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  
City/Nearest Community: Los Gatos

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  ☑ Supplement/Subsequent EIR  ☑ NEPA: ☐ NOI  ☑ FONSI

Local Action Type:

☐ General Plan Update  ☑ Specific Plan  ☑ Rezone  ☑ Annexation
☐ General Plan Amendment  ☑ Master Plan  ☑ Prezone  ☑ Redevelopment
☐ General Plan Element  ☑ Planned Unit  ☑ Use Permit  ☑ Coastal Permit
☐ Community Plan  ☑ Development  ☑ Land Division  ☑ Other:

Development Type:

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

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*

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

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

### 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: 1501 Sports Drive  
City/State/Zip: Sacramento, CA 95834

Contact: Nick Pappani  
Phone: (916) 372-6100

---

**Signature of Lead Agency Representative:**  
**Date:** 6/30/2022