

Los Gatos Meadows Project Description

Project Location

The project site is located in the Town of Los Gatos, California, on an approximate 10.84-acre site at the intersection of Wood Road and S. Santa Cruz Avenue. The street address for the property is 110 Wood Road, Los Gatos, CA 95030. The project site, Los Gatos Meadows, a Front Porch Community, is zoned as a Residential Planned Development (R:PD) and is designated by the General Plan as Medium Density Residential.

Project Overview

The existing site development (referred to herein as “Los Gatos Meadows”) was approved on March 4, 1968 (Ordinance No. 938). The language of this ordinance, along with the Development Plan exhibits, grant approval for senior living development with the following attributes: 184 independent living apartments and 38 supporting health care units in a series of structures ranging from one to four stories. The current site coverage ratio is 21%. Construction of the entry-fee, continuing care retirement community (Los Gatos Meadows) was completed in 1971. Los Gatos Meadows was licensed as a Residential Care Facility for the Elderly (RCFE).

Subsequent to its initial opening, several independent apartments were combined, and a portion of the health center was converted to assisted living and memory care. Finally, additional parking spaces were added along Wood Road, Farwell Lane and along the fire access road behind the property.

The Project Applicant is requesting a new/updated Planned Development (PD) to rebuild a state of the art senior living community on a 10.84-acre site (the “Project”). The project would be restricted to seniors 62 years and older, and it is anticipated that the typical resident will be at least eighty years old. The project would result in the construction of eight, three to five story buildings rising from a ground level base containing the main building entry and reception, health center, and garage. The proposed residential buildings would be arranged around shared courtyards, and 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 residential apartments portion of the project would include 185 independent residential apartments in 360,807 square feet.¹ The average residential unit size for the project would be 1,400 square feet. The project would include a 20,588 square foot health center with 24 beds including sections specializing in assisted living care, memory care and respite care. In addition, the project would consist of 35,430 square feet of total amenity space (including fitness and dining areas) and 31,433 square feet for ~~back of house~~ and mechanical space. The project would include 83,330 square feet of parking space, with 214 parking spaces in the new structure. The site coverage for the project is approximately 23%. The project will be licensed as a Residential Care Facility for the Elderly (RCFE) under the California Department of Social Services.

During the Conceptual Development Advisory Committee (CDAC) meeting, held in 2008, the committee members provided valuable feedback regarding: project compatibility with General Plan, building height and massing, architectural design, impact on trees, and construction impacts. Great care was taken in the discussion of these items with the committee members and the project has since been designed in accordance with the committee’s concerns. There have been several meetings with various Planning and Public Works Staff and the Town planning review consultants in order to clarify and confirm the proposed architectural concepts and treatment of off-site and on-site conditions, and to address specific technical challenges. In March of 2018, the project team hosted the first of six neighborhood open house meetings

¹ Figure include area for circulation.

at Los Gatos Meadows to inform neighbors about the rebuilding process and to solicit their input and feedback. During 2018 and early 2019, the project team met with each council member. Furthermore, in the spirit of community engagement and to commence the development of a “Town Integration” initiative, over the last year and half, the project team has conducted twenty in-person meetings with local businesses, associations and interest groups. Feedback from neighbors, council members and other community leaders included concerns and comments on building/site design and development processes, which were accounted for during the development of the current site plans. The project design reflects the concerns of not only the Town but also the broader Los Gatos community, to ensure seamless integration into the community.

Existing Site

The site is currently developed with 10 residential buildings, which include a total of 205 independent residential apartments and support care units². 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. When the property was originally developed, there was significant grading due to the current two-level underground garage, as well as significant cuts, fills and retaining walls throughout the property.

The Los Gatos Meadows property is unique in both its setting and use. Since the early 1970s, Los Gatos Meadows has been and continues to be a part of the hillside setting of Los Gatos. Its form and features are part of the landscape. Because of its location at the base of the hillside, the Los Gatos Meadows community is relatively hidden from all but very limited views. The current architecture, with substantial concrete façades, is not harmonious with its surroundings, nor does it provide an inviting or healthy environment sought by the senior community. The development of plans for the project has been focused on using environmentally appropriate design, utilizing the site’s topography and natural setting to create a synergy between the design and the hillside that does not exist today.

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 to continue operations. Of the numerous conditions reviewed during the assessment, fire safety, compromised accessibility for fire response services, inadequate building systems, aging infrastructure and the accumulated risk of all other operational and structural factors combined, led to this decision. Thus, Covia immediately 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 Covia community or moving to another non-Covia community but retaining their life care contract with Covia. Covia initiated its 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 and staff.

Though Covia has completed the closure process, Los Gatos Meadows continues to be staffed to provide on-going maintenance and to ensure security of the property.

² Total applicable unit count prior to consolidation/combination of units; the 205 count excludes two original independent residential units that were converted to a fitness center and marketing office, respectively.

To immediately assist in mitigating 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 identifies 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, and limiting the spread of invasive species to other portions of the site and neighboring sites is time sensitive as well. Given Covia's intent to rebuild the community, Covia has paid an in-lieu fee rather than replanting the site at this time. The permit was approved on December 5, 2019.

Zoning and General Plan Land Use Designation

The site is zoned as 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, 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. The project proposes a density of 16 dwelling units per acre, which is well within the maximum allowed for the site under the existing PD permit conditions (refer to Table 1, below).

Table 1: Comparison of Planned Development (PD) Permit Conditions		
Permit Condition	Original 1968 PD Conditions	2005 PD Approval Conditions
Site Coverage	21%	23%
Maximum Dwelling Unit Density	18 units per acre	18 units per acre
Total Number of Livable Units ¹	184	185
Total Number of Support Care Units	38	24
Total Units Permitted	222 ²	209
Open Space	79%	77%
Building Setbacks from property line	Front: 20'-0" Side: 15'-0", 27'-0" Rear: 15'-0"	Front: 34'-10" Side: 40'-10", 60'-0" Rear: 32'-11"
Parking	111 parking spaces ³	214
Height	Predominantly two-story with some basement or below grade space for infirmary, parking, storage and mechanical. Heights vary between 30'-9" and 55'-2" ±.	3-6 stories with below-grade space for parking, storage and mechanical. Heights vary between 59'-0" and 93'-6" feet.
Architecture	Residential	Residential

¹184 units is the number of livable units allowed; total unit count including skilled nursing beds permitted is 222 total units.
²Total applicable unit count prior to consolidation/ combination of units is 205.
³The current number of spaces onsite is 130.

Source: Covia, January 2020

Project Objectives

- Consistent with the Town's General Plan and existing site zoning, rebuild the Los Gatos Meadows site into a contemporary, full-service senior housing community (Life Plan Community) that provides seniors 62+ years and over an opportunity to age in place and live successfully in the Los Gatos Community.

- Revitalize the site with a request for a new (updated) Planned Development (PD) that would allow up to the same number of apartments permitted under the existing PD entitlement in a manner responsive to market demand and financially feasible for Front Porch to implement & operate.
- Revitalize the site with intent of minimizing overall building site coverage, integrating the apartments with the natural topography, minimizing visual impacts and substantially improving fire safety.
- Assist in the implementation of the Town's 2015-2023 Housing Element by furthering the Goals and Policies specific to providing housing opportunities, lifestyle living and assisted living facilities for seniors.
- Further the Town's Human Services Element by revitalizing Los Gatos Meadows 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.
- 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 retail/entertainment uses.
- Utilize architectural design principles and techniques that incorporate the Town's Sustainable Design strategies and materials to promote a healthy living environment.
- Provide a mix of different unit sizes and varying levels of care that respond to the needs of an active, aging community.
- Improve the integration of the site with the broader Los Gatos Community by closing Farwell Lane to through traffic and transitioning the Lane from Los Gatos Meadows to Broadway into a naturally landscaped, pedestrian-friendly connection to Downtown Los Gatos.
- Use the project as an opportunity to integrate the site design & architecture with existing topography and natural landscape in a manner that more harmoniously reflects the site's natural beauty than exists today.
- Integrate and evoke the experience of nature by utilizing natural building materials, finishes, forms, patterns and colors that reflect the character of the surrounding hillside setting.

Project Characteristics

Primary access to Los Gatos Meadows will be from the southwestern side of the site, on Wood Road. Here, residents will be welcomed with signage leading to either the resident parking garage or to the main entry court. A primary internal access road from Wood Road would lead to the parking entrance, the main entrance and the loading area.

The main entrance, leading to the ground floor services, involves an active pedestrian environment, including covered walkways throughout the property, leading into the residential areas. The walkways and open space areas may incorporate many visually and environmentally friendly elements, such as water features, plant exhibits, a fireplace, a gazebo garden, and use of mature trees, in order to integrate nature into the space and evoke the experience of nature for the residents. In addition, the main entrance would lead to the arrival lobby, lounge areas located in the center of the site, and passive gardens.

Automobile parking for residents, visitors and staff would be provided in parking areas within the new structure. Building heights would vary between 59 feet and 93.5 feet, with residential villas varying between 3 and 6 stories. Table 2 provides a summary of the proposed buildings, including all service and amenity areas. Table 2 provides a breakdown of the different residential unit types included in the project.

Table 2: Summary of Proposed Buildings			
Building	# of Apartments	Gross Square Feet (GSF)	Building Height (ft) ¹
Building A	42	150,903	65'-6"
Building B	24	37,608	53'-7"
Building C	23	42,673	53'-7"
Building E	42	92,059	76'-6"
Building E	36	82,789	65'-0"
Building F	18	28,206	42'-0"

¹Finish building height dimension is to ground level (+488')

Source: Perkins Eastman, June 2025

Service Uses

The project will 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 will be located throughout the property. The project would have 14,597 square feet of mechanical, electrical and plumbing services, as well as 16,836 square feet of back of house services, located throughout all buildings. The 20,588 square feet health center would be located on the ground floor of Building B and would include 24 supporting care units providing assisted living, memory care and respite care services. This area would be completed by common areas for a multi-purpose room, assisted living office, family dining room and common courtyard. The project would also include a fitness area with an indoor pool, multiple dining spaces and other amenities. A representative element of the Town Integration initiative is Foodworks, a pop-up restaurant program that will provide local restaurants access to the community's full service, fully equipped demonstration kitchen and café on a rotating basis. Compass Group, Covia's food services partner, has developed a program that addresses key logistical elements of this offering including point-of-sale payment processing, signage and insurance. These services and amenities would help provide social interaction for the residents; providing a wide variety of senior services and programs, including daily opportunity for health care, physical activity and recreation, and mental stimulation.

Residential Uses

The project would include a variety of one- and two-bedroom residential apartments. The project would include 360,807 square feet of apartment and apartment circulation space which includes 185 independent residential apartments (80 one-bedroom apartments and 105 two-bedroom apartments). The independent residential apartments would range from small one-bedroom apartments (approximately 1,100 square feet in size) to two-bedroom apartments (approximately 1,600 square feet in size), for an average size of 1,400 square feet per unit. The project consists of: one-bedroom apartments, one-bedroom plus den apartments, two-bedroom apartments, two-bedroom plus den apartments, and penthouse apartments. Table 3 provides a summary of the apartments and square footage of each of the Buildings (Villas) within the project.

The project would be restricted to senior residents, aged 62+ and older. It is anticipated that the typical resident would be 80+. In addition, most residents are expected to be current residents of the Town of Los Gatos or closely related to residents of the Town of Los Gatos. The mix of apartment types has been programmed to provide living spaces for seniors who enjoy living in a mixed-use village environment. It is anticipated that the project would lead to the creation of a vibrant, integrated community with people

of similar ages and interests. The services and open space component of the project is intended to bring together residents and visitors alike for dining and group activities.

Proposed Area Summary of Villa Resident Units														
Unit Type	Building A 5 Floors		Building B 4 floors		Building C 4 Floors		Building D 6 Floors		Building E 5 Floors		Building F 3 Floors		Totals*	
	Area (sq. ft)	#	Area (sq. ft)	#										
1 Bed	1,001	4	989	5	931	1	0	0	0	0	986	4		14
1 Bed/Den	1,217	23	1,121	11	1,051	7	1,231	10	1,238	9	1,123	8		68
2 Bed	1,491	11	1,465	4	1,574	7	1,540	17	1,544	15	1,465	3		57
2 Bed/Den	1,801	4	1,670	4	1,823	8	1,793	15	1,807	12	1,670	3		46
TOTALS	55,594	42	29,813	24	34,527	23	65,374	42	55,980	36	22,333	18	263,621	185

Approved Area Summary of Villa Resident Units														
Unit Type	Building A 5 Floors		Building B 4 floors		Building C 4 Floors		Building D/E 6 Floors		Building F/G 5 Floors		Building H 3 Floors		Totals*	
	Area (sq. ft)	#	Area (sq. ft)	#	Area (sq. ft)	#	Area (sq. ft)	#	Area (sq. ft)	#	Area (sq. ft)	#	Area (sq. ft)	#
1 Bed	1,025	4	1,000	5	1,000	1	1,050	0	1,050	0	1,000	3		9
1 Bed/Den	1,200	22	1,050	9	1,350	10	1,250	10	1,250	10	1,050	6		48
2 Bed	1,425	12	1,400	8	1,400	8	1,450	14	1,450	12	1,400	4		66
2 Bed/Den	1,875	4	1,575	2	1,650	4	1,650	18	1,650	15	1,575	4		46
TOTALS	65,479	42	20,590	24	32,733	23	65,610	42	57,300	37	22,016	17	263,728	185

Table 4: Summary of Total Area by Type of Space (gross square feet)

Floor Level	Parking	Service		Staff Spaces		Health Center	Amenities			IL Apartments*	Total**
	Garage	MEP*	BOH	Staff	Admin		Fitness	Dining	Amenities		

TOTALS	83,330	14,597	16,836	1,350	3,593	20,588	7,363	9,203	18,863	360,807	536,530 453,200 w/o parking
* Figure include area for circulation (83,963 square feet)											
**Total for Project include parking area; original building plans indicate prior improvements are 208,875 square feet although methodology is unclear.											
IL Apartments: In-Living Apartments											
MEP: Mechanical, Electrical, and Plumbing											
BOH: Back of House											
Source: Perkins Eastman, June 2025											

Design Principles

The project will include many design principles that will ensure the project's visual compatibility with the surrounding area, alignment with local market, and contribution to quality of the built environment.

Housing and Amenities

The current entitlement includes 184 independent residential living apartments and 38 supporting health care units, whereas the project includes 185 residential independent living apartments and 24 supporting care units. Compared to the existing facility, the project would result in living apartments that are larger in size. The project would substantially increase the size of not only the living apartments, but also the size of the amenity and support services areas. 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 residents of life plan communities. Furthermore, amenity space is proposed as a place of social gatherings, events and dining, and recreation. The amenity space has taken into consideration a full range of recreational and social engagement opportunities with access to natural light and visual access and orientation to the site's landscaped areas.

Open Space and Visual Compatibility – Hillside

Approximately 77% of the site would be open space, contributing to the visual compatibility of the surrounding hillside as well as create a natural environment for the residents. 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. Small pockets of greenery and passive gardens would provide landscaped zones throughout the site. In addition, the project will require generous tree replacement and use of mature trees and a Village Green area, to ensure consistency with the surrounding hillside area. The project would also include a series of covered walkways connecting to the buildings throughout the project site. Open space would be controlled by topography, use of underground parking, and specific building location, in order to protect the hillside.

Pursuant to the goals of the *Los Gatos 2020 General Plan*, the project has been designed to integrate seamlessly with the surrounding environment. Through the incorporation of mature trees, pockets of greenery, specific building design, and open space, the project would conform with the surrounding hillside area. Its proximity to nearby stores and services, such as the US Postal Service, Old Town Los Gatos Shopping Center, and Los Gatos Theatre provides its residents with opportunities to participate in social, recreational, educational, and shopping activities all within a close distance.

Access, Circulation and Parking

There are currently two driveways; one located at Wood Road and an "exit only" driveway along 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 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 (see discussion below). Locations throughout the project would have various turning movement restrictions to ensure site distance visibility, and safe turning movement distances.

The project would incorporate a dedicated road for fire access, which would be located on the western side of the property. The project would provide parking in the new structure, providing 214 parking spaces

(refer to Table 2), which is a substantial increase in spaces compared to the current 130 parking spaces available on the site. The additional parking spaces that would be provided by the project, as compared to the existing entitlement, would help address the parking constraints faced by the current entitlement, by increasing the parking ratio to in excess of 1.16 parking spaces per unit. The proposed parking would also include nine ADA accessible parking spaces and two ADA accessible van spaces.

Table 2: Parking Counts		
	Prior Existing	Proposed Rebuild
Internal/ Structural Parking¹	85	214
Surface Parking²	45	0
Toll House³	20	0
Total Parking⁴	150	214

¹ With the use of stackers, the proposed rebuild could readily accommodate up to 278 parking spaces within the new structure.
²Includes 26 spaces in front, 9 in Lot I (along Wood Road) and 10 in back.
³Parking agreement for minimum of 20 spaces; per management, estimated utilization was 10+ spaces higher.
⁴Since approval of the 1968 entitlement, the number of parking spaces onsite has increased from the 111 originally permitted.
Source: Perkins Eastman, January 2020

Supplemental Transportation

As part of the project, Front Porch has included an autonomous vehicle alternative transportation solution as the means by which to enhance connectivity and mobility between Los Gatos Meadows and access to Broadway, thus enabling both safe and convenient access for residents to connect to Downtown Los Gatos. The project would consider Aurrigo, Automated Driverless Technology, as a vendor providing such services, headquartered in the United Kingdom. The project team has assessed the specifications of Aurrigo's 4-seater devpod and concluded that the devpod aligns well with the constraints of and vision for Farwell Lane. The devpod is a full drive, steer and brake by wire vehicle system which is controlled through an application programming interface (API) enabling full control and customization of the devpod to its route. The current plan envisions one or more devpods and corresponding control systems deployed along Farwell Lane to enable the safe, convenient and alternative means of transporting residents between Los Gatos Meadows and Town retail, entertainment and civil services. The devpods will be equipped with fully compliant autonomous control systems comprised of stereo cameras, LIDAR sensors, GPS units, wheel odometry, safety lasers and ultrasonic transducers that enable autonomous mobility. In-cab passenger facing cameras are installed to ensure passenger safety. All camera feeds are available remotely and in conjunction with external CCTV and the Aurrigo control room, potentially providing all on-board supervisory needs, negating the need for a physical on-board safety person.³ Residents will be able to request a devpod via their mobile phones. Although the project is considering Aurrigo as the autonomous technology vendor, ultimate vendor selection will depend on cost, availability, and technology for meeting site requirements.

Tree Protection/Removal

A Preliminary Arborist Report prepared by HortScience, Inc. (June 2018) was prepared to survey and document the health and structural condition of existing trees within and immediately adjacent to the

³ Autonomous vehicle specifications, Aurrigo, November 2019

project site. The arborist provided a suitability score to the existing trees ranked according to High, Moderate, and Low. The report includes an assessment of the potential impacts associated with constructing the project, and guidelines for tree preservation during the design, construction and maintenance phases of the project. Of the 375 trees identified and evaluated, over half of the trees, 53%, were locally native species; California buckeye, toyon, coast live oak, blue oak, valley oak, arroyo willow and California bay. However, the most common species identified was California bay (89 trees) as well as the coast live oak (79 trees). The report includes the identification of all “Protected” trees as defined by the Town of Los Gatos Municipal Code Section 29.10. Based on this definition, all 375 trees are protected.

Evaluation of suitability for tree preservation considered several factors such as tree health, structural integrity, species response to a construction environment, tree age and longevity, and species invasiveness. Based on these factors and the location of proposed structures, approximately 53 trees were preliminarily identified for potential preservation. Potential impacts from construction were estimated for each tree. Refer to the Arborist Report for the recommended action for each tree, along with their “Protected” status and a description of impacts, guidelines for tree preservation, and pre-construction treatments and recommendations.

As noted under “Existing Site” (Page 2), Front Porch submitted a Tree Management Plan and request for Tree Removal Permit to the Town of Los Gatos on September 26, 2019, to address an immediate need to mitigate existing fire safety issues.

The tree management recommendations are based on the analysis contained in the Preliminary Arborist Report and address fire safety, sudden oak death (SOD), species invasiveness and tree risk. Phase 1 of the Tree Management Plan identifies 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 risks for the site. The permit, which is independent of the proposed rebuild project, was approved by the Town of Los Gatos on December 5, 2019.

As part of the rebuild project approximately 238 trees would be removed (as identified in the preliminary Arborist Report). The landscape design concept includes the preservation of approximately 130 mature trees and replanting of approximately 339 trees on site.

Sustainability

The Los Gatos Meadows community is designed to maximize the opportunities of residents, visitors, and staff to appreciate and interact with this unique site, while minimizing the environmental impacts both now and in the future by careful attention to building, landscape, and systems design. Residential buildings scaled to fit the site allow light and views into and from all vantage points, both interior and exterior. Covered, open walkways connecting the buildings, large window covered balconies at each apartment and the use of roof overhangs all serve to maximize connections from the inside to the outside environment. The pedestrian experience is prioritized, and all vehicle parking is within the underground garage.

The new community, designed to meet or exceed the requirements of the California Building, Energy, and CalGreen Codes, as well as the Town’s Build It Green Standards, will bring significant improvements over the existing structures for energy efficiency, resiliency, water usage, and storm water management. Use of noncombustible building systems as well as management of the surrounding forest and landscape will minimize fire spread factor both to and from the new buildings. A centralized building heating and cooling system will provide energy efficiency above code requirements.

In line with the Town's prioritization of passive and active solar energy measures, and in keeping with the state Energy Code requirement, a minimum of 15% of the total roof areas will be provided as "solar ready" surfaces. Per the Cal Green requirements, 10% of all parking spaces will be designed to allow for future implementation of Electrified Vehicle charging stations.

Accessibility

All new construction will comply with the California Building Code (CBC) for accessibility. Visitors or residents arriving by vehicle via Wood Road will have the option of valet parking, or parking in an accessible parking space. Accessible paths will connect from all accessible spaces to the building entrances, and all common use spaces within the buildings will be accessible. Within the Independent Apartments the standard, per the CBC, will be *adaptable* at building opening, meaning that the units are designed to allow for minor modifications as required per resident need to meet accessibility requirements.

Project 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 4 months.

Grading

Site grading would result in approximately 122,620 cubic yards of off-haul and 6,300 cubic yards of earth work for the project rebuild. The Town Municipal Code (Section 12.20.010) requires a grading permit prior to any grading work or any other land-disturbing activity.

Stormwater Management

The project would result in a net decrease on impervious surface area of approximately 4,000 square feet. The project would mimic existing drainage patterns with modifications to meet current storm water runoff requirements that would result in slower runoff during small storms. Stormwater will be collected onsite via drain inlets and roof drains and will be treated onsite. The stormwater will first be treated onsite with bioretention systems approved by the Town, and then will be conveyed to the existing public stormwater infrastructure that serves the site.