Print Form

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Winchester Assisted Living and Memory Care Facility Project

Lead Agency: Town of Los Gatos, Community Development Department

Contact Name: Jennifer Armer, Planning Manager

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Project Location: Los Gatos (*City*) Santa Clara (*County*)

Project Decription (Proposed actions, location, and/or consequences).

The project site, identified by Assessor's Parcel Numbers (APNs) 529-11-013, -038, -039, -040, is located at 15860, 15880, and 15894 Winchester Boulevard and 17484 Shelburne Way in the Town of Los Gatos, California. The 1.31-acre project site is currently developed with three single-family residences, a single-family residential structure which is currently occupied by a commercial construction business, and several outbuildings, including four detached garages/ storage sheds and a carport. In total, nine structures currently exist within the project site. The Town of Los Gatos General Plan designates the site as Office Professional and the site is zoned Office (O). The proposed project would include the demolition of the existing on-site structures to develop a 125-unit assisted living and memory care facility. The facility would include one, two-to-three story building consisting of 107 assisted living units and 18 memory care units, as well as two dining rooms, a commercial kitchen, theater, library, great room, and other common use spaces. Three landscaped courtyards would be located on the first-floor podium level of the facility. Parking would consist of 54 parking stalls and primary site access would be provided by Winchester Boulevard to the west. The proposed project would require discretionary approval of an Architecture and Site Permit, a Conditional Use Permit (CUP), a Variance for maximum height, and a Variance for overall lot coverage. In addition, a lot merger would be required for the project.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Initial Study/Mitigated Negative Declaration (IS/MND) identifies potentially significant impacts for the following issue areas: Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Noise, Transportation, and Tribal Cultural Resources. However, the IS/MND includes mitigation measures to reduce all potentially significant impacts to less-than-significant levels. For example, the mitigation measures include, but are not limited to, pre-construction surveys and avoidance measures if special-status species are found during the surveys; compliance with the Town's Tree Protection Ordinance; specific protocols if any previously unknown cultural resources, tribal cultural resources, or human remains are discovered during ground-disturbing activities; compliance with the geotechnical recommendations of the project-specific geotechnical report; incorporation of all electric building infrastructure and electric vehicle capable parking spaces; soil sampling for organochloride pesticides and specific protocols for lead based paint and asbestos containing materials; specific noise reduction measures to be implemented during construction activities; and implementation of transportation improvements within the project frontage.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Significant areas of controversy have not been identified for the proposed project. However, typical concerns related to development projects in the Town include:

- impacts to wildlife habitat;
- increased pollutant emissions;
- increase in noise; and
- increase in traffic.

Provide a list of the responsible or trustee agencies for the project.

N/A