

Notice of Preparation

2019029040

Notice of Preparation

To: Office of Planning and Research  
State Clearinghouse  
P.O. Box 3044 Sacramento, CA 95812-3044

From: City of Saratoga  
Community Development  
13777 Fruitville Avenue, Saratoga, CA 95070

Subject: Notice of Preparation of a Draft Environmental Impact Report

The City of Saratoga will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study (  is  is not ) attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please send your response to Nicole Johnson, Planner II at the address shown above. We will need the name for a contact person in your agency.

Project Title: Palm Villas Saratoga

Project Applicant, if any: Michael Sneper

Date 1/7/2019

Signature [Handwritten Signature]  
Title Senior Project Manager, CEQA consultant  
Telephone 415-758-9811

Reference: California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375.

Governor's Office of Planning & Research

FEB 07 2019  
After 12 pm  
STATE CLEARINGHOUSE



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City of SARATOGA  
Notice of Preparation of  
Draft Environmental Impact Report (EIR)

**Project Name** Palm Villas Saratoga  
**Project Location** Saratoga Creek Drive (APN' s 389-06-020 & 389-06-021)  
**Applicant Name** Michael Sneper  
**Public Scoping Meeting** February 26, 2019 at 6:00 p.m.  
**Meeting Location** Saunders Room, Saratoga Senior Center, 19655 Allendale Ave  
Saratoga, CA 95070

The City of Saratoga (City) intends to prepare an Environmental Impact Report (EIR) for the Palm Villas Saratoga (proposed project). The proposed project would consist of the construction and operation of a Residential Care Facility for the Elderly (RCFE) consisting of two - buildings on two adjacent lots. The two buildings have been designed to function as a single complex. One building would be for individuals with mild stage Alzheimer's/Dementia and the second for individuals with advanced stage Alzheimer's/Dementia. The proposed project (including both buildings), would include a combined total of 79 beds, related support functions (such as food service, pharmacy, laundry, administration, etc.), 38 parking spaces, landscaping (including removal of some trees), utility connections, and an extension of Saratoga Creek Drive.

As required by the California Environmental Quality Act (CEQA), the City has prepared a Notice of Preparation (NOP). The purpose of the NOP is to inform recipients that the City is beginning the preparation of the EIR and to solicit comments concerning the scope and content of the environmental review. The NOP includes an introduction to the proposed project, a description of the proposed project and its location, a summary of potential project impacts, and information on how to provide comments to the City.

The City is holding a public scoping meeting to provide an opportunity for the public to learn about the project and to share any concerns or comments they may have. The meeting will be held on Tuesday, February 26, 2019, at 6:00p.m. at the Saunders Room, Saratoga Senior Center, 19655 Allendale Ave, Saratoga, CA 95070

All scoping comments must be received by March 11, 2019. To send written comments, contact Nicole Johnson, City of Saratoga, Community Development Department, 13777 Fruitvale Avenue, Saratoga, CA 95070. Comments may also be sent via email to [njohnson@saratoga.ca.us](mailto:njohnson@saratoga.ca.us), with a subject line that states "Palm Villas."

City of Saratoga Community Development  
Department, Nicole Johnson, Planner II  
13777 Fruitvale Avenue  
Saratoga, CA 95070  
Email:  
[njohnson@saratoga.ca.us](mailto:njohnson@saratoga.ca.us)

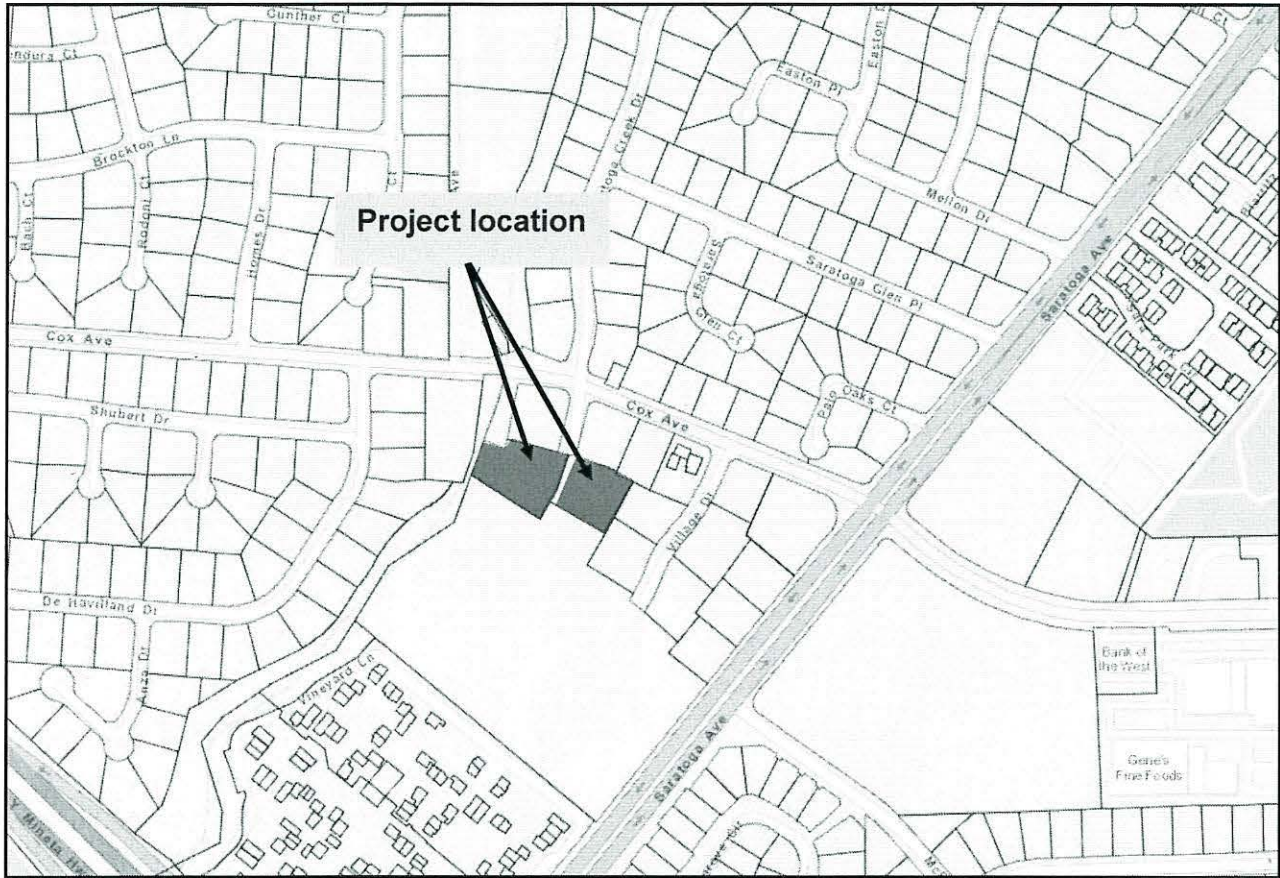
Nicole Johnson  
Planner II

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# Vicinity Map



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