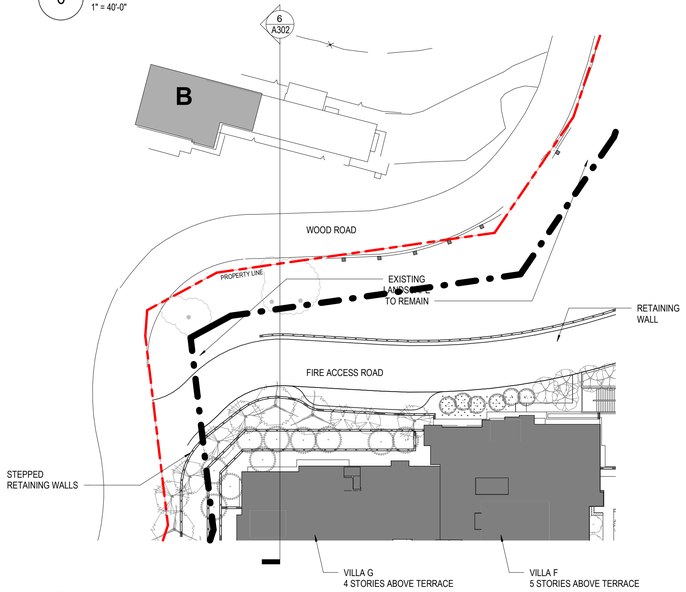
1" = 40'-0"



- INCREASED DISTANCE FROM PROPERTY LINE BY APPROXIMATELY 35'
- COMPATIBLE USES, RESIDENTIAL MEETS RESIDENTIAL
- INCREASED LANDSCAPE BETWEEN BUILDINGS
- REDUCED FIRE RISK DUE TO NON-COMBUSTIBLE NEW CONSTRUCTION

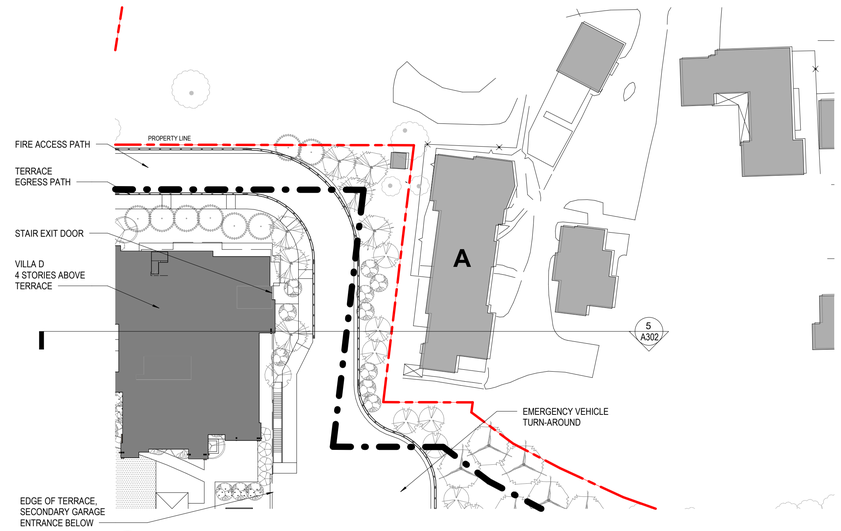
5 SITE SECTION - ADJACENT PROPERTY A

1" = 40'-0"



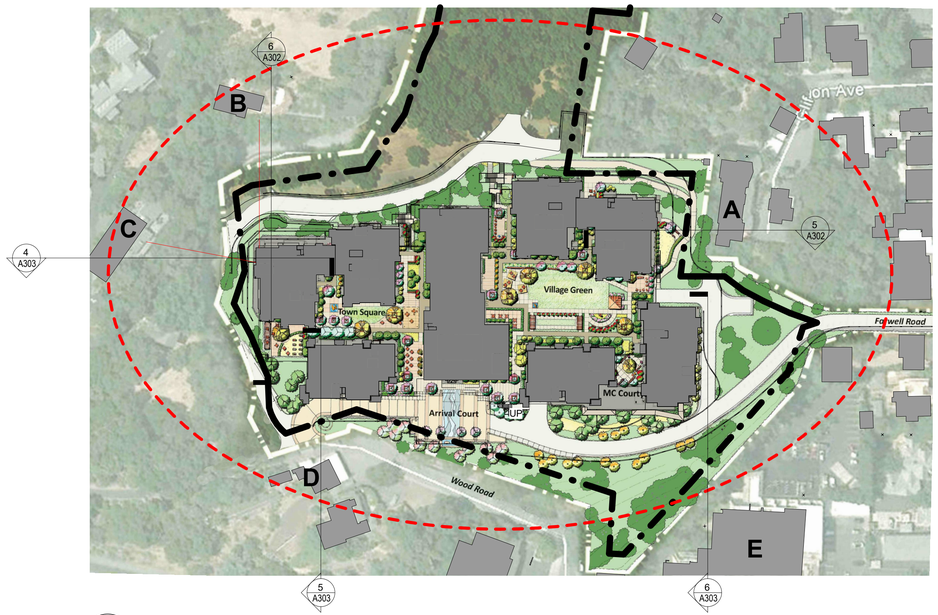
4 ENLARGED SITE PLAN - ADJACENT PROPERTY B

1" = 40'-0"



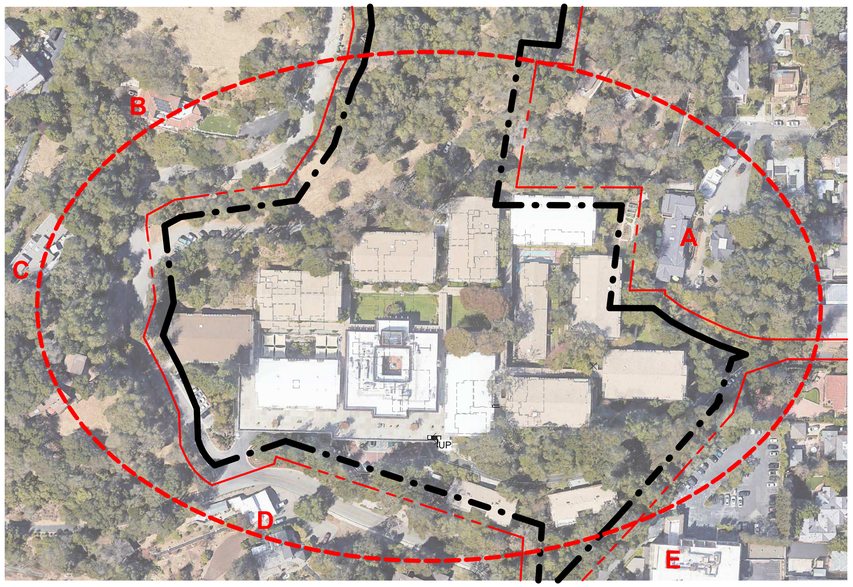
3 ENLARGED SITE PLAN - ADJACENT PROPERTY A

1" = 40'-0"



2 ADJACENT PROPERTIES MAP - PROPOSED

1" = 100'-0"



1 ADJACENT PROPERTIES MAP - EXISTING

1" = 100'-0"

NOTE: PROPOSED TREES SHOWN ARE AFTER 7-10 YEARS OF INSTALLATION

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS EASTMAN
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PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

ADJACENT PROPERTIES SECTIONS

SCALE: As indicated

A302

PLANNING SUBMITTAL

MAY 31, 2024

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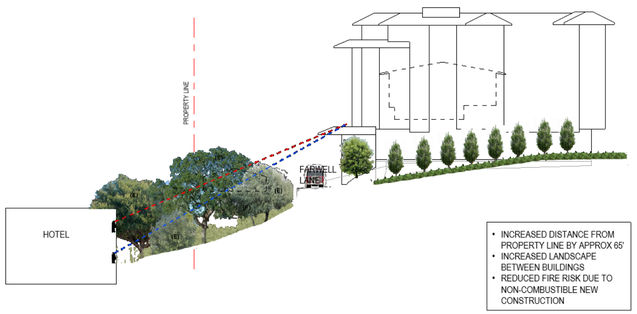
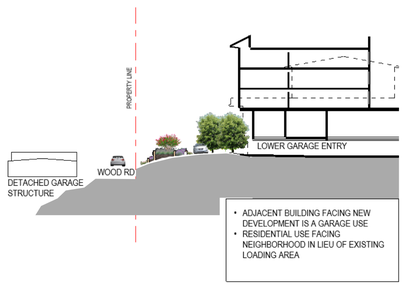


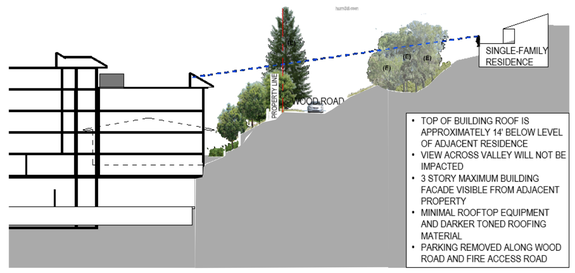
6 ADJACENT PROPERTY E

1" = 40'-0"



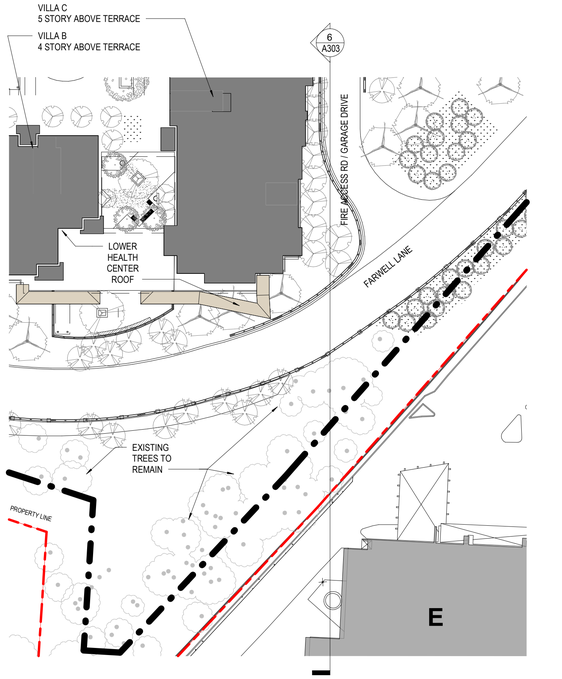
5 ADJACENT PROPERTY D

1" = 40'-0"



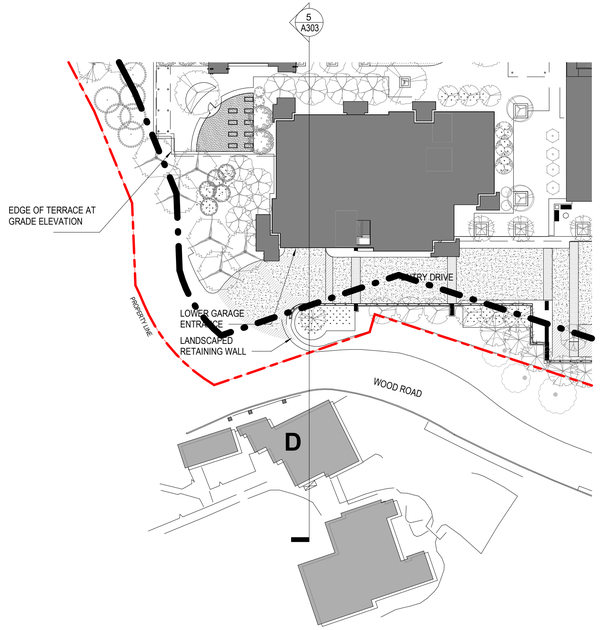
4 SITE SECTION - ADJACENT PROPERTY C

1" = 40'-0"



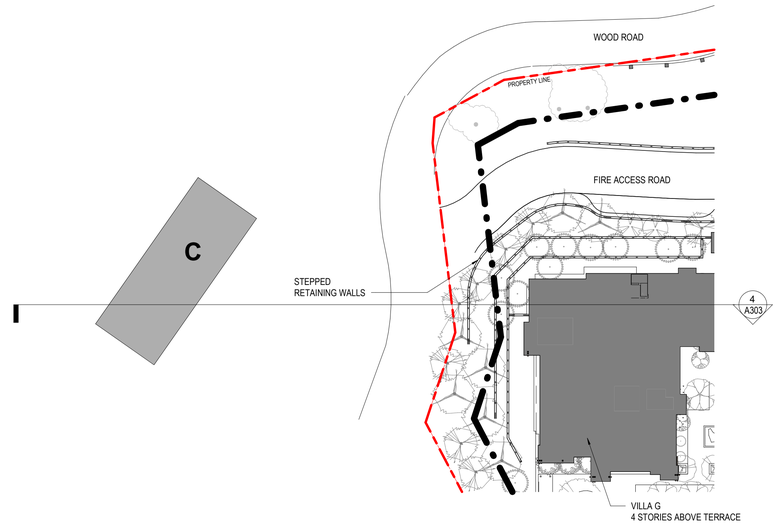
3 ENLARGED SITE PLAN - ADJACENT PROPERTY E

1" = 40'-0"



2 ENLARGED SITE PLAN - ADJACENT PROPERTY D

1" = 40'-0"



1 ENLARGED SITE PLAN - ADJACENT PROPERTY C

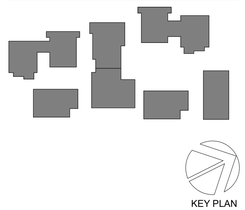
1" = 40'-0"

NOTE: PROPOSED TREES SHOWN ARE AFTER 7-10 YEARS OF INSTALLATION

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL



KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
FRONT PORCH
800 N. BRAND BLVD. 19TH FLOOR GLENDALE, CA 91203
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

ADJACENT PROPERTIES SECTIONS

SCALE: 1" = 40'-0"

A303

PLANNING SUBMITTAL

MAY 31, 2024

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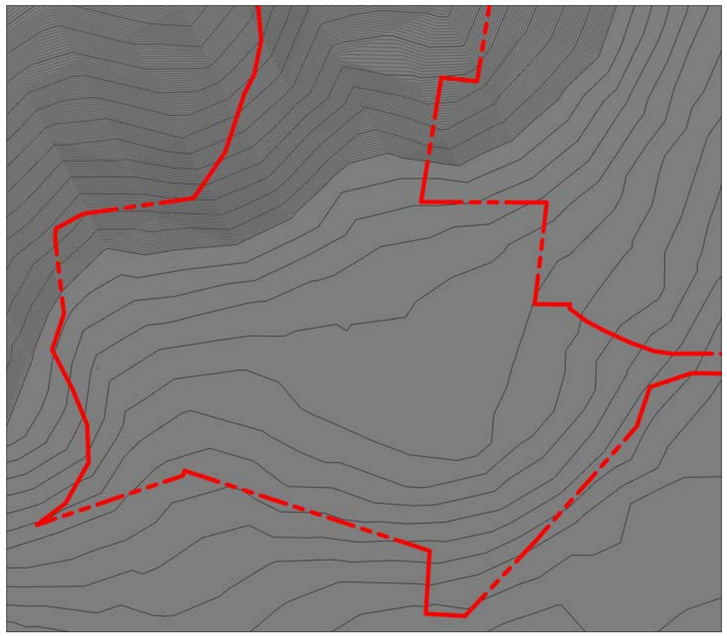
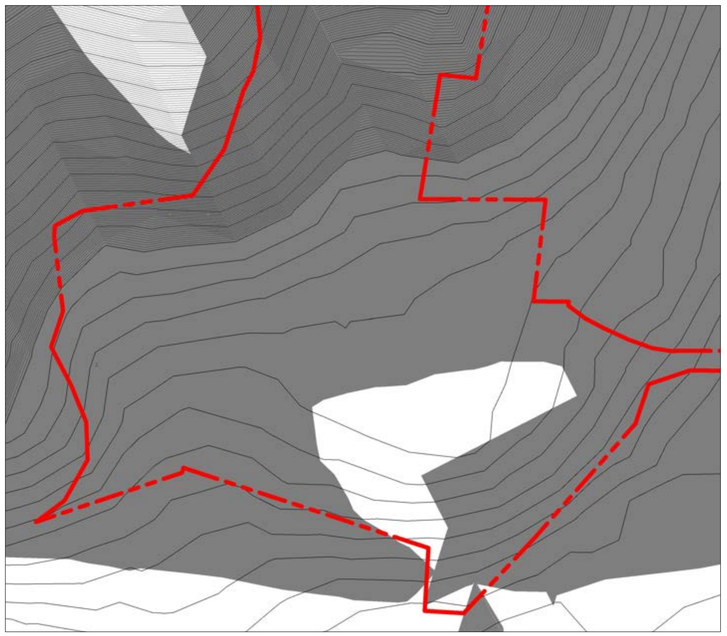
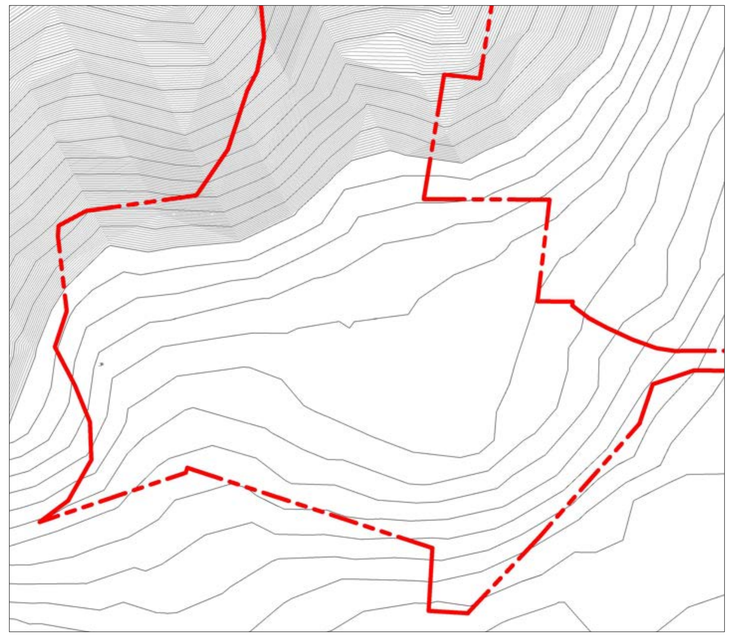


9 **SHADOW STUDY-TERRAIN ONLY_December 21_1500**
1/4" = 1'-0"

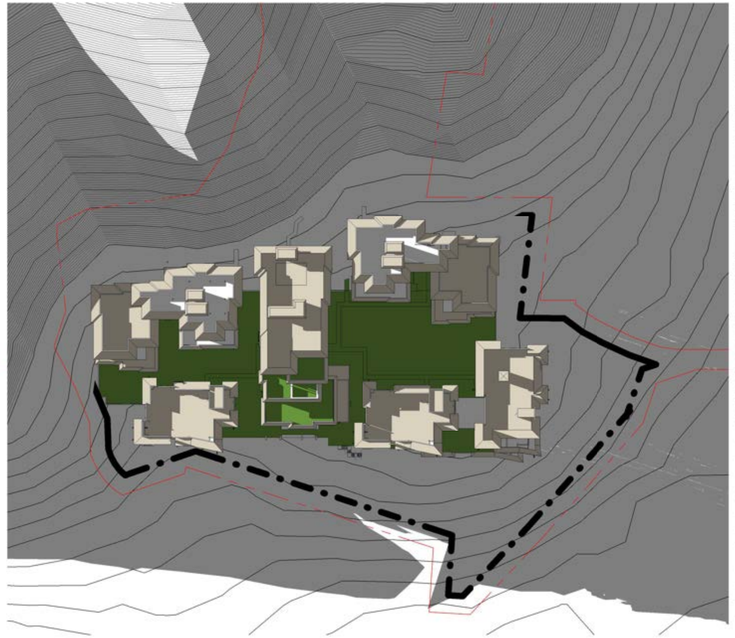


8 **SHADOW STUDY-TERRAIN ONLY_December 21_1200**
1/4" = 1'-0"



7 **SHADOW STUDY-TERRAIN ONLY_December 21_0900**
1/4" = 1'-0"

6 **SHADOW STUDY_December 21_1500**
1" = 100'-0"



5 **SHADOW STUDY_December 21_1200**
1" = 100'-0"

4 **SHADOW STUDY_December 21_0900**
1" = 100'-0"

NOTE: SEPARATE STUDY OF SHADOW IMPACT ON TERRAIN ONLY DOES NOT INCLUDE TREES ON HILLSIDE AS A CONSERVATIVE APPROACH TO UNDERSTAND THE IMPACT OF THE HILLSIDE ON SITE SHADING PRIOR TO THE PROPOSED DEVELOPMENT.

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
FRONT PORCH
800 N. BRAND BLVD. 19TH
FLOOR GLENDALE, CA 91203
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

SHADOW STUDY - DECEMBER

SCALE: As indicated

A400

PLANNING SUBMITTAL

MAY 31, 2024

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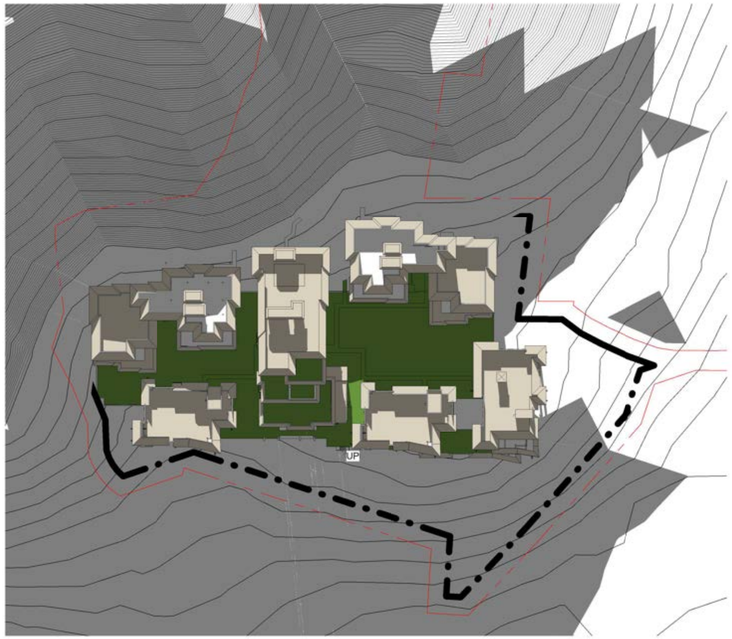
6 **SHADOW STUDY-TERRAIN ONLY_June 21_1500**
1/4" = 1'-0"

5 **SHADOW STUDY-TERRAIN ONLY_June 21_1200**
1/4" = 1'-0"

4 **SHADOW STUDY-TERRAIN ONLY_June 21_0900**
1/4" = 1'-0"



3 **SHADOW STUDY_June 21_1500**
1" = 100'-0"

2 **SHADOW STUDY_June 21_1200**
1" = 100'-0"

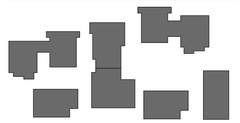
1 **SHADOW STUDY_June 21_0900**
1" = 100'-0"

NOTE: SEPARATE STUDY OF SHADOW IMPACT ON TERRAIN ONLY DOES NOT INCLUDE TREES ON HILLSIDE AS A CONSERVATIVE APPROACH TO UNDERSTAND THE IMPACT OF THE HILLSIDE ON SITE SHADING PRIOR TO THE PROPOSED DEVELOPMENT.

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL



KEY PLAN

PERKINS — EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
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800 N. BRAND BLVD. 19TH
FLOOR GLENDALE, CA 91203
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

SHADOW STUDY - JUNE

SCALE: As indicated

A401

PLANNING SUBMITTAL

MAY 31, 2024

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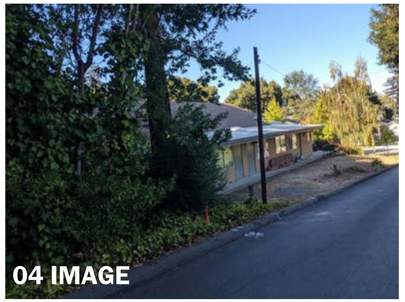
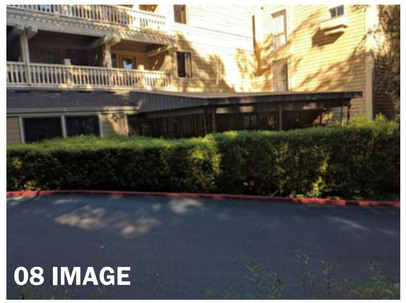
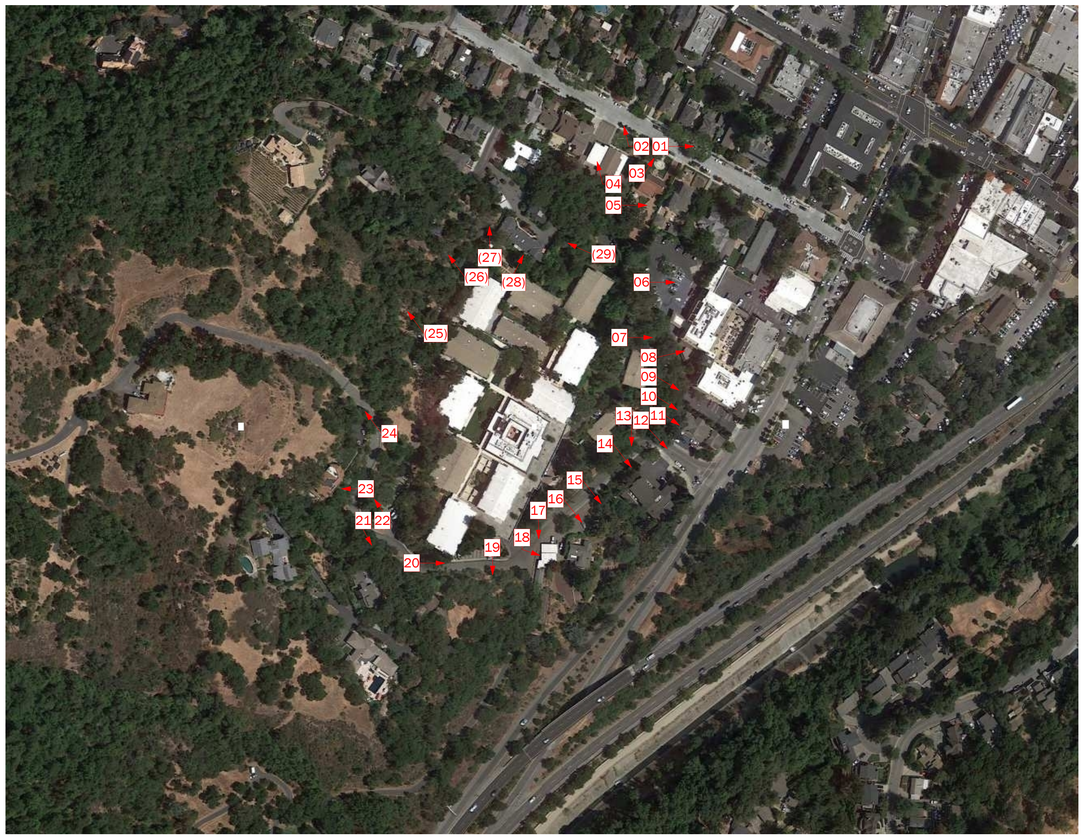




2 **SITE PHOTOS 01-10**

1" = 1'-0"



1 **AERIAL VIEW DIAGRAM_SITE PHOTOS 01-10**

1" = 100'-0"

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NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
FRONT PORCH
800 N. BRAND BLVD. 19TH FLOOR GLENDALE, CA 91203
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

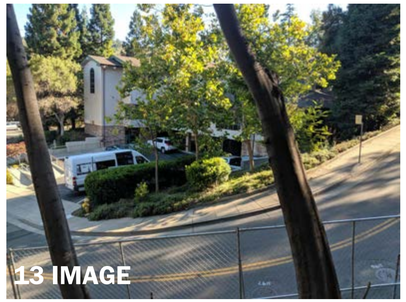
SITE PHOTOS

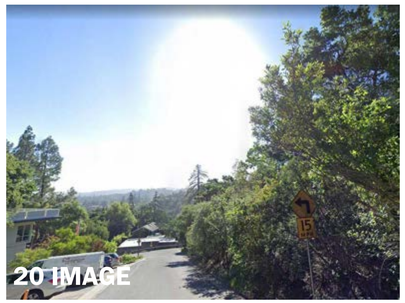
SCALE: As indicated

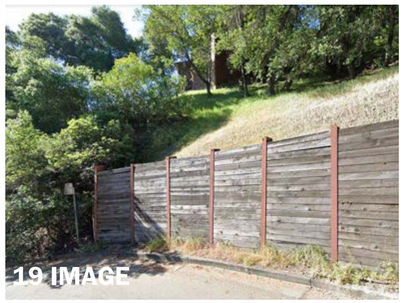
A402

PLANNING SUBMITTAL

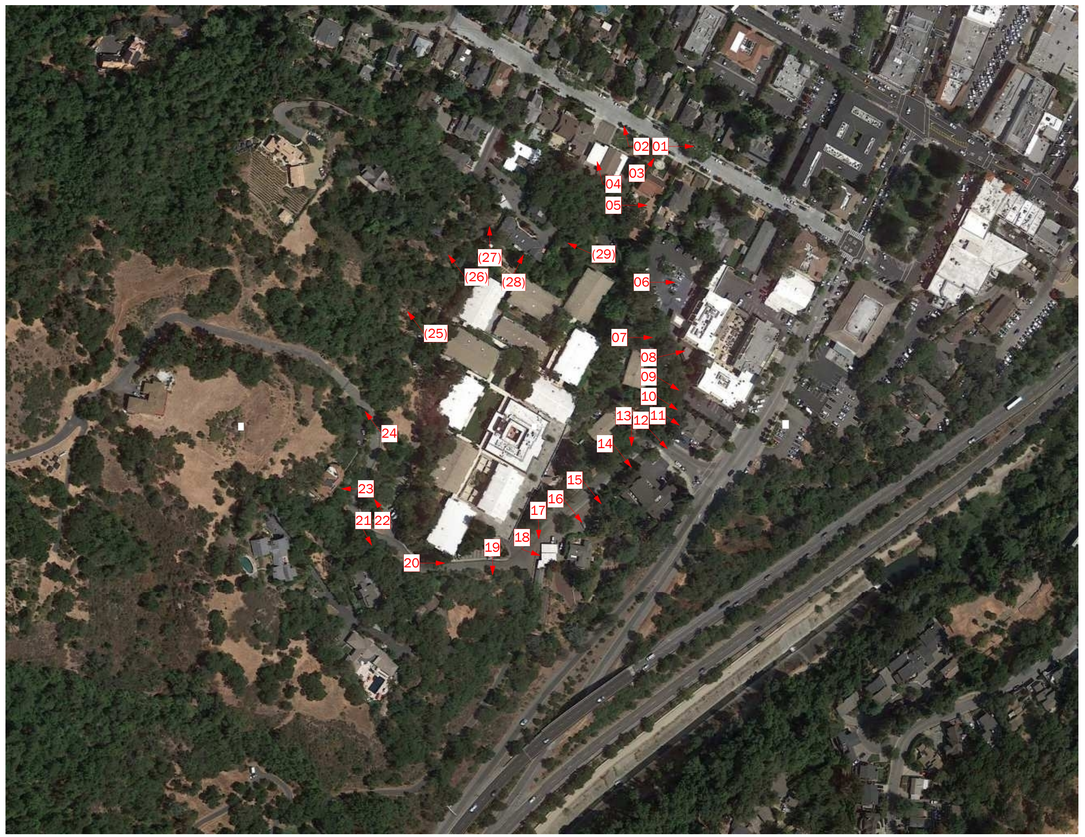
MAY 31, 2024







2 **SITE PHOTOS 11-20**
1" = 1'-0"



1 **AERIAL VIEW DIAGRAM_SITE PHOTOS 11-20**
1" = 100'-0"

NO. DATE ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
FRONT PORCH
800 N. BRAND BLVD. 19TH FLOOR GLENDALE, CA 91203
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:
SITE PHOTOS

SCALE: As indicated

A403

PLANNING SUBMITTAL

MAY 31, 2024

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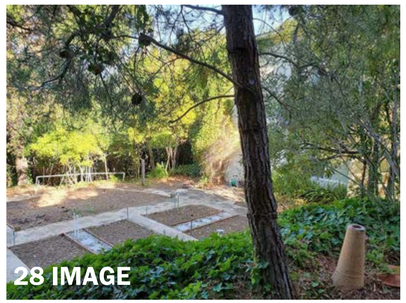
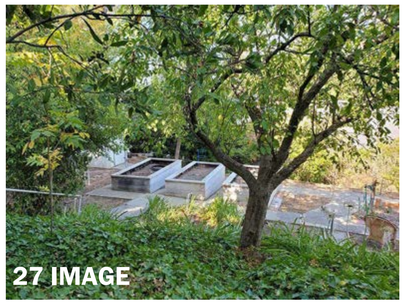
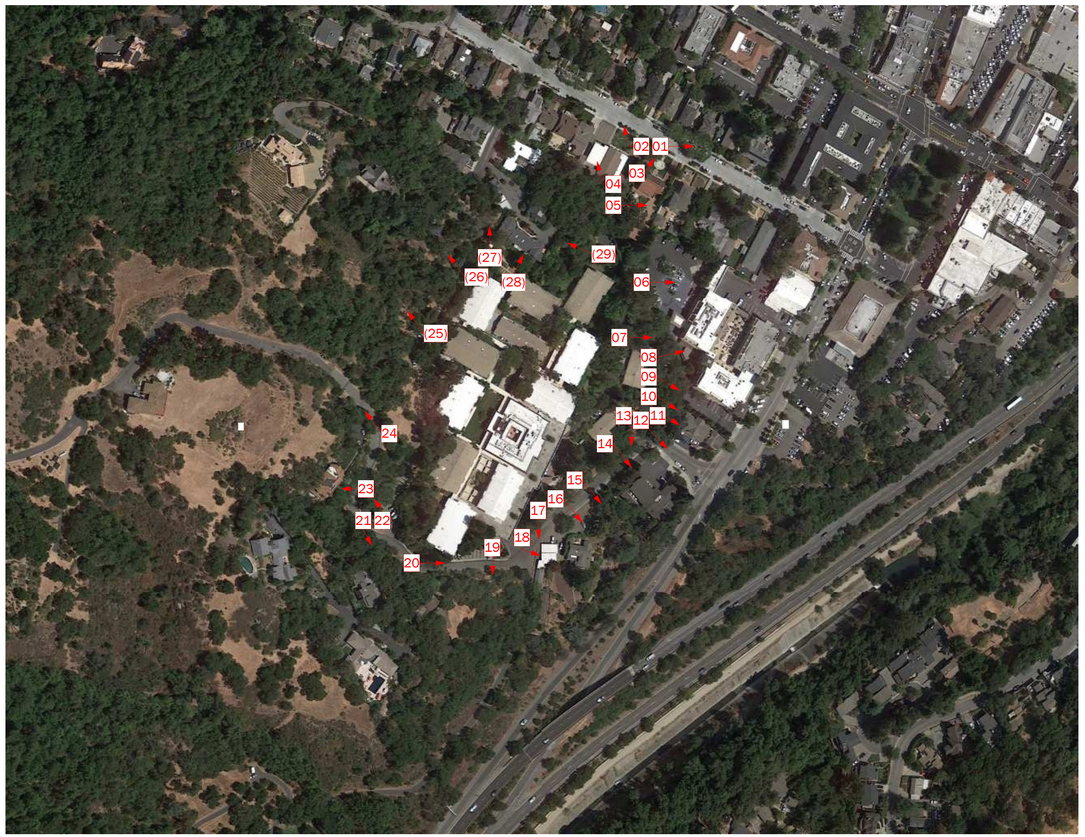




1 **SITE PHOTOS 21-29**

1" = 1'-0"



2 **AERIAL VIEW DIAGRAM_SITE PHOTOS 21-29**

1" = 100'-0"

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
FRONT PORCH
800 N. BRAND BLVD. 19TH FLOOR GLENDALE, CA 91203
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

SITE PHOTOS

SCALE: As indicated

A404

PLANNING SUBMITTAL

MAY 31, 2024

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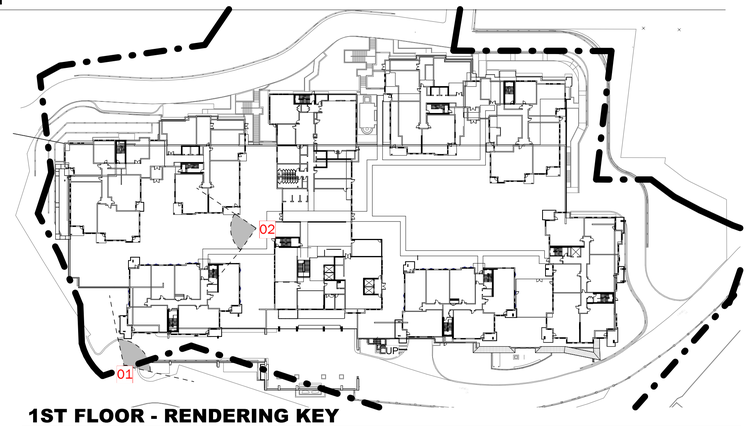
02 **RENDERING IMAGE - COURTYARD**
12" = 1'-0"

01 **RENDERING IMAGE - APPROACH**
12" = 1'-0"



1ST FLOOR - RENDERING KEY
1" = 80'-0"

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS — EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

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800 N. BRAND BLVD. 19TH
FLOOR GLENDALE, CA 91203
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(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:
RENDERING IMAGES

SCALE: As indicated

A405

PLANNING SUBMITTAL

MAY 31, 2024

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VIEW CORRIDORS

135 WOOD ROAD

VIEW CORRIDORS

135 WOOD ROAD

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5/30/2024 4:29:29 PM

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
COVIA
2185 N CALIFORNIA BLVD, SUITE 215
WALNUT CREEK, CA 94596
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
GATES + ASSOCIATES
2671 CROW CANYON RD
SAN RAMON, CA 94583
(925) 736-8176

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
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4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

PERSPECTIVE - BEFORE AND AFTER

SCALE:

A406

PLANNING SUBMITTAL

MAY 31, 2024

VIEW CORRIDORS

BROADWAY

VIEW CORRIDORS

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

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(925) 398-4840

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4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

RENDERED IMAGE PROGRESSION

SCALE:

A407

PLANNING SUBMITTAL

MAY 31, 2024

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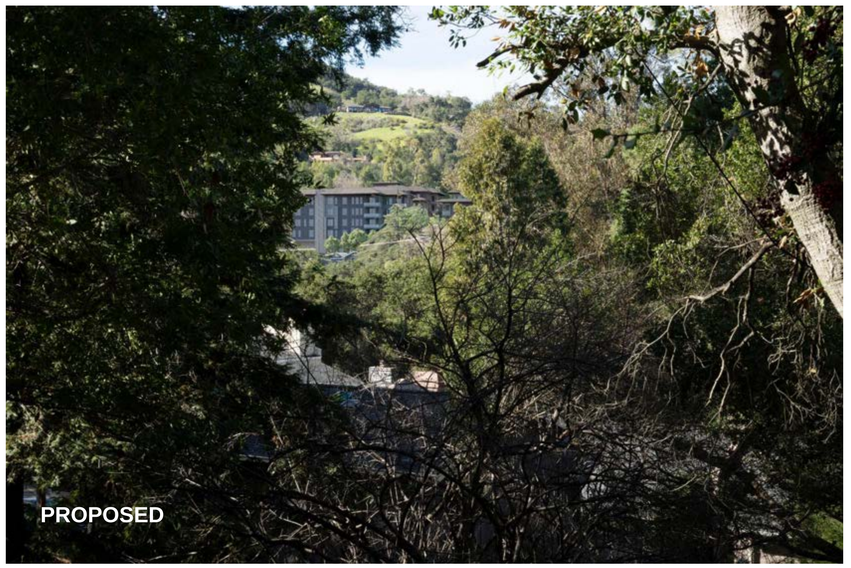
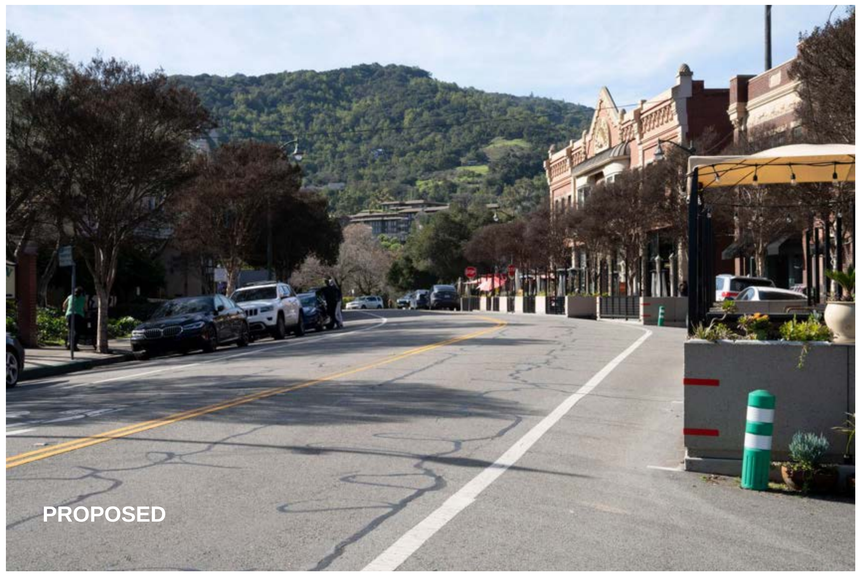
VIEW CORRIDORS



VIEW CORRIDORS



NO. DATE ISSUE

SEAL

KEY PLAN

PERKINS EASTMAN
677 Washington Blvd.
Suite 101
Stamford, CT 06901
T. +1 203 251 7400
F. +1 203 251 7474

Owner:
COVIA
2185 N CALIFORNIA BLVD, SUITE 215
WALNUT CREEK, CA 94596
(925) 956-7400
Construction Manager:
CM NAME
CM Address
Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840
Landscape:
GATES + ASSOCIATES
2671 CROW CANYON RD
SAN RAMON, CA 94583
(925) 736-8176
Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004
Mechanical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667
Electrical:

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:
PERSPECTIVE - BEFORE AND AFTER

SCALE:

A408

PLANNING SUBMITTAL

MAY 31, 2024

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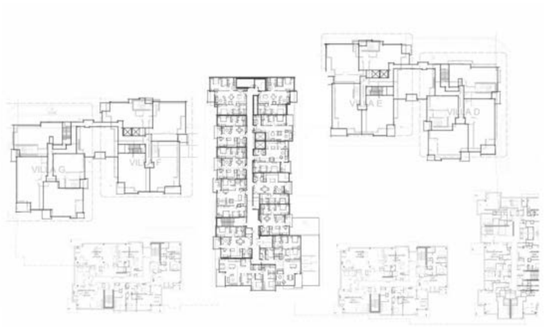
VILLA A
BUILDING LAYOUT: Second Floor

UNIT TYPE	No
One Bdrm	1
One Bdrm/ Den	6
Two Bedrm	3
Two Bedrm/ Den	2
TOTAL UNITS	12

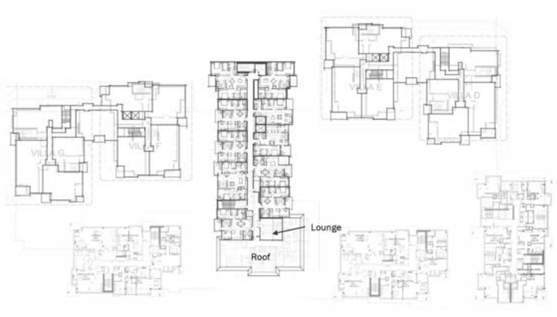
VILLA A
BUILDING LAYOUT: Third Floor

UNIT TYPE	No
One Bdrm	1
One Bdrm/ Den	6
Two Bedrm	3
Two Bedrm/ Den	2
TOTAL UNITS	12



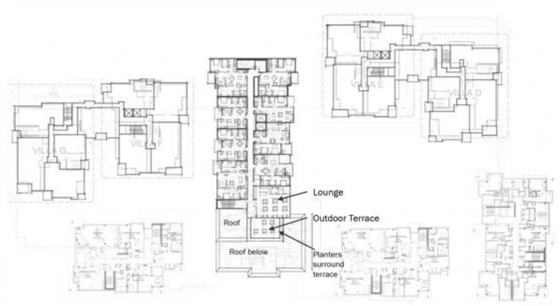
VILLA A
BUILDING LAYOUT: Fourth Floor

UNIT TYPE	No
One Bdrm	1
One Bdrm/ Den	6
Two Bedrm	3
Two Bedrm/ Den	0
TOTAL UNITS	10



VILLA A
BUILDING LAYOUT: Fifth Floor

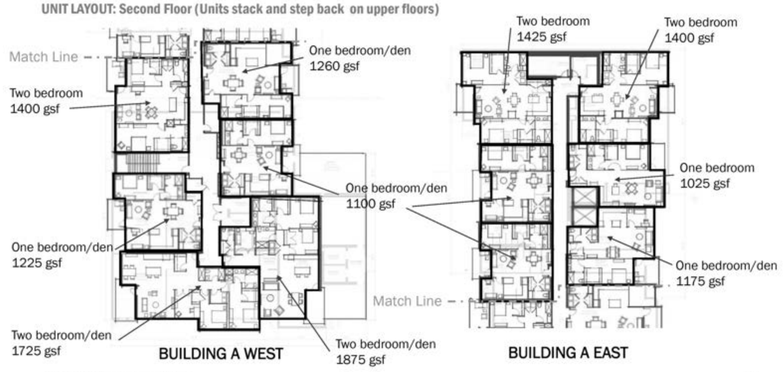
UNIT TYPE	No
One Bdrm	1
One Bdrm/ Den	4
Two Bedrm	3
Two Bedrm/ Den	0
TOTAL UNITS	8



VILLA A
BUILDING LAYOUT: Sixth Floor

UNIT TYPE	No
One Bdrm	1
One Bdrm/ Den	4
Two Bedrm	3
Two Bedrm/ Den	0
TOTAL UNITS	8

VILLA A
UNIT LAYOUT: Second Floor (Units stack and step back on upper floors)



NO.	DATE	ISSUE

SEAL

KEY PLAN

PERKINS EASTMAN
677 Washington Blvd.
Suite 101
Stamford, CT 06901
T. +1 203 251 7400
F. +1 203 251 7474

Owner:
COVIA
2185 N CALIFORNIA BLVD, SUITE 215
WALNUT CREEK, CA 94596
(925) 956-7400
Construction Manager:
CM NAME
CM Address

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
GATES + ASSOCIATES
2671 CROW CANYON RD
SAN RAMON, CA 94583
(925) 736-8176
Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004
Mechanical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667
Electrical:

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

BUILDING A UNIT MATRIX

SCALE:

A501

PLANNING SUBMITTAL

MAY 31, 2024

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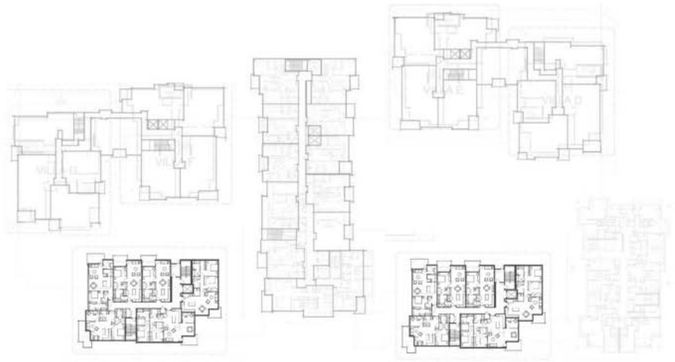
VILLA B & H
BUILDING LAYOUT: First Floor

UNIT TYPE	No
One Bdrm	4
One Bdrm/ Den	4
Two Bedrm	2
Two Bedrm/ Den	2
TOTAL UNITS	12



VILLA B & H
BUILDING LAYOUT: Second Floor

UNIT TYPE	No
One Bdrm	2
One Bdrm/ Den	6
Two Bedrm	2
Two Bedrm/ Den	2
TOTAL UNITS	12

VILLA B & H
BUILDING LAYOUT: Third Floor

UNIT TYPE	No
One Bdrm	1
One Bdrm/ Den	3
Two Bedrm	5
Two Bedrm/ Den	2
TOTAL UNITS	11

VILLA H (VILLA B SIMILAR)
UNIT LAYOUT: First Floor

VILLA H (VILLA B SAME ON FLOORS 2 & 3)
UNIT LAYOUT: Second Floor

VILLA H
UNIT LAYOUT: Third Floor

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
FRONT PORCH
800 N. BRAND BLVD, 19TH
FLOOR GLENDALE, CA 91203
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

BUILDING B-H UNIT MATRIX

SCALE:

A502

PLANNING SUBMITTAL

MAY 31, 2024

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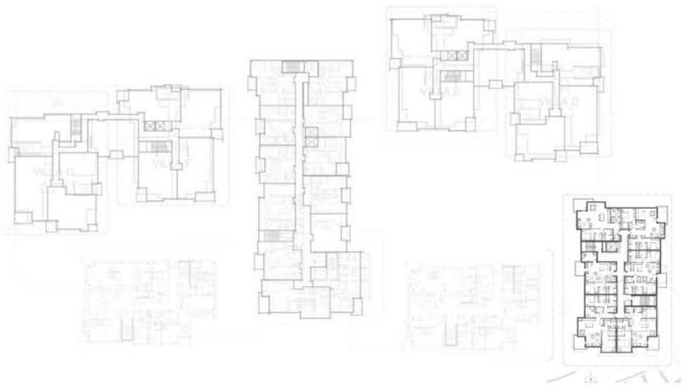
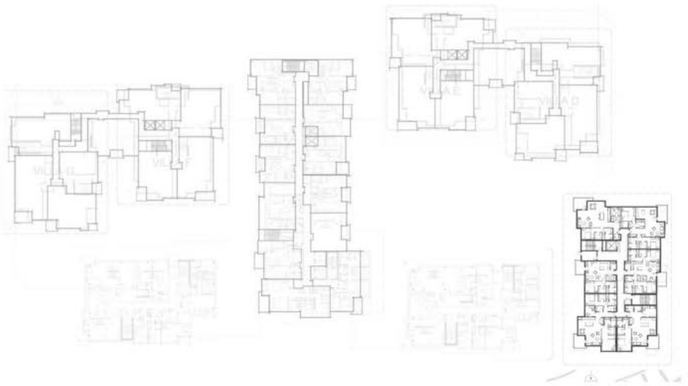
VILLA C
BUILDING LAYOUT: First Floor

UNIT TYPE	No
One Bdrm	1
One Bdrm/ Den	2
Two Bedrm	2
Two Bedrm/ Den	1
TOTAL UNITS	6



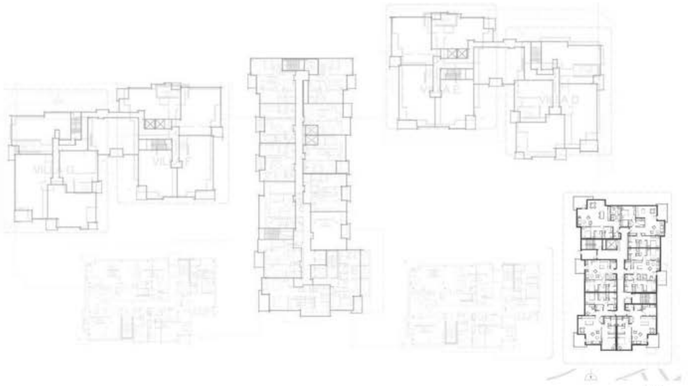
VILLA C
BUILDING LAYOUT: Second Floor

UNIT TYPE	No
One Bdrm	0
One Bdrm/ Den	3
Two Bedrm	2
Two Bedrm/ Den	1
TOTAL UNITS	6



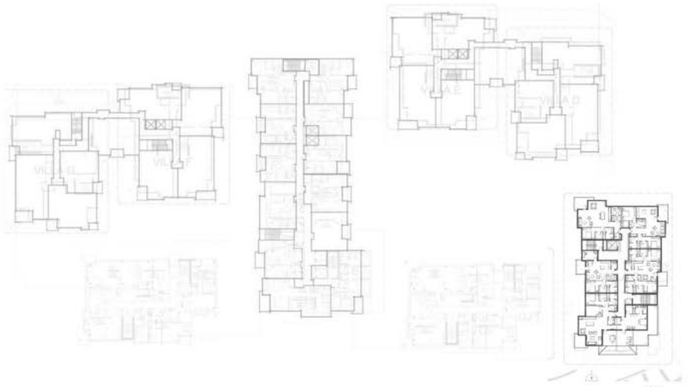
VILLA C
BUILDING LAYOUT: Third Floor

UNIT TYPE	No
One Bdrm	0
One Bdrm/ Den	3
Two Bedrm	2
Two Bedrm/ Den	1
TOTAL UNITS	6



VILLA C
BUILDING LAYOUT: Fourth Floor

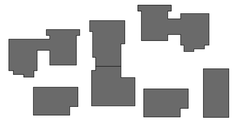
UNIT TYPE	No
One Bdrm	0
One Bdrm/ Den	2
Two Bedrm	2
Two Bedrm/ Den	1
TOTAL UNITS	5



NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL



KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
FRONT PORCH
800 N. BRAND BLVD. 19TH FLOOR GLENDALE, CA 91203
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

BUILDING C UNIT MATRIX

SCALE:

A503

PLANNING SUBMITTAL

MAY 31, 2024

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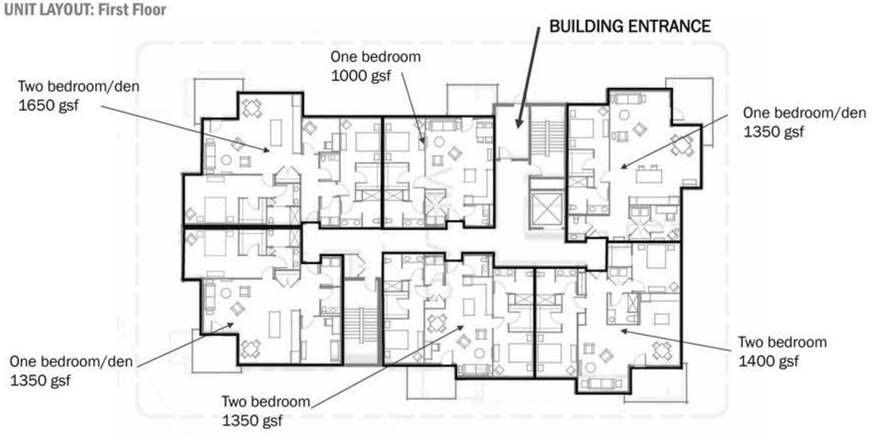
VILLA C

UNIT LAYOUT: First Floor



VILLA C

UNIT LAYOUT: Second & Third Floors

VILLA C

UNIT LAYOUT: Fourth Floor

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5/31/2024 11:20:16 AM

NO.	DATE	ISSUE

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KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
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PLEASANTON, CA 94588
(925) 398-4840

Landscape:
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(415) 989-1004

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4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

BUILDING C UNIT PLANS

SCALE:

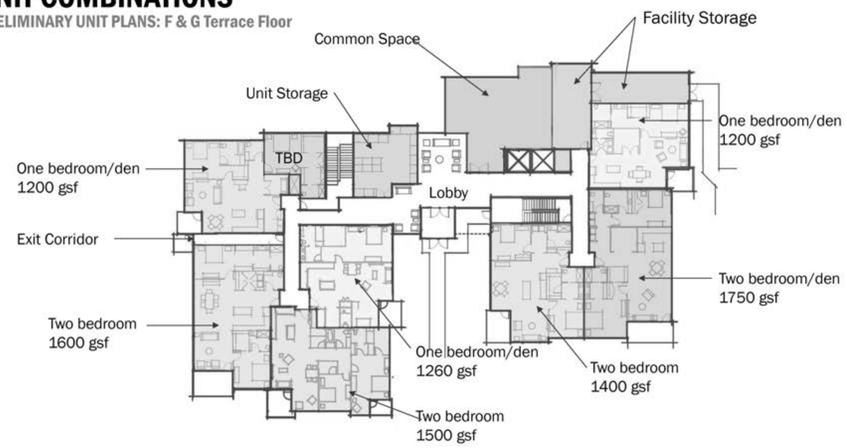
A504

PLANNING SUBMITTAL

MAY 31, 2024

UNIT COMBINATIONS

PRELIMINARY UNIT PLANS: F & G Terrace Floor



UNIT COMBINATIONS

PRELIMINARY UNIT PLANS: Fourth Floor

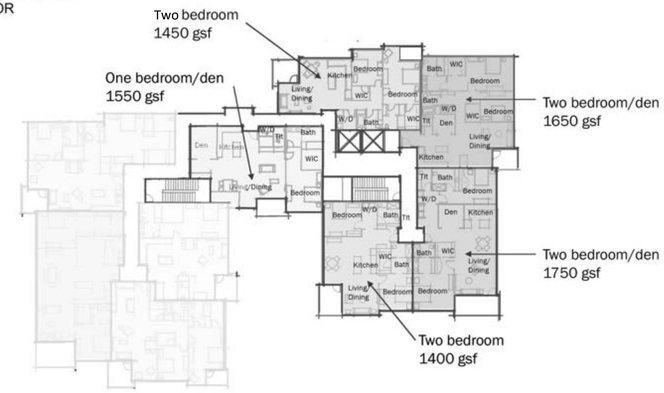
UNIT COMBINATIONS

PRELIMINARY UNIT PLANS: D & E Terrace Floor

UNIT COMBINATIONS

BUILDING E&D: 5TH FLOOR

Opposite Hand



UNIT COMBINATIONS

PRELIMINARY UNIT PLANS: Typical Floor

UNIT COMBINATIONS

PRELIMINARY UNIT PLANS: Floors 5 & 6

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
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800 N. BRAND BLVD. 19TH FLOOR GLENDALE, CA 91203
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PLEASANTON, CA 94588
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Landscape:
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Structural:
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SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
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150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

BUILDING D-E & F-G UNIT PLANS

SCALE:

A505

PLANNING SUBMITTAL

MAY 31, 2024

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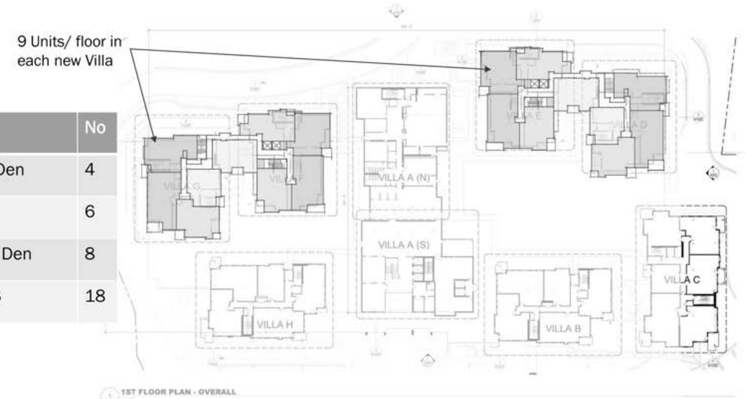
UNIT COMBINATIONS
BUILDING LAYOUTS: Floor 2

UNIT TYPE	No
One Bdrm/ Den	4
Two Bedrm	6
Two Bedrm/ Den	8
TOTAL UNITS	18



UNIT COMBINATIONS
BUILDING LAYOUTS: Floor 5

UNIT TYPE	No
One Bdrm/ Den	2
Two Bedrm	3
Two Bedrm/ Den	4
TOTAL UNITS	9

UNIT COMBINATIONS
BUILDING LAYOUTS: Floor 3

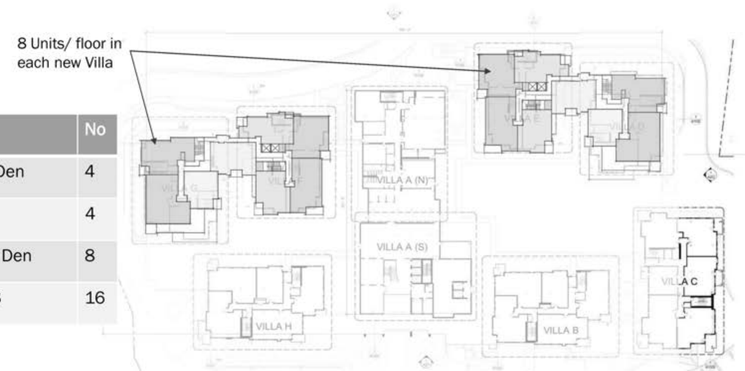
UNIT TYPE	No
One Bdrm/ Den	4
Two Bedrm	6
Two Bedrm/ Den	8
TOTAL UNITS	18

UNIT COMBINATIONS
BUILDING LAYOUTS: Floor 6

UNIT TYPE	No
One Bdrm/ Den	1
Two Bedrm	1
Two Bedrm/ Den	2
TOTAL UNITS	4

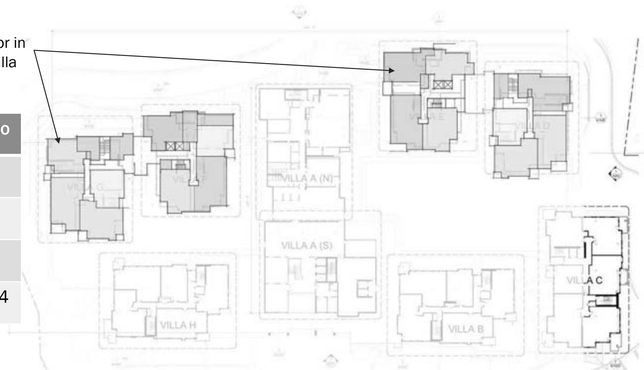
UNIT COMBINATIONS
BUILDING LAYOUTS: Floor 4

UNIT TYPE	No
One Bdrm/ Den	4
Two Bedrm	4
Two Bedrm/ Den	8
TOTAL UNITS	16



UNIT COMBINATIONS
BUILDING LAYOUTS: Ground Floor

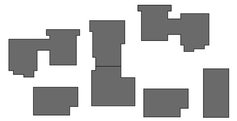
UNIT TYPE	No
One Bdrm/ Den	5
Two Bedrm	6
Two Bedrm/ Den	3
TOTAL UNITS	14



NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL



KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
FRONT PORCH
800 N. BRAND BLVD, 19TH
FLOOR GLENDALE, CA 91203
(925) 956-7400

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Landscape:
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Structural:
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45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

BUILDING D-E & F-G UNIT MATRIX

SCALE:

A506

PLANNING SUBMITTAL

MAY 31, 2024

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Floor		Bldg A	Bldg B	Bldg C	Bldg D/E	Bldg F/G	Bldg H	Totals
Terrace	1 Bed	0	2	1	0	0	2	5
	1 Bed W/ Den	0	2	2	2	3	2	11
	2 Bed	0	1	2	3	3	1	10
	2 Bed w/ Den	0	1	1	2	1	1	6
Second	1 Bed	1	1	0	0	0	1	3
	1 Bed W/ Den	6	3	3	2	2	3	19
	2 Bed	3	1	2	3	3	1	13
	2 Bed w/ Den	2	1	1	4	4	1	13
Third	1 Bed	1	1	0	0	0	0	2
	1 Bed W/ Den	6	2	3	2	2	1	16
	2 Bed	3	3	2	3	3	2	16
	2 Bed w/ Den	2	0	1	4	4	2	13
Fourth	1 Bed	1		0	0	0		1
	1 Bed W/ Den	6		2	2	2		12
	2 Bed	3		2	2	2		9
	2 Bed w/ Den	0		1	4	4		9
Fifth	1 Bed	1			0	0		1
	1 Bed W/ Den	4			1	1		6
	2 Bed	3			2	1		6
	2 Bed w/ Den	0			2	2		4
Sixth	1 Bed	1			0			1
	1 Bed W/ Den	4			1			5
	2 Bed	3			1			4
	2 Bed w/ Den	0			2			2
Totals		50	18	23	42	37	17	187
								187

Total units by type

1 Bed	13
1 Bed W/ Den	69
2 Bed	58
2 Bed w/ Den	47
	187

2 LGM Unit Statistics

12" = 1'-0"

	Current				
	Units	RSF	GSF	Height	Stories
Villa A	50	65,479	124,517 SF	93.75	3-6
Villa B	18	20,590	36,510 SF	59.0	3
Villa C	23	32,733	51,150 SF	70.0	4
Villa D/E	42	65,610	105,550 SF	70.5	4-6
Villa F/G	37	57,300	93,595 SF	93.5	4-5
Villa H	17	22,016	37,573 SF	59.0	3
		-		82.0	
Podium Level			49,045 SF		
Total	187	263,728	453,200 SF		
Structured Parking			83,330		
Total w/ Parking			536,530 SF		

Parking Spaces	214	
Balconies (SF)		*33,660*
Off-Haul (CY)		SEE SHEET C104
Open Space		
Resident Count		
Staff Count		

**** STORIES ARE MEASURED FROM FIRST FLOOR LEVEL (505'-0")**

**** HEIGHTS ARE MEASURED FROM GROUND LEVEL (488' -0")**

1 LGM Programing Statistics

12" = 1'-0"

NO. DATE ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
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36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
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FLOOR GLENDALE, CA 91203
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Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

PROJECT STATISTICS

SCALE: 12" = 1'-0"

A507

PLANNING SUBMITTAL

JUNE 26, 2024

c:\revit local\70581_Los Gatos_Site_R24_J.Sweeney292NK.rvt
5/31/2024 11:20:19 AM

From: Marc Dubresson <[redacted]>
Sent: Wednesday, November 6, 2024 1:31 PM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: PD-20-001

[EXTERNAL SENDER]

Dear Mr Mullin,

The rendering agreed to in lieu of story poles for development PD-20-001 fails to represent the visual changes from further up on Broadway. From memory, when story poles were displayed, many months back, there was a visual impact. We are unable to judge it with the current information provided and would like additional visuals from further up on Broadway (68 and up).. or story poles (which would make it visible at will from any surrounding locations…)

Thank you,

Regards,

Marc Dubresson

Dear Los Gatos Town Council:

The Los Gatos Chamber of Commerce would like to offer its official support for the Los Gatos Meadows Redevelopment Project. Our town needs more continuing care retirement communities to offer to our aging population.

We believe this project will have a net positive impact on the town in numerous ways. This project seeks to redevelop an existing property that is old and very unattractive and replaces it with an appealing new campus consisting of new, state-of-the-art buildings. The Los Gatos Meadows redevelopment project will provide a valuable independent senior living community that offers degrees of support as residents age, depending on their needs.

The redeveloped Los Gatos Meadows will allow many seniors to age in place in Los Gatos, in close proximity to the downtown. Residents will be able to frequent Los Gatos businesses including dining, shops and service providers, and to enjoy community resources and events.

As aging seniors move out of their single family homes, home ownership opportunities are also presented to younger groups within the community. It is our hope that the Town of Los Gatos approves this project.

Sincerely,

Jennifer Lin
CEO

on behalf of

The Board of Directors, Los Gatos Chamber of Commerce