

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # _____

Project Title: Winchester Assisted Living and Memory Care Facility Project

Lead Agency: Town of Los Gatos Community Development Department Contact Person: Jennifer Armer, Planning Manager
Street Address: 110 E. Main Street Phone: (408) 399-5706
City: Los Gatos Zip: 95030 County: Santa Clara

Project Location: County: Santa Clara City/Nearest Community: Los Gatos
Cross Streets: Winchester Boulevard and Shelburne Way Zip code: 95030
Lat./Long/: 37 ° 14 ' 17.49 " N / 121 ° 58 ' 36.13 " W Total Acres: 1.31
Assessor's Parcel No. 529-11-013, -038, -039, -040 Section: 16 Twp: 8S Range: 1W Base: MDBM
Within 2 miles: State Hwy#: SR 17, SR 85, SR 9 Waterways: Vasona Reservoir, Los Gatos Creek
Airports: N/A Railways: UPRR Schools: Daves Elementary, Los Gatos High, Blossom Hill Elementary, Hillbrook, Louise Van Meter Elementary, Alta Vista Elementary

Document Type:

CEQA: NOP Draft EIR **NEPA:** NOI **Other:** Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Architecture and Site Permit, Variance for overall lot coverage, Variance for maximum height, Lot Merger

Development Type:

Residential: Units 125 Acres 1.31 Water Facilities: Type _____ MGD _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational _____ Waste Treatment: Type _____ MGD _____
 Recreational _____ Hazardous Waste: Type _____
 Other: _____

Project Issues That May Have a Significant or Potentially Significant Impact:

Aesthetic/Visual Fiscal Public Services/Facilities Traffic/Circulation
 Agricultural Land/Forest Flood Plain/Flooding Recreation/Parks Vegetation
 Air Quality Forest Land/Fire Hazard Schools/Universities Water Quality
 Archeological/Historical Geologic/Seismic Septic Systems Water Supply/Groundwater
 Biological Resources Greenhouse Gas Emissions Sewer Capacity Wetland/Riparian
 Coastal Zone Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Drainage/Absorption Noise Solid Waste Land Use
 Economic/Jobs Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Other: _____

Present Land Use/Zoning/General Plan Designation:

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).

Project Description:

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.

Reviewing Agencies Checklist
continued

Appendix C

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below.

- | | |
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| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling & Recovery, |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> Department of |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> S.F. Bay Conservation & Development |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers & |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Fish & Wildlife Region # _____ | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Forestry & Fire Protection, Department of | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Native American Heritage Commission | <input type="checkbox"/> Other: _____ |

Local Public Review Period

Starting Date July 1, 2022 Ending Date July 20, 2022

Lead Agency: Town of Los Gatos **Applicant:** Mike Black, Swenson Builders
Consulting Firm: Raney Planning & Management, Inc. **Address:** 777 North First Street, 5th Floor
Address: 1501 Sports Drive **City/State/Zip:** San Jose, CA 95112
City/State/Zip: Sacramento, CA 95834 **Phone:** (408) 287-0246
Contact: Nick Pappani
Phone: (916) 372-6100

Signature of Lead Agency Representative: Nick Pappani for Jennifer Arave, Planning Manager **Date:** 6/30/22

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.