



## City of Saratoga Notice of Preparation of an Environmental Impact Report

**Project Title:** Saratoga Retirement Community Master Plan Update  
**Owner:** Odd Fellows Home of California  
**Applicant:** Ankrom Moisan Architects for Saratoga Retirement  
Community/Pacific Retirement Services, Inc.  
Attn: Chris Dalengas  
**Project Location:** 14500 Fruitvale Avenue, Saratoga, California  
**Assessor's Parcel Number:** 397-12-012, 397-12-019, and 397-40-006

As the Lead Agency, the City of Saratoga (City) intends to prepare an Environmental Impact Report (EIR) for the proposed project referenced above. As required by the California Environmental Quality Act (CEQA), the City has prepared this Notice of Preparation (NOP) 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 following pages of this NOP include a brief description of the proposed project, the project location, and a summary of the potential environmental effects to be analyzed in the EIR. The City welcomes your input regarding the scope and content of the environmental information to be included in the EIR. Information on how to provide comments to the City about the environmental analysis is provided below.

The public scoping period for this EIR is from **Monday November 22, 2021 through Wednesday December 22, 2021, 5:00 p.m.** In accordance with CEQA, comments on this Notice of Preparation are due within 30 days of its receipt. Please send your comments to the following address, with the subject line "Saratoga Retirement Community."

City of Saratoga, Community Development Department  
**Attention: Cynthia Richardson**  
13777 Fruitvale Avenue  
Saratoga, CA 95070  
E-mail: [crichardson@saratoga.ca.us](mailto:crichardson@saratoga.ca.us)

A Public Scoping/Community Meeting to provide an overview of the project, summarize the CEQA review process, and solicit comments on the Notice of Preparation will be held:

**6:00 p.m. on Thursday December 9, 2021**

Due to current restrictions on public gatherings due to the global COVID-19 pandemic, the scoping meeting will be held entirely by teleconference. The public will not be able to attend the meeting in person, but may view and participate in the meeting virtually by either:

- Using the Zoom Website: please click the link below to join the webinar:  
<https://us02web.zoom.us/j/89318105542>
- Using the Zoom App: Webinar ID: 893 1810 5542
- Calling: US: +1 408 638 0968 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 646 876 9923 or +1 301 715 8592 or +1 312 626 6799

In accordance with the Americans with Disabilities Act, if you need assistance to participate in this meeting due to a disability, please contact the City Clerk at [bavrit@saratoga.ca.us](mailto:bavrit@saratoga.ca.us) or calling 408.868.1216 as soon as possible before the meeting. The City will use its best efforts to provide reasonable accommodations to provide as much accessibility as possible while also maintaining public safety.

**Approved by:**

Debbie Pedro, Community Development Director



**Signature**

11/18/21

**Date**

## Description of the Project

### Project Location

The Saratoga Retirement Community (SRC) campus is at 14500 Fruitvale Avenue, in the City of Saratoga, on three contiguous parcels totaling approximately 37 acres. The SRC campus is located within a predominantly residential neighborhood, approximately halfway between State Route 85 to the northeast and State Route 9 to the southwest. The West Valley College Campus is located approximately a quarter of a mile to the north of the SRC. The project location is shown in **Figure 1**, attached.

### Project Background and Existing Facility

The Saratoga Retirement Community is a private residential community for seniors, which is centered around the Saratoga Manor (the Manor), a Mission Revival-style building that was constructed in the early 1900's by the Independent Order of Odd Fellows (IOOF) to care for older members of the order. The Manor, also known as the Odd Fellows Home, is listed on the City of Saratoga's Historic Resources Inventory.

On February 21, 1996, the City Council approved an increase to the number of residential units permitted at SRC from 170 to 307 units (164 independent living units and 143 assisted living units) and an increase in the number of skilled nursing beds permitted from 68 to 99 beds. SRC did not build all the units permitted in 1996.

The facility currently has 249 residential units (143 independent living units and 106 assisted living units) and 94 skilled nursing beds. Independent living units are provided within the Manor building, two apartment buildings, and 20 villas/cottages. Assisted living units are provided within an assisted living building which contains 88 assisted living beds and 18 memory care beds. The 94 skilled nursing beds are located within the health care building. A fitness center is also present at the site.

## **Project Description**

The applicant is seeking approval to construct three new residential buildings, a new meeting room addition to the existing Manor building, and an expansion to the existing fitness center. The proposed project also includes a reduction in the number of existing memory care and skilled nursing beds at the facility, to accommodate increased patient preference for private single-occupancy rooms rather than the current double occupancies. If approved, the proposed project would result in a total of 298 residential units (195 independent living units and 103 assisted living units) and 52 skilled nursing beds at the facility. The proposed site plan is shown in **Figure 2**, attached.

Building A would be constructed within the existing garden/recreation area south of the Manor building and north of the Fitness Center. The proposed building would contain 22 independent living residential units on two floors (total area 35,898 square feet [SF]) with one level of below-grade parking (16,879 SF) containing 34 parking spaces. The height of Building A above average grade would be approximately 37 feet, and the total building footprint would be 17,949 SF.

Building B would be constructed within the parking lot north of the Manor building. The proposed building would contain 10 independent living units on two floors (total area 28,475 SF), with a partial level of at-grade parking and one level of below-grade parking. A total of 64 parking spaces (31,710 SF) would be provided. The height of the building above average grade would be approximately 27.5 feet, and the total building footprint would be 24,659 SF.

Building C would be constructed within the parking lot north of the Assisted Living building. The building would contain 20 independent living units on three floors (total area 41,715 SF), with a partial level of at-grade parking and one level of below-grade parking. A total of 77 parking spaces (25,899 SF) would be provided. The height of the building above average grade would be approximately 40.5 feet, and the total building footprint would be 18,509 SF.

The Meeting Room addition would be attached to the west of side of the Manor building at its existing doorway. The main floor of the addition (4,792 SF) would contain a meeting room (3,259 SF) and associated storage and lobby areas, with one floor of at-grade parking (7,043 SF) below.

The Fitness Center addition would be constructed west of the existing Fitness Center building, connecting to the southern side of the corridor between the fitness room and pool. This single-story building would be approximately 1,065 SF in area, and just over 16 feet in height above average grade.

A total of 52 new independent living residential units would be constructed as part of the proposed project (22 in Building A, 10 in Building B, and 20 in Building C), bringing the total number of independent living units on the property to 149. There would be no change to the number of

existing independent living units within the Manor building, two Apartment Buildings, and Cottages, and no change to the number of assisted living units within the Assisted Living building.

The number of memory care beds within the Assisted Living building would be reduced from 18 to 15 (i.e., a reduction of 3 memory care beds), and the number of skilled nursing beds within the Health Care building would be reduced from 94 to 52 (i.e., a reduction of 42 skilled nursing beds). The number of memory care and skilled nursing beds is proposed to be reduced due to conversion of semi-private double-occupancy rooms to private single-occupancy rooms.

Recreational facilities displaced by construction (i.e., the putting green and bocce ball court) would be relocated to the west of Building A. The proposed project would also include a public trail connection along Oddfellows Drive, connecting Fruitvale Avenue with the San Marcos Open Space, via Chester Avenue, Gypsy Hill Road and Via De Marcos.

## Potential Environmental Effects of the Project

The EIR will identify the significant environmental effects anticipated to result from implementation of the proposed project. As allowed by CEQA Guidelines §15063(a), an Initial Study has not been prepared for the proposed project because an EIR will clearly be required. Due to the location of the project site in an urban area that is not within or close to any agricultural or forestry resources or known mineral deposits, these environmental topics will not be addressed in detail in the EIR. The EIR will evaluate all other environmental issues pursuant to CEQA and the CEQA Guidelines, including:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise and Vibration
- Recreational Resources
- Population and Housing
- Public Services
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

It is anticipated that the primary focus of analysis will be on the specific environmental topics outlined below. Mitigation measures will be identified to reduce or avoid significant impacts, as appropriate.

### Aesthetics

The EIR will describe the existing zoning and other regulations governing scenic quality and assess whether the proposed project would conflict with such regulations. Light and glare impacts will also be evaluated.

**Air Quality**

The EIR will address the regional air quality conditions in the Bay Area and discuss the proposed project's impacts to local and regional air quality according to the 2017 Bay Area Air Quality Management District guidelines and thresholds, focusing on temporary construction-related impacts such as construction vehicle exhaust and dust, as well as ongoing operational impacts from resident/employee vehicle movements or stationary sources such as generators.

**Biological Resources**

The EIR will describe existing biological resources in the project vicinity and address any biological resource effects associated with the proposed project, including impacts to habitats and special-status species, including nesting birds.

**Cultural and Tribal Cultural Resources**

The Manor Building (formerly known as the Odd Fellows Retirement Home) was constructed in 1912. It is eligible for listing on the California Register of Historic Resources and is listed in the City's Heritage Resource Inventory, and is therefore considered a historical resource for the purpose of CEQA. As a result, the EIR will discuss the potential effects of the proposed project on this historic resource. The EIR will also discuss the potential for prehistoric and Native American cultural resources to be located in the project area.

**Energy**

The EIR will examine the potential for the proposed project to result in excessive or inefficient use of energy and will discuss any energy conservation measures included as part of the proposed project.

**Geology & Soils**

The project site is located within a seismically active region. The EIR will discuss possible geological impacts associated with seismic activity and the existing soil conditions on-site, as well as potential impacts to geological resources such as fossils.

**Greenhouse Gas Emissions**

The EIR will describe the regulatory context surrounding the issue of global climate change and will evaluate the proposed project's greenhouse gas emissions and contribution to global climate change, in conformance with the methodology of the Bay Area Air Quality Management District and any other applicable criteria.

**Hazards & Hazardous Materials**

The EIR will summarize hazardous materials conditions on and adjacent to the project site and identify any potential contamination that could affect construction workers and/or nearby receptors, such as SRC residents, other nearby residents, school and daycare facilities, and recreational areas.

## **Hydrology & Water Quality**

The EIR will describe the existing hydrologic and drainage conditions at the project site, as well as changes in site drainage and hydrological conditions that may result from the proposed project. The EIR will address the possible impacts of the proposed project on stormwater, surface water, and groundwater quality.

## **Land Use and Planning**

The EIR will describe the existing land uses on and adjacent to the project site. Land use impacts that would occur as a result of the proposed project would be analyzed, including impacts due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

## **Noise and Vibration**

The EIR will describe existing noise conditions in the project area and evaluate the potential for noise and vibration generated by the proposed project to exceed applicable noise standards and adversely affect sensitive receptors in the area such as SRC residents. The EIR will address temporary construction-related impacts such as construction equipment and worker vehicles, as well as ongoing operational noise from daily resident/employee vehicle movements or stationary sources such as air conditioning units.

## **Population and Housing**

The EIR will assess whether the proposed project would induce unplanned population growth in the area or displace substantial numbers of existing people or housing.

## **Public Services and Recreational Resources**

The EIR will discuss the availability of public facilities and service systems (including police and fire services, parks, schools, and libraries) and recreational resources in the project area, and the potential for the proposed project and related projects to require the construction of new or expanded facilities.

## **Transportation**

The EIR will describe the existing transportation network and analyze the impacts of the proposed project, including whether the proposed project would conflict with applicable transportation planning policies, result in a substantial increase in vehicle miles travelled, create a traffic safety hazard, or impact emergency access. The EIR will address construction-related traffic, as well as operational traffic generated by SRC residents and staff.

## **Utilities and Service Systems**

The EIR will describe the existing utilities, including potable water supply and wastewater systems, serving the project area. The EIR will evaluate the proposed project's effects on these utilities.

## **Alternatives**

The EIR will identify and evaluate a reasonable range of alternatives to the proposed project that would feasibly attain most of the project's basic objectives, but would avoid or substantially lessen any of the project's significant effects. As required by CEQA, the EIR will also analyze a "No Project" alternative. Other alternatives that seek to reduce the significant environmental impacts of the project will be identified. Alternatives discussed will be chosen based on their ability to reduce or avoid identified significant impacts of the project while achieving most of the identified objectives of the project (see CEQA Guidelines Section 15126.6).

The EIR will identify the degree to which each alternative might avoid or substantially lessen one or more of the project's significant environmental impacts, whether the alternative could result in other or increased impacts, and the degree to which the alternative would feasibly accomplish most of the project's basic objectives. In accordance with CEQA, the EIR will identify an environmentally superior alternative, based on the number and degree of associated environmental impacts.

## **Cumulative Impacts**

The EIR will include a discussion of significant cumulative impacts of the proposed project when considered with other past, present, and reasonably foreseeable future projects in the area. This section will cover all relevant subject areas discussed in the EIR (e.g., air quality, noise, traffic), will specify which of the areas are anticipated to experience significant cumulative impacts, and will determine whether the proposed project's incremental contributions are cumulatively considerable. Mitigation measures will be identified to reduce or avoid the proposed project's cumulatively considerable contribution to significant cumulative impacts.

## **Growth Inducing Impacts**

The EIR will qualitatively evaluate the proposed project's potential to induce growth and any subsequent environmental impacts that would occur pursuant to CEQA Guidelines Section 15126(d).

## **Attachments:**

**Figure 1** – Project Location

**Figure 2** – Proposed Site Plan

**Figure 1 – Project Location**

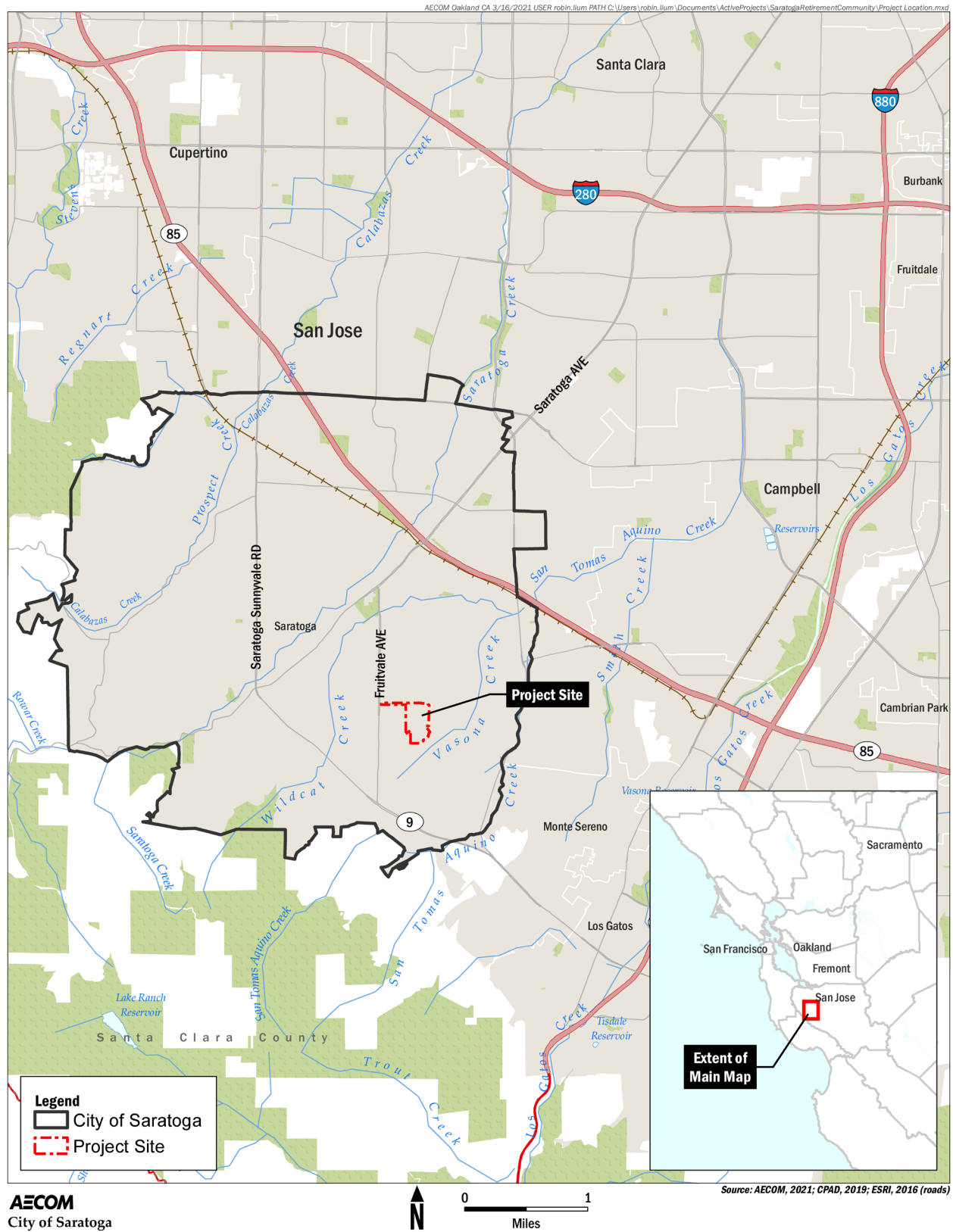
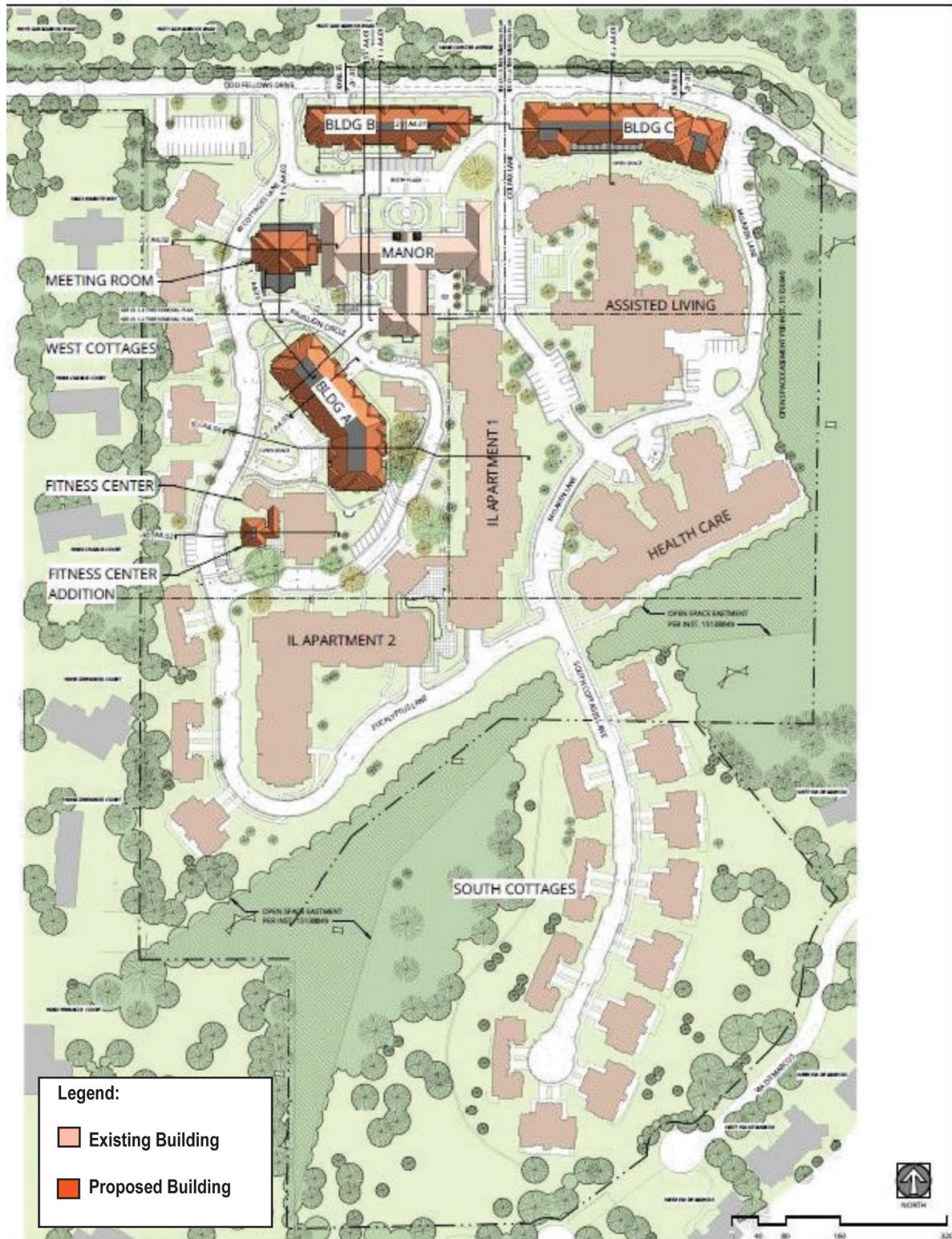




Figure 2 – Proposed Development



**AECOM**  
City of Saratoga  
Saratoga Retirement Community Master Plan Update

Source: Ankrom Moisan Architects, 2021