

Appendix A – Written Comments and Transcript of Verbal Comments

Part Four:

- Individual Comments (CAPUTO through JOE)

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Cynthia Richardson, Project Planner
13777 Fruitvale Avenue
Saratoga, CA 95070

1.1

Just look at these photos. Can you see why we treasure our campus? If you allow PRS to build these monstrous apartment buildings, we will lose our outdoors recreation, our green open space, our views, our protected mature trees and the fresh air.

We strongly against building these apartment building right in the center of our campus.

Current View: Odd Fellows Park from West Cottages Lane

- Redwood and oak trees will be eliminated
- All green space replaced with massive Building A
- All recreational sites are eliminated by Building A



Fitness Center



Same view if PRS plan is approved

- Building A occupies entire open space of Odd Fellows Park
- View from street becomes of balconies and buildings, instead of trees and green open space
- Bocce Ball Court reduced from 91 feet to 60 feet, and shade eliminated

Richard's reply

*10' across concrete
14500' mature - low
11111
Saratoga, CA 95070
8/6/23*

Dear EIR consultant, Planning Commissioners and City Council,

I am a resident at the Saratoga Retirement Community. I am concerned about the SRC expansion proposed by the out-of-state management company.

I understand the EIR consultants have concluded that the apartment building in front of the Manor and the building on the employee parking lot site to the west of the Manor along the Odd Fellows Lane have significant impact on the historical resources. Because they would obscure the historical Manor. But the Meeting Room tacked onto the west wall of the Manor building is acceptable.

We do not agree with the DEIR statement that the mitigation is less than significant as stated in Impact MM-CUL-1: Adverse Change to Historical Resources

Current View of West Wing of Manor from Entry Parking Lot

Existing green open space and trees will be eliminated



When you drive into the Odd Fellows Lane, immediately you see the beautiful open space with trees and the west wall of the Manor building. It is quite an impressive view. If you put the two level structure such as the proposed Meeting room attached to the Manor, it would be in the direct sightline of the Manor, it would reduce the magnificent view of the Manor.



In addition, the Meeting room would completely offset the original symmetrical design of the Manor. Manor is a historical building over 100 years old and is one of the two significant buildings in Saratoga. It is on the Saratoga historical inventory list. It should not be altered.

Same View if PRS plan is approved

The red zone on the left (West) to the Manor indicates the Meeting Room site. The proposed 2-level Meeting Room completely destroys the original symmetry of the historical Manor. And it occupies the green open space and eliminates the existing beautiful mature trees.



1.1
Cont.

In addition to the above aesthetic and cultural issues of the Meeting Room, here are some serious issues of the proposed Meeting Room:



1) The proposed building site of the Meeting Room Addition requires the elimination of 14 mature trees, including Chinese pistache, liquidambar, crepe myrtle, and protected redwoods.

Shown here the white Manor West view is to the left. The Meeting room is going to occupy where the trees and the lawn area. All the trees, including the protected mature redwood trees are to be removed. The Project will replace these majestic

mature trees with some young small trees or bushes. This is NOT acceptable.

2) Daytime noise during construction of the proposed Meeting Room Addition is estimated to reach 95 decibels, which exceeds the FTA [Federal Transit Administration] recommendations. The sound of the fire alarms in residence hallways is equivalent to 95 decibels. Retired seniors do not work outside of their apartments, they use their apartment during daytime, the constant many months of loud noise is harmful to their mental health. Where is study of the human impact? What can the seniors do when the noise level is insufferable and last so long? Please be humane, we did not move to a loud and disturbing construction zone. The impact is significant. We disagree with the less than significant impact in (MN-NOI-1a)

3) Vibration from heavy construction equipment and soil compaction from the weight of the new Meeting Room Addition on recently excavated ground, shown in Table 3.12-10 could cause irreparable damage to the foundation of the historic Manor. The impacts on Humans living or working in the Manor are not evaluated. How can you enforce the suggested minimization measures which are both impractical and inefficient. How does notification of vibration level help the residents? They cannot move out during this period when the project uses vibratory rollers, or drill rigs or large bulldozers etc. The impact is significant. We disagree with NM-NOI-2

4) The construction length is unrealistic. Table 4.5-6 listed that 3 months of 95 dBA noise and 7 month total. How do you guarantee for this projected length? Do the residents have any leverage if the construction length is violated? The Construction period is unrealistic. Construction duration has never been proven to be within schedule at SRC. The said 3 months grading/foundation, 7 months total seems to be unreal. Judging by the last major repair work on campus, it took 9 months to repair the balconies for the apartment buildings. During the 9 months, residents had no natural light and no fresh air. In spite of the complaints, Management never paid any attention. So we definitely do not trust in this unrealistic timeline.

All these issues have significant impacts to the residents and the environment.

PLEASE DO NOT ALLOW THE MEETING ROOM!

Janet Caputo

SAVED CAPUTO

14500 Fruitvale

Richard Caputo

Richard Caputo
14500 Fruitvale, Ave #114

Saratoga, Cal. 95070

Dear EIR consultants, Planning Commissioners and City Council,
I am a resident in the Manor building of the Saratoga Retirement Community.

1.1

I oppose the building of the proposed Meeting Room. It will have a very significant impact on the Manor residents during construction.

The vibration level during construction is expected to be substantially exceeding the applicable building damage threshold for masonry buildings such as the Manor according the Table 3.12-10 in the DEIR report. Vibration from heavy construction equipment and soil compaction from the weight of the new Meeting Room Addition on recently excavated ground could cause irreparable damage to the foundation of the historic Manor.

The suggested mitigation to minimize the damage to the Manor foundation is to use smaller equipment which might generate lower levels of vibration, yet the impact on human lives inside the Manor right where the Meeting room is constructed is totally ignored. Notification of such vibration activities as suggested in the mitigation will not reduce the impact on our lives. Where do we escape to? This is our home, we do not have other places to go; we live here and we would have to suffer through during the construction of Meeting Room.

If the said 3 months of grading/foundation work lasted more than 3 months, do the residents have any leverage on this time line? Similarly the 7 total months of construction seems to be unrealistic. What can the seniors residents do when the noise and vibration levels are insufferable and last so long? Please be humane, we did not move to a loud and disturbing construction zone.

We come here to enjoy our last years peacefully and quietly and we paid an enormous amount of our savings to retire at this lovely place. Please do not build this Meeting room which is NOT needed.

Joan Caputo 8-6-23
Manor *Caputo*
14500 Foothill Blvd
Saratoga, CA 95070

Dear EIR consultants, Planning Commissioners and City Council,
I am a resident in the Manor building of the Saratoga Retirement Community.

2.1

I oppose the building of the proposed Meeting Room. It will have a very significant impact on the Manor residents during construction.

The noise level is beyond the acceptable level as you noted in the DEIR report Table 4.5-6. Construction zone would generate noise levels of up to 95 dBA for the four west-facing units within the western wing of the Manor Building. 95 dBA is like fire alarms in our hallways!! This **would exceed** the FTA's recommended construction noise criteria of 80 dBA. Such loud noise is very disturbing and causes mental health issues. Particularly for long duration, not just a few minutes but many hours during the day and for many months.

The mitigation suggested that the noise is only during day time, so it will be quiet during after work hours. This report does not consider the seniors at all. We take naps and stay indoors most of the time during the day. These loud noise will be intolerable.

We come here to enjoy our last years peacefully and quietly and we paid an enormous amount of our savings to retire at this lovely place. Please do not build this Meeting room which is directly attached to the Manor.

We do NOT need it!

Janet Caputo 8/8/23
JANET CAPUTO
14500 Franklin Ave
San Diego, CA 95070

August 6, 2023

Cynthia Richardson, Project Planner
City of Saratoga
13777 Fruitvale Ave.
Saratoga, CA 05070

Dear Ms. Richardson,

3.1

Among the many concerns we residents have about the PRS Expansion plan, one is more esthetic, less rational, and difficult to quantify: the threat to our historically and architecturally significant central building, known as the Manor. This iconic white stucco-clad building is a glory to behold--graceful and inviting in spite of its bulk, proud with its two bell towers and arched colonnades. The building itself will not undergo significant changes under this plan (though one exterior wall will be pierced), but the proposed addition of the Meeting Room, dangling offhandedly from its west side, will detract from the Manor's classic beauty. It will ruin the aspect of a beautiful building, perfectly sited on its plot.

This handsome Mission Revival style building is impressive. Its size and bulk fit the site, which was doubtless the premier spot on the property when it was built in 1912: on the crown of a knoll that dominates its surroundings. The building's prominent setting confirmed the importance of its purpose: the housing of elderly residents, which the Odd Fellows took seriously.

When the Odd Fellows developed this property in the early 2000s to create today's continuous care community, they took pains to respect and preserve the Manor and the style it set. Changes to the interior were made with care, and exterior alterations were minimal. Importantly, the purpose and use of all the new facilities continued to fulfill the Odd Fellows' original commitment to house the elderly.

Besides intruding on the Manor's setting, the Meeting Room's building site would eliminate one of the few spaces left on campus where there is greenery shaded by mature trees, which will be sacrificed.

Even if the new Meeting Room were to be sensitively designed to compliment the Manor, it will inevitably diminish the visual impact of that grand structure. A classical building is a style defined by symmetry, which will be forever abrogated. Future visitors and historians will never be able to see the Manor as we do; they will look and wonder why anyone was allowed to tack on such an appendage. Their only option will be to crop it out of their photos!

Sincerely,

Janet Caputo

8/6/23

JANET CAPUTO

14500 Fruitvale Ave

~~San Jose~~ Saratoga, CA

To the EIR consultants, the Planning Commissioners and
City Council,

4.1

Saratoga Retirement community is already solvent, in the
black!

Yes we need improvements to our Health Care Center, but
we don't need the enormous building projects proposed by
PRS.

This proposed project will not only negatively affect the
residents for the rest of their lives, but all our neighbors
will be subjected to noise, pollution, traffic, & disruption
for years.

And the result? **More money for PRS** & a remaining
campus of buildings—not mature trees, not a park, not flat
outdoor space for the residents. Welcome to New York
City.

Janet Caputo

8/6/23

51255 CAPUTO

14500 Freeway Ave

Saratoga, CA

To the EIR consultants, Planning Commssioners and City Council,

5.1

Here is a very important issue which has not been studied thoroughly. The consequence is significant.

Emeregecnny Evacuation needs more study

- Emergency Evacuation on SRC campus, which also involves our neighbors on Chester Ave. San Marcos Lane and the Fellowship Plaza, needs more study. It is a a basic health and safety issue.
- How to evacuate the Skilled Nursing patients during emergency evacuation, when at least 40 ambulance has to come to campus. How can the independent Living senior residents driving themselves out in this case? They are all expected to evacuate using their own vehicles according to the management per instruction from our administration (June 21 2023)
- The gates on Chester Ave. for the 80 additional Fellowship plaza apartment and the additional 52 SRC apartments are inadequate for emergency evacuation. These gates will not be able to handle the ambulances, the fire trucks and the additional cars. Even now before the constructions, it is already a real threat of safety and health. The report does not have any detailed study and do not have plans to mitigate the danger.

Impact TRA-4: Project-Related Interference with Emergency Access

The Project could result in inadequate emergency access. Mitigation: MM-TRA-3a: Construction Traffic Control Plan

The Project could result in inadequate emergency access. It has significant impact, not mitigated in the DEIR studies. Referring to Mitigation: MM-TRA-3a: Construction Traffic Control Plan

Janet Caputo

5/6/23

SAN MARCOS CAPUTO

17501 Franklin Ave

San Diego

6.1

We residents here at Saratoga just love our bocce ball court located in our beautiful Historic Park. That & our putting green are our only outdoor games on campus. We also enjoy the chairs & picnic tables set up in that same park.

The large oak tree there was lost in a storm last year & it has not been replaced with anything — not even grass or ground cover. Why? Because the PRS Expansion project plans to eliminate this park entirely (our only park) to make way for more buildings.

If we wanted a campus full of buildings we would have moved to any number of more financially reasonable ones in the Bay Area.

Please help us save our green space.

Janet Caputo 8-6-23
JANET CAPUTO
17500 Fremont Ave
Saratoga, CA

Cynthia Richardson, Project Planner
13777 Fruitvale Avenue
Saratoga, CA 95070
Email crichardson@saratoga.ca.us
Subject: Saratoga Retirement Community.

7.1

Please do NOT destroy our Full-Size Bocce Ball court. The replacement is only 2/3 of the current size. We do NOT want or need a 2-story apartment building on this site.



Over 60 residents regularly enjoy the games. We have many teams, for women, for men, mixed and some with staff and residents. It is a fun and healthy outdoors game.

This is our only outdoors recreation site. We, seniors need it for our mental and physical health.

Thanks you for listening,

Janet Caputo

8-6-23

JANET CAPUTO

14500 Fruitvale Ave

Saratoga, CA

Cynthia Richardson
13777 Fruitvale Ave.
Saratoga, CA 95070

Dear Ms. Richardson,

8.1

Saratoga has been named Tree City USA every year since 2006 and has won several national awards for its trees like America in Bloom's Best Tree Canopy, Best Urban Forest and Best Tree Heritage Program from 2015-2017.

However, after recent winter storms, Saratoga's tree canopy faced several threats from extreme rainfall and strong winds. At least 13 large trees and 15 limbs had to be removed from Saratoga roads. Others fell on private property.

At a time when trees are being lost due to weather, it is sad to think that the City would allow perfectly healthy trees to be chopped down for the sake of building housing. Such is the plan before the City Council and Planning Commission when a developer is proposing several buildings be built at Saratoga Retirement Community (SRC) that would take down 124 trees, 65 of which are protected by the City's code. Some of these large trees are over 100 feet tall and six feet in diameter. They provide shade, habitat for birds another animals and contribute to the beauty of the SRC campus. They buffer noise, cool the environment at a time of record breaking heat and help to remove carbon dioxide from the atmosphere.

SRC does not need the proposed buildings at the sake of losing one of the things that makes it so special to the residents....tall, majestic, healthy trees. I urge the City Council and the Planning Commission to reject this plan in favor of "no plan" or at the very least the resident's alternative plan.

Janet Caputo

JANET CAPUTO

14500 Fruitvale Ave

1101

Saratoga, CA

80020

8/6/23

To EIR consultants, Planning Commissioner and City Council

Here are some points that you should consider in the Saratoga Retirement Community Expansion plan.

1.1 **The question is not when will the next Pandemic hit, but what are we doing to prepare for it?**

As a lay person when it comes to very technical details, I reviewed the DEIR for the proposed expansion of the Saratoga Retirement Community (SRC) as best as I could.

I found a huge **void** in the details for the Health Care Center (HCC) remodel other than reducing the 99 beds to 54 and converting all the rooms to private including private toilet and shower. It was disappointing since this seems the opportune time to learn from the all the studies done post covid and to design SRC HCC with details to mitigate the next pandemic.

The conversion of the semi-private bedrooms and baths to private is a good start but the vague construction schedule shows that as **phase four**. With recent studies showing that **shared** bedrooms and bathrooms helped enable the spread of the Covid pathogen, the priority for this conversion should be **Project #1**. (See article in AARP, 1/3/2023 by Emily Paulin).

The following are other details that were **missing in the SRC DEIR** for the HCC:

Emergency Response: after reading all the possible road closures and road re-alignments and the fact that Emergency Medical Response (EMR) vehicles are very frequently on the campus day and night, it seems **urgent** that the Emergency Access Road **be built first!** This is the access from Chester Ave with a wide sweep to accommodate fire trucks onto Odd Fellows Drive. For years, residents have begged for this as San Marcos/Odd Fellows drive in the only way in and out of the campus. With all the daytime truck congestion and debris removal during the proposed construction, there needs to be a safe way for fire and emergency vehicles to access the campus.

Air Quality, Noise, and vibration analysis were all missing for the interior environment that in-patients in the HCC would be subjected to during the remodel. While the DEIR concerns itself with the exterior environment, no one has examined what the in-patients must endure trapped in their beds during this construction. In an important study done in Cleveland Clinic and reported in The Cleveland Clinic Journal of Medicine, October 1, 2019, Amjad Kanj MD et al reported in article, "

What are the Risks to Inpatients During Hospital Construction or Renovation", found that " Hospital construction ultimately will serve the interests of patients but it also can put in-patients at risk of mold disease, Legionnaires Disease, sleep deprivation, and exacerbation of lung disease."

Solar panels and Water Saving standards were also missing for the HCC remodel plans. There were plans for solar panels for other buildings as well as "Build it Green" ideas but nothing for the HCC.

Impact MF-S-3 Direct adverse effects on human beings inside a HCC that is being remodeled. There is a lot of analysis on the outside air, water, noise and vibration but nothing for "Sensitive Receptors" who are unable to move or relocate, trapped as such in their beds and bedrooms in a HCC that is being remodeled. An abled bodied resident can request a change of location if overwhelmed with noise , dust and vibration but no such options are available to the in-patient recovering in a HCC that is undergoing a remodel.

In Summary:

Build the access road appropriate for fire trucks from Chester to Odd Fellows Road **first**.

If a new state of the art **HCC** is out of the question, then current in-patients at HCC must be re-located and the HCC must be **remodeled with latest Covid regulations**. This is the next in priority for the health and safety of SRC residents.

Richard Caputo 8/8/23
Richard Caputo
14500 ~~Urbic~~ Frustrale Ave #110
Saratoga, Ca 95070

To the EIR consultants, Planning Commssioners and City Council,

2.1

Here is a very important issue which has not been studied thoroughly. The consequence is significant.

Emeregecnny Evacuation needs more study

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Richard Caputo 8/6/23
Richard P. Caputo
14500 Fruitvale Ave. #1101
Sacramento, Ca 95820

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3.1

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The mitigation suggested that the noise is only during day time, so it will be quiet during after work hours. This report does not consider the seniors at all. We take naps and stay indoors most of the time during the day. These loud noise will be intolerable.

We come here to enjoy our last years peacefully and quietly and we paid an enormous amount of our savings to retire at this lovely place. Please do not build this Meeting room which is directly attached to the Manor.

We do NOT need it!

Richard Caputo 8/6/23
Richard Caputo
14500 Fruitvale Ave. #1101
Saratoga, Cal. 95070

Cynthia Richardson, Project Planner
13777 Fruitvale Avenue
Saratoga, CA 95070
Email crichardson@saratoga.ca.us
Subject: Saratoga Retirement Community.

4.1

I am a resident at the Saratoga Retirement Community

We are strongly against building these apartment building right in the center of our campus.

For SRC, the Odd Fellows Historical park is equivalent to the "Central Park" In New York City. It is a safe and outdoor area for us to stroll, for neighbors to walk their dogs.

These paths are very accessible even for residents with walkers. We come out of our apartment and walk around to get sunshine and fresh air.



In contrast, the DEIR suggests that these campus walking paths and open space can be substituted by the nearby San Marcos Open space (p.3-260 DEIR). Can you imagine residents take their walkers along the Odd Fellows Lane easement, walk along the roads without pedestrian paths, up the hill to the San Marcos Open Space? Yes, it is only 300 feet to the southeast of the Project site, but that is the crow flies distance. One has to climb up a steep embankment—inaccessible except by a 2.5-mile round trip along the road or by helicopter. This shows complete lack of understanding of the Seniors' needs nor respect for seniors' quality of life.

Please do NOT allow the apartment building

Richard Caputo

8/6/23

Richard Caputo

*14500 Fruitvale Ave #1101
Saratoga, CA 95070*

August 6, 2023

Cynthia Richardson, Project Planner
City of Saratoga
13777 Fruitvale Ave.
Saratoga, CA 05070

Dear Ms. Richardson,

5.1

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Sincerely,



Richard Caputo

14500 Fruitvale Ave. #1101
Saratoga, Cal. 95070

8/6/23

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Current View of West Wing of Manor from Entry Parking Lot

Existing green open space and trees will be eliminated



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Richard Caputo
Richard Caputo
14500 Fruitvale Ave #1101
Saratoga Cal 95070

7.1

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Richard Caputo

Richard Caputo

14500 Fruitvale Ave. #1101

Saratoga, Ca 95070

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8.1

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Richard Caputo

Richard Caputo

*14500 Fruitvale Ave #1101
Saratoga, Cal. 95070*

Cynthia Richardson
Project Planner
City of Saratoga
13777 Fruitvale Ave.
Saratoga, CA 05070
August 20, 2023

Dear Ms. Richardson,

1.1

Elderly retired professors, we have enjoyed living in Saratoga Retirement Community for more than four years.

We strongly object to any proposed development that defaces The Manor. The Manor is the most noteworthy and recognizable building in Saratoga and the surrounding area. Surely any interpretation of the historic and artistic provisions of environmental law that permits a developer to ram a garage/auditorium into its west wing must be in error.

1.2

Crass and careless, the garage/auditorium would destroy the symmetry and visual integrity of the Manor. It would block the first view of The Manor as a person walked or drove up Odd Fellows Drive from Fruitvale. And from straight on, The Manor would appear unbalanced. In addition, of course, the garage/auditorium would destroy current green space and mature trees create an unsafe traffic situation.

We ask City planners and elected officials to review the portions of the DEIR that condone approval of this jury-rigged proposal and correct the error.

Sincerely,



Mary E. Carroll
F. Del Coates
14500 Fruitvale Ave., Apt. 5323
Saratoga, CA 95070
mary.carroll@sjsu.edu
dcoates@delcoates.com

Rawnsley, Emma

From: Cynthia Richardson <crichardson@saratoga.ca.us>
Sent: Thursday, August 10, 2023 11:47 AM
To: Rawnsley, Emma
Subject: FW: Saratoga Retirement Community
Attachments: SRCDEIRCommentCKChan.pdf

This Message Is From an External Sender

This message came from outside your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Report Suspicious

Cynthia Richardson | Project Planner
City of Saratoga | Community Development Department
13777 Fruitvale Avenue | Saratoga, CA 95070
crichardson@saratoga.ca.us |
[https://urldefense.com/v3/_http://www.saratoga.ca.us_!!ETWISUBM!xfuBSFeRbG3v09Ms_UhtQwoNVdorigMqhpebrHd9ilm_sG5jwDGfcvAek06gPK1CJUjxtK-fEDHVVYbhebEdwxYjQ47FA\\$](https://urldefense.com/v3/_http://www.saratoga.ca.us_!!ETWISUBM!xfuBSFeRbG3v09Ms_UhtQwoNVdorigMqhpebrHd9ilm_sG5jwDGfcvAek06gPK1CJUjxtK-fEDHVVYbhebEdwxYjQ47FA$)
Office Hours Mondays and Thursdays

-----Original Message-----

From: C K Chan <ckcproperties888@gmail.com>
Sent: Sunday, August 6, 2023 7:08 PM
To: Cynthia Richardson <crichardson@saratoga.ca.us>
Cc: Marian Chan <bigeyes888@gmail.com>; Michael Griffin <jazzbuff@comcast.net>; Tsing Bardin <tsingtb@gmail.com>
Subject: Saratoga Retirement Community

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello Ms Richardson:

Attached is my comments to the SRC DEIR.

Best Regards

C.K. Chan
Cottage 6130
SRC

To Cynthia Richardson

From : C.K. Chan

Subject: Saratoga Retirement Community

Date: August 2nd, 2023

1.1

My name is CK Chan. I am a Professional Engineer registered in California. I was an engineering professor at UCLA.

Today I come before you as a concerned SRC resident. I wanted to bring up the areas of controversy associated with the expansion project currently under review.

In the environmental report, Ankrom Moisan Architects is listed as the applicant on behalf of SRC and PRS. SRC is a DBA of the owner Odd Fellows Home of California, a California Nonprofit Corporation. PRS is a Not-for-Profit organization from Oregon, and is the management company for the entire SRC facility in Saratoga. Both organizations have the mission statement: "To serve the Senior Residents interests in the community".

When the DEIR report came out, Ms. Sarah Steele, the Director of the Saratoga facility called an all hands meeting with the residents on Zoom. The meeting was controlled by the project promoter, Mr. Brian McLemore. Mr. McLemore is the President of McLemore Development Advisors in Oregon which is a 'for profit' organization. On the Web, Mr. McLemore indicates that he had a long history of employment with PRS and a strong tie with PRS. Ms. Sarah Steele is the employee of PRS, she has an absolute control of the residents' daily life and the operations of the SRC Facilities. Shouldn't an independent third party such as the Architect be the more appropriate party to address to the Resident?

1.2

Here are the facts that have been absent in the present draft EIR:

1. The average age of the residents are over 80 years old with severe mobility and health issues. Many don't drive, and must have open space to enjoy fresh air and do daily walks around campus. Some of them are confined to the Campus 24/7 throughout the whole year.
2. The campus is situated on a hilly lot with narrow driveways and with limited access to the public Streets. A lot of residents walk with walkers on the driveway as their daily exercise or as their daily commute to do their daily activities.

1.3

3. The effects of the project (such as noise, pollution, safety, handicap access, emergency vehicle access) on the quality of residents' daily life have not been evaluated.

1.4

4. There is no written complete disclosure to present nor to future residents about the impact of the project.

1.5

5. To my knowledge, Ms. Sarah Steele has reprimanded at least two residents when they were exercising their First Amendment Right to protest the project.

1.6

Here are the conditions that have to be implemented to the project:

1. The effects of the project on the residents' daily life have to be thoroughly studied. The applicant has to provide a detailed reasonable workable plan to mitigate all the negative effects by the proposed construction staging. In addition, the time table have to be strictly

1.6
Cont

enforced with heavy penalties for not compiling. Given the history of SRC in moving the smallest maintenance work in snail's pace, it is highly possible that the project will be delayed and drag on for years.

1.7

2. A written signed disclosure to outline the effects of the project on the daily life should be given to present and future potential residents by SRC/PRS.

1.8

3. All PRS employee who work in the SRC facilities are barred to harass residents or to order their staff members to harass residents regardless whether those residents are supporting or opposing the project.

1.9

In view of the overbuilt and the high vacancies rate in the present Assisted Living Building and in the present Health Care Center Building, it is highly questionable about the proposed outcome of the stated financial objective of constructing three separate new Independent Living buildings, and two new Support Buildings. The proposed project has so much negative environmental impact and high cost, that it will not really significantly improve the balance sheet. This may put further financial burden onto the Residents, as all the expenses of the project will be eventually borne by the present and the future residents of SRC.

To: Cynthia Richardson

From: Marian Chan

Subject: Saratoga Retirement Community

Date: August 2nd, 2023

1.1

My name is Marian Chan. I became a resident at SRC about a year ago. I hold a degree in Architecture and graduate degree in Structural Engineering both from UC Berkeley. My husband and I have been doing commercial real estate developments for nearly 45 years, so we understand clearly the primary objective of the proposed expansion plan.

Let's face it, the primary objective in the application is to generate additional income stream from the new independent living units by constructing three separate new buildings. This thinking is very flawed, because

The ratio of independent living units is paled by comparison to the overbuilt and unused units in assisted living and Health Center. Even with increased new independent unit, proposed 195 (note there is a mistake in the summary DEIR, it was listed as 149) versus current 143, there will still be 103 assisted living units and 52 skilled nursing beds. This ratio will not make a profitable operation in the current market. The residents of independent living units will still be supporting the money losing portion of the assisted living and the health center. Note the current vacancy of assisted living units and the health units is so overwhelming that it is dragging down the occupancy rate of the entire facilities down to the 80%, the number that the regulated government has concern. Hence even with the project going ahead, the claim of improved quality of live for independent living residents will not materialize.

1.2

Going on to the other objectives stated by the applicants:

1. Item 7: The current dining service can barely handle the current 143 independent living units residents. There is no plan to add dining facilities. Only exiting rooms that are scattered through out the old Manor building are proposed to be used.

1.3

2. Item 10: I don't see any augmentation of parking. It is purely hear say. Currently the staff takes up most of the parking on West Cottage Lane. Residents requesting to use the reserved parking were denied. During construction, and before even more parking can be provided, it will be chaos for the residents, the staff as well as the guests. In addition, with the closing of West Cottage Lane, logjam for emergency vehicles, delivery trucks, service vehicles, construction vehicles, resident vehicles etc., the scene will not be pretty.

1.4

3. Item 11: Currently the landscape maintenance over the campus has been left in a bad shape. Anyone can see the dead plants and lack of care. Many elderly residents now have to pitch in to help maintain the landscaping. The indication by the management is that they can save money by delayed maintenance while waiting to work towards the expansion. This is a short-sighted approach. The management had deprived the residents years of enjoyment while waiting for a project which by the way may not be materialized. In a sense, the management has not fulfilled their obligation in according to the original Campus Master Plan.

1.5

4. Item 9: As an architect myself, I think the layout is not well thought out. The applicant claims that the new additions will blend with the exiting. How could that be! To put a building B in front of the beautiful Old manor building? Take out the much-needed parking in front of the manor. To put the Building A on the widely used open space recreational park and at the same time destroying all those oak trees and the redwood trees. Adding a meeting room to the west of the manor destroys the symmetry of the historical manor building. Adding those five (5) new buildings haphazardly is hardly an effort to blend in.

1.6

Does the DEIR address environment impact on the residents? Did DEIR review the subject of people flow, the very basic in architecture/city planning?

1.7

There is another community at the end of Odd Fellowship Drive. The residents there share same the access road with SRC community. Building B and C along that access road make elderly residents in both communities walking along those roads very hazardous. Has the applicant done a traffic count of all the roads in the campus?

1.8

In conclusion, the current proposal of building five new buildings to generate new income is not well thought out both financially and environmentally. Other possible ways to achieve the financial objective but without such large impact to the environment have never been seriously considered by the applicant.

To: Cynthia Richardson

From: Marian Chan

Subject: Saratoga Retirement Community

Date: August 2nd, 2023

2.1

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In conclusion, the current proposal of building five new buildings to generate new income is not well thought out both financially and environmentally. Other possible ways to achieve the financial objective but without such large impact to the environment have never been seriously considered by the applicant.

Cynthia Richardson, Project Planner
13777 Fruitvale Avenue
Saratoga, CA 95070

1.1

I am a resident at the Saratoga Retirement Community

I enjoy playing Bocce with my neighbors every week, some times twice a week. It is a healthy and fun outdoor activity.

I am very upset that the Pacific Retirement Services has proposed a master plan to build a two-story apartment at the site of our Odd Fellows Historical Memorial park with its FULL- size Bocce ball court. The proposed replacement court would only be 2/3 of the current court.

Please do NOT build these apartments. The Bocce ball court is the most important outdoors facility. Over 60 residents regularly enjoy the games. Some of our senior citizens come to play even using walkers!



ROSALIND CHAN

ROSALIND CHAN 5224

7/25/23

Cynthia Richardson, Project Planner
13777 Fruitvale Avenue
Saratoga, CA 95070

2.1

Just look at these photos. Can you see why we treasure our campus? If you allow PRS to build these monstrous apartment buildings, we will lose our outdoors recreation, our green open space, our views, our protected mature trees and the fresh air.

We strongly against building these apartment building right in the center of our campus.

Current View: Odd Fellows Park from West Cottages Lane

- Redwood and oak trees will be eliminated
- All green space replaced with massive Building A
- All recreational sites are eliminated by Building A



Same view if PRS plan is approved

- Building A occupies entire open space of Odd Fellows Park
- View from street becomes of balconies and buildings, instead of trees and green open space
- Bocce Ball Court reduced from 91 feet to 60 feet, and shade eliminated

5224

Residing in Santa Clara

7/25/23

Cynthia Richardson, Project Planner
13777 Fruitvale Avenue
Saratoga, CA 95070

1.1

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We strongly against building these apartment building right in the center of our campus.

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Same view if PRS plan is approved

- Building A occupies entire open space of Odd Fellows Park
- View from street becomes of balconies and buildings, instead of trees and green open space
- Bocce Ball Court reduced from 91 feet to 60 feet, and shade eliminated

S. Ma Chu

5322

Sybil H. Chu

7/25/23

Cynthia Richardson, Project Planner
13777 Fruitvale Avenue
Saratoga, CA 95070

- 2.1 One of the reasons that I chose Saratoga Retirement Community is the attractive outdoor green space. The bucolic campus is one of the assets of the entire Saratoga City. Here seniors can relax and have fresh air.



I am against Pacific Retirement Service's building the two story high apartment which will occupy all the green space we have. Please do NOT build these apartments. This green space is an irreplaceable jewel. Thanks you for listening,

Sylvia Chan #5302

Sylvia Chan

7/25/23

Cynthia Richardson, Project Planner
13777 Fruitvale Avenue
Saratoga, CA 95070

3.1

Please do NOT destroy our Full-Size Bocce Ball court. The replacement proposed is only 2/3 of the current size. We do NOT want or need a 2-story apartment building on this site.



Over 60 residents regularly enjoy the games. We have many teams, for women, for men, mixed and some with staff and residents. It is a fun and healthy outdoor game.

This is our only outdoor recreation site. We, seniors need it for our mental and physical health.

Thanks you for listening,

Sylvia Chan #5322

Sylvia Chan

7/25/23

Cynthia Richardson, Project Planner
13777 Fruitvale Avenue
Saratoga, CA 95070

1.1

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Please do NOT build these apartments. The Bocce ball court is the most important outdoors facility. Over 60 residents regularly enjoy the games. Some of our senior citizens come to play even using walkers!



Roger Claydon

14500 Fruitvale Ave Apt 4213

7/25/23

August 6, 2023

Cynthia Richardson, Project Planner
City of Saratoga
13777 Fruitvale Ave.
Saratoga, CA 05070

Dear Ms. Richardson,

1.1

Among the many concerns we residents have about the PRS Expansion plan, one is more esthetic, less rational, and difficult to quantify: the threat to our historically and architecturally significant central building, known as the Manor. This iconic white stucco-clad building is a glory to behold--graceful and inviting in spite of its bulk, proud with its two bell towers and arched colonnades. The building itself will not undergo significant changes under this plan (though one exterior wall will be pierced), but the proposed addition of the Meeting Room, dangling offhandedly from its west side, will detract from the Manor's classic beauty. It will ruin the aspect of a beautiful building, perfectly sited on its plot.

This handsome Mission Revival style building is impressive. Its size and bulk fit the site, which was doubtless the premier spot on the property when it was built in 1912: on the crown of a knoll that dominates its surroundings. The building's prominent setting confirmed the importance of its purpose: the housing of elderly residents, which the Odd Fellows took seriously.

When the Odd Fellows developed this property in the early 2000s to create today's continuous care community, they took pains to respect and preserve the Manor and the style it set. Changes to the interior were made with care, and exterior alterations were minimal. Importantly, the purpose and use of all the new facilities continued to fulfill the Odd Fellows' original commitment to house the elderly.

Besides intruding on the Manor's setting, the Meeting Room's building site would eliminate one of the few spaces left on campus where there is greenery shaded by mature trees, which will be sacrificed.

Even if the new Meeting Room were to be sensitively designed to compliment the Manor, it will inevitably diminish the visual impact of that grand structure. A classical building is a style defined by symmetry, which will be forever abrogated. Future visitors and historians will never be able to see the Manor as we do; they will look and wonder why anyone was allowed to tack on such an appendage. Their only option will be to crop it out of their photos!

Sincerely,

Helen S Connelly
Apt. 4206 Saratoga Retirement Community

Aug. 6, 2023

Comment Letter: FORM-31
CONNELLY-H-2

To: Planning Commissioner and City Council

- 2.1 Saratoga Retirement Community is widely known for its beautiful green campus - full of trees, bushes, walking paths, & lovely landscaping.

The new PRS Expansion Plan plans to eliminate most of this beauty by packing it with more housing & more buildings. There are 124 beautiful large trees (& much more greenery) scheduled for destruction.

Our park & outdoor recreation area will be taken from us. Our trees & our birds will be gone. It will be incredibly sad & depressing for those of us in the last years of our lives.

- 2.2 This campus has added to the prestige of Saratoga for 111 years - any major changes as planned would be a huge mistake and irreversible! Please help preserve SRC for future residents and for its historical value!

Arlen L Connolly
Apt. 4206 SRC

To EIR consultants, Planning Commissioner and City Council ;

Here are some points that you should consider in the Saratoga Retirement Community Expansion plan.

3.1

The question is not when will the next Pandemic hit, but what are we doing to prepare for it?

As a lay person when it comes to very technical details, I reviewed the DEIR for the proposed expansion of the Saratoga Retirement Community (SRC) as best as I could.

I found a huge **void** in the details for the Health Care Center (HCC) remodel other than reducing the 99 beds to 54 and converting all the rooms to private including private toilet and shower. It was disappointing since this seems the opportune time to learn from the all the studies done post covid and to design SRC HCC with details to mitigate the next pandemic.

The conversion of the semi-private bedrooms and baths to private is a good start but the vague construction schedule shows that as **phase four**. With recent studies showing that **shared** bedrooms and bathrooms helped enable the spread of the Covid pathogen, the priority for this conversion should be **Project #1**. (See article in AARP, 1/3/2023 by Emily Paulin).

The following are other details that were **missing in the SRC DEIR** for the HCC:

Emergency Response: after reading all the possible road closures and road re-alignments and the fact that Emergency Medical Response (EMR) vehicles are very frequently on the campus day and night, it seems **urgent** that the Emergency Access Road **be built first!** This is the access from Chester Ave with a wide sweep to accommodate fire trucks onto Odd Fellows Drive. For years, residents have begged for this as San Marcos/Odd Fellows drive in the only way in and out of the campus. With all the daytime truck congestion and debris removal during the proposed construction, there needs to be a safe way for fire and emergency vehicles to access the campus.

Air Quality, Noise, and vibration analysis were all missing for the interior environment that in-patients in the HCC would be subjected to during the remodel. While the DEIR concerns itself with the exterior environment, no one has examined what the in-patients must endure trapped in their beds during this construction. In an important study done in Cleveland Clinic and reported in The Cleveland Clinic Journal of Medicine, October 1, 2019, Amjad Kanj MD et al reported in article, "**What are the Risks to Inpatients During Hospital Construction or Renovation**", found that

" Hospital construction ultimately will serve the interests of patients but it also can put in-patients at risk of mold disease, Legionnaires Disease, sleep deprivation, and exacerbation of lung disease."

Solar panels and Water Saving standards were also missing for the HCC remodel plans. There were plans for solar panels for other buildings as well as "Build it Green" ideas but nothing for the HCC.

Impact MF-S-3 Direct adverse effects on human beings inside a HCC that is being remodeled. There is a lot of analysis on the outside air, water, noise and vibration but nothing for "Sensitive Receptors" who are unable to move or relocate, trapped as such in their beds and bedrooms in a HCC that is being remodeled. An abled bodied resident can request a change of location if overwhelmed with noise , dust and vibration but no such options are available to the in-patient recovering in a HCC that is undergoing a remodel.

In Summary:

Build the access road appropriate for fire trucks from Chester to Odd Fellows Road **first**.

If a new state of the art **HCC** is out of the question, then current in-patients at HCC must be re-located and the HCC must be **remodeled with latest Covid regulations**. This is the next in priority for the health and safety of SRC residents.

3.2

*The HCC has needed upgrading since 2005 when SRC opened!
It has been our "white elephant" for 18 1/2 years. We need to get
our priorities in order!*

Helen Connelly

apt 14206, SRC



SARATOGA

California

Commenter: CONNELLY-H-4

Draft Environmental Impact Report
Meeting

August 2, 2023

Aug 6, 2023

Comment Form (please print)

Name*: Helen B Connolly

Affiliation (if any)* SRC

Email address*: helenconn@comcast.net

Comment: I lived for 50 years on the Stanford campus and when my husband and I starting looking for retirement homes, we checked out 20 between San Mateo + Los Gatos! This beautiful campus in Saratoga was the winner! 4.1 It has been here since 1912 and the big trees and space were ideal for us plus moving into a brand new apartment in 2005 when it opened. My husband was ill and died after a year here but used all 4 levels of care (CCRC) but I am still here after 18 1/2 years at age 96 and this setting has supported my last years. I hope the city of Saratoga appreciates what a treasure SRC is and preserves it as is for future residents.

Sincerely,
Helen Connolly

* Please print. Your name and comments become public information and may be released to interested parties if requested.

Please either deposit this sheet at the sign-in table before you leave today, or fold, stamp, and mail. Insert additional sheets if needed. Comments can also be emailed.

Mailing address: Saratoga Retirement Community
c/o Cynthia Richardson
13777 Fruitvale Avenue
Saratoga, CA 95070

Email: Cynthia Richardson
crichardson@saratoga.ca.us

Public Comment Period: July 6, 2023 to August 21, 2023

Comments will be accepted until August 21, 2023 by 5:00 PM

Rawnsley, Emma

From: Cynthia Richardson <crichardson@saratoga.ca.us>
Sent: Thursday, August 17, 2023 10:15 AM
To: Rawnsley, Emma
Subject: FW: Saratoga Retirement Community
Attachments: Saratoga Retirement Community.docx

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Report Suspicious

Cynthia Richardson | Project Planner

City of Saratoga | Community Development Department
13777 Fruitvale Avenue | Saratoga, CA 95070
crichardson@saratoga.ca.us | www.saratoga.ca.us
Office Hours Mondays and Thursdays

From: Bill Cooper <bill@cgv.com>
Sent: Tuesday, August 15, 2023 5:47 PM
To: Cynthia Richardson <crichardson@saratoga.ca.us>
Subject: RE: Saratoga Retirement Community

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Cynthia,
Thanks.
My thoughts are attached. Please review them for embarrassing errors before I submit.
Thanks,
Bill

From: Cynthia Richardson <crichardson@saratoga.ca.us>
Sent: Monday, August 14, 2023 11:19 AM
To: Bill Cooper <bill@cgv.com>
Subject: RE: Saratoga Retirement Community

Hi Bill,
You can find that in Section 4 page 149. See lower right corner of the page, it will say 4-149. Let me know if you have further questions.

1.1

Action Requested: Approve Alternative 3 (New Building D) to meet consumer demand for 2-bedroom Independent Living units and maintain the current, approximately 15%/85% ratio of 1-bedroom and 2-bedroom units instead of approximately 40%/60% in Alternative 2.

The project seems to be a choice between Alternatives 2 & 3, which have the same dwelling unit density:

- Alternative 2 drops the proposed 10-unit building (Building B) but keeps the unit count at 52 by reconfiguring Buildings A & C to include the 10 units.
- Alternative 3 includes a 10-unit Independent Living building (Building D) with an additional mitigation measure of a parking lot design review (MM-CUL-1d-ALT3).

Building Footprints:

Proposed & Alternative 3 Footprint			
Bldg	units	Total SF	SF/Unit
A	22	35,898	1,632
B	10	28,475	2,848
C	20	41,715	2,086
Total	52	106,088	2,040

Alternative 2 – 10 Bldg B units into A & C			
Bldg	units	Total SF	SF/Unit
A&C	42	77,613	1,848
A&C+B	52	77,613	1,493

Unit Sizes:

The proposed unit sizes are 1,017 SF for the six 1-bedroom units and 1,371 SF–1,832 SF for the forty-six 2-bedroom units:

Moving the ten Building B units to Buildings A & C and maintaining 52 total units, reduces ALL 52 to 1,087 SF, 1- bedroom units.

Proposed Actual Unit Size (SF)			
Bldg	units	Total SF	SF/Unit
A-1 Bed	6	6,100	1,017
A-2 Bed	16	21,936	1,371
B-2 Bed	10	18,316	1,832
C-2 Bed	20	28,497	1,425

Alternative 2 Actual Unit Size (SF)			
Bldg	units	Total SF	SF/Unit
A+C	52	56,533	1,087

Looking Forward

As the facility has evolved from my IOOF great-grandfather's era to today, retired residential living has evolved from studio, through 1-bedroom, to 2-bedrooms. Contrary to this trend, Alternative 2 would triple the 1-bedroom count and eliminate new 2-bedrooms.

Proposed & Alternative 3			
	1-Bed	2-Bed	Total
Existing	24	119	143
Mix	17%	83%	
Alternative 3	6	46	52
Mix	12%	88%	
Total	30	165	195
Mix	15%	85%	

Alternative 2			
	1-Bed	2-Bed	Total
Existing	24	119	143
Mix	17%	83%	
Alternative 2	52		52
Mix	100%	0%	
Total	76	119	195
Mix	39%	61%	



SARATOGA

California

Commenter: CORNEY-J-1

Draft Environmental Impact Report
Meeting
August 2, 2023

Comment Form (please print)

Name*: JUDY CORNEY

Affiliation (if any)* SRC

Email address*: jcorney5203@gmail.com

1.1 Comment: The new bldg. A and meeting room would remove all remaining outdoor recreation and green space. Residents depend on this space to relax and enjoy the beautiful campus. Indoor activities cannot replace outdoor fresh air

JUDY CORNEY

apt. 5203

SRC

14580 Fruitvale

Saratoga, CA 95070

Aug. 5~~th~~ 6, 2023

* Please print. Your name and comments become public information and may be released to interested parties if requested.

Please either deposit this sheet at the sign-in table before you leave today, or fold, stamp, and mail. Insert additional sheets if needed. Comments can also be emailed.

Mailing address: Saratoga Retirement Community
c/o Cynthia Richardson
13777 Fruitvale Avenue
Saratoga, CA 95070

Email: Cynthia Richardson
crichardson@saratoga.ca.us

Public Comment Period: July 6, 2023 to August 21, 2023

Comments will be accepted until August 21, 2023 by 5:00 PM



SARATOGA California

Commenter: CORNEY-J-2

Draft Environmental Impact Report
Meeting
August 2, 2023

Comment Form (please print)

Name*: JUDY CORNEY

Affiliation (if any)*: SRC

Email address*: jcorney5203@gmail.com

2.1 Comment: To the Commission Planning Board and City Council
The gates on Chester Ave for 80 additional Fellowship
residents and additional 52 SRC apartments are
inadequate for emergency evacuation. They cannot
handle the ambulances, fire trucks and additional
cars. Emergency access is needed with more
details.
Important to build the access road first.

JUDY CORNEY
apartment 5203
SRC
14580 Fruitvale
Saratoga 95070

* Please print. Your name and comments become public information and may be released to interested parties if requested.

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13777 Fruitvale Avenue
Saratoga, CA 95070

Email: Cynthia Richardson
crichardson@saratoga.ca.us

Public Comment Period: July 6, 2023 to August 21, 2023

Comments will be accepted until August 21, 2023 by 5:00 PM



SARATOGA

California

Commenter: CORNEY-J-3

Draft Environmental Impact Report
Meeting
August 2, 2023

Comment Form (please print)

Name*: Judy Corney

Affiliation (if any):*

Email address*: jcorney5203@gmail.com

Comment: To the Planning Commission and City Council

3.1

I came to live at SRC 11 years ago because it was by far the most beautiful Senior Citizen place around. If the expansion plan of SRC is approved, we will lose the beauty of the buildings, trees, shades, and serenity, open space. Please don't let this happen.

Judy CORNEY
Apartment 5203
SRC
14500 Fruitvale Ave.
Saratoga, Ca 95070

* Please print. Your name and comments become public information and may be released to interested parties if requested.

Please either deposit this sheet at the sign-in table before you leave today, or fold, stamp, and mail. Insert additional sheets if needed. Comments can also be emailed.

Mailing address: Saratoga Retirement Community
c/o Cynthia Richardson
13777 Fruitvale Avenue
Saratoga, CA 95070

Email: Cynthia Richardson
crichardson@saratoga.ca.us

Public Comment Period: July 6, 2023 to August 21, 2023

Comments will be accepted until August 21, 2023 by 5:00 PM



SARATOGA

California

Commenter: CORNEY-J-4

Draft Environmental Impact Report
Meeting
August 2, 2023

Comment Form (please print)

Name*: JUDY CORNEY

Affiliation (if any)*: Saratoga Retirement Co.

Email address*: jcorney5203@gmail.com

Comment: 4.1 Emergency Evacuation will be a major problem, when 40 ambulances have to come to campus, how can they be expected to evacuate using their own vehicles. With an additional 52 apartments and Fellowship residents, fire access will be difficult if not impossible

JUDY CORNEY

Apt. 5203

SRC

14500 Fruitvale Ave

Saratoga, Ca 95070

September 6, 2023

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Please either deposit this sheet at the sign-in table before you leave today, or fold, stamp, and mail. Insert additional sheets if needed. Comments can also be emailed.

Mailing address: Saratoga Retirement Community
c/o Cynthia Richardson
13777 Fruitvale Avenue
Saratoga, CA 95070

Email: Cynthia Richardson
crichardson@saratoga.ca.us

Public Comment Period: July 6, 2023 to August 21, 2023

Comments will be accepted until August 21, 2023 by 5:00 PM



SARATOGA California

Commenter: CORNEY-J-5

Draft Environmental Impact Report
Meeting
August 2, 2023

Comment Form (please print)

Name*: JUDY CORNEY

Affiliation (if any)*: SRC

Email address*: jcorney5203@gmail.com

5.1

Comment: HCC remodel has adverse effects on outside air, water, noise, etc. While the DEIR concerns itself with the exterior environment, what will the hospital do to avoid the ill-effects of construction, i.e. mold disease, exacerbation of lung disease? Not many details for our HCC - for patients who cannot relocate during remodel.

JUDY CORNEY

Apr. 5203

SRC

14500 Fruitvale

Saratoga Ca

95070

Aug 6, 2023

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Mailing address:

Saratoga Retirement Community
c/o Cynthia Richardson
13777 Fruitvale Avenue
Saratoga, CA 95070

Email:

Cynthia Richardson
crichardson@saratoga.ca.us

Public Comment Period:

July 6, 2023 to August 21, 2023

Comments will be accepted until August 21, 2023 by 5:00 PM

Rawnsley, Emma

From: Cynthia Richardson <crichardson@saratoga.ca.us>
Sent: Monday, July 31, 2023 3:45 PM
To: Rawnsley, Emma
Subject: FW: Saratoga Retirement Community

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Report Suspicious

Cynthia Richardson | Project Planner
City of Saratoga | Community Development Department
13777 Fruitvale Avenue | Saratoga, CA 95070
crichardson@saratoga.ca.us | www.saratoga.ca.us
Office Hours Mondays and Thursdays

From: Charles Cummins <cfclaw@gmail.com>
Sent: Monday, July 31, 2023 2:30 PM
To: Cynthia Richardson <crichardson@saratoga.ca.us>
Subject: Saratoga Retirement Community

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1.1

The draft EIR (DEIR) for the proposed Saratoga Retirement Community's ("SRC") expansion completely fails to consider the effects on SRC Independent living residents. We live here and it's as if we do not exist. We are part of the environment. In fact we are the environmental factor most affected by the proposed expansion.

Consider: This expansion is akin to some outsider proposing to build an additional dwelling unit (ADU) in your backyard. Your E.I.R., if similar to ours, would ignore whether or not you want someone else's ADU in your backyard or how it would affect you.

Most of us independent living residents cannot simply move out of SRC and return to our prior homes or buy another home if we oppose the expansion. Being unemployed, we cannot qualify for a real estate loan. Also, we cannot be considered simply as renters who could move on. We all paid substantial entrance fees to SRC. If we move out, we forfeit 1/3 of the entrance for each of the first 3 years following admission. There is no refund if you move out after 3 years. Entrance fees presently range close to \$1,000,000.

Most of us independent living residents moved to SRC because we wanted to be part of a community of new friends with whom we could live out our remaining years in the ambiance and beauty of the SRC campus. That also was and is the hope and expectation of my children and grandchildren. I expect the same holds true for other residents. Expansion would destroy our beautiful campus. Whether we move out or stay put, expansion ruins these expectations and plans.

1.2

Like this DEIR which ignores us, SRC adopted and pushed their unwanted expansion plan with ZERO TRANSPARENCY. SRC did not consult residents before planning the expansion or thereafter. SRC never disclosed any

1.2
Cont

financial data, financial forecasts or demographic data...anything...to justify an expansion. Indeed, this month management again refused to disclose any such financial data. The July 18, 2023 report of our representative to the Odd Fellows Home of California Board (OFHC) states that the management company Pacific Retirement Services (PRS) "declined the major resident request to explain why any expansion is necessary, which would entail comparing financial projections of the status quo and any alternative for perhaps 10 years". There has never been any due diligence regarding the OFHC/PRS proposed expansion. Independent living residents' substantial entrance and additional monthly fees carry SRC financially. To plan an expansion at substantial additional expense to residents without disclosure of any financial due diligence is unconscionable. We residents are the ones who will bear this unknown financial risk.

1.3

Residents conducted a survey in 2022 showing substantial opposition to the proposed expansion. In 2022 our board representative was denied access to a board meeting to present the results of that survey.

Residents did not ask for an auditorium, an additional fitness center or more dining rooms. Those and additional parking would be necessary only if the unwanted independent living units are built. We already have the space for and conduct "fitness options like floor exercise, aerobics, yoga, tai chi, dance and more".

The Preserve SRC plan was developed and supported by a majority of independent living residents only in an attempt to ameliorate some of the damage proposed by OFHC/PRS. The Memorial Garden on which SRC's proposed Building A would be constructed is our only usable outside open space. It contains our highly popular regulation length bocce ball court, horseshoe pits, putting green, and picnic area. OFHC and PRS propose scrapping these to make room for Building A and its 22 independent living units.

Expansion is simply a real estate transaction for OFHC and its managers, PRS, to increase the value of the property, but does not have any increase in value for residents. Expansion is not being conducted for the residents' benefit, but is at the residents' expense and risk. Residents also will bear the cost and burden of any mitigation mentioned in the DEIR. And, we are the people who will have to live with the disruption of construction. This is our home, and we residents are being swept along for the ride without oars or a rudder or a voice in the matter. Any expansion will adversely impact our physical, mental and emotional health and our financial stability. These factors are just as important environmental issues as any and all of the other environmental factors addressed by the DEIR.

The DEIR omits these environmental factors. We residents live on this beautiful campus, and expansion will disrupt our lives and degrade our living experience.

Respectfully Submitted,
Charles F. Cummins, Jr.
Independent Living Resident
Unit # 6140

Rawnsley, Emma

From: Cynthia Richardson <crichardson@saratoga.ca.us>
Sent: Wednesday, August 2, 2023 3:20 PM
To: Rawnsley, Emma
Subject: FW: Saratoga Retirement Community-trees

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Cynthia Richardson | Project Planner

City of Saratoga | Community Development Department
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crichardson@saratoga.ca.us | www.saratoga.ca.us
Office Hours Mondays and Thursdays

From: Charles Cummins <cfclaw@gmail.com>
Sent: Tuesday, August 1, 2023 11:49 AM
To: Cynthia Richardson <crichardson@saratoga.ca.us>
Subject: Saratoga Retirement Community-trees

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2.1

The Odd Fellows Home of California and its manager Pacific Retirement Services (OFHC/PRS) have tried to obscure the impact of their proposed expansion plans from everyone including us (the residents), neighbors and the City. Initially they fought to avoid story poles so that the sight line impact of the proposed buildings on our campus would not be visible. Now they don't want anyone to know the extent of the 124 trees to be cut down, which would look almost like a clear cut.

On 7/27/23 residents marked many of the trees OFHC/PRS plan to cut down with yellow ribbons so that any interested person actually could see which trees would be removed. That evening management instructed residents to promptly remove the ribbons, or management would remove them. I walked the campus to view and photograph the trees proposed to be removed. I was shocked. The extent of destruction is almost unbelievable. You have to see it to believe it. This is unconscionable. It will be impossible to remediate this damage. And, yes, management removed the yellow ribbons on 7/28/23.

As I commented in another email, we residents moved to SRC to live out our final years on our beautiful campus in peace and to leave the same to those who follow us. Foliage constitutes a lot of the beautiful visual aesthetic and peaceful ambience here. Please do not approve any expansion.

Respectfully,

Charles F. Cummins, Jr.
Independent Living Resident

Unit # 6140

Rawnsley, Emma

From: Cynthia Richardson <crichardson@saratoga.ca.us>
Sent: Wednesday, August 2, 2023 4:32 PM
To: Rawnsley, Emma
Subject: FW: Saratoga Retirement Community-emergency response

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City of Saratoga | Community Development Department
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crichardson@saratoga.ca.us | www.saratoga.ca.us
Office Hours Mondays and Thursdays

From: Charles Cummins <cfclaw@gmail.com>
Sent: Wednesday, August 2, 2023 4:02 PM
To: Cynthia Richardson <crichardson@saratoga.ca.us>
Subject: Saratoga Retirement Community-emergency response

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

- 3.1 My wife Anne and I live near the end of the cul-de-sac at Saratoga Retirement Community (SRC) and would probably be among the last people to evacuate in an emergency. We believe that the restricted ingress and egress from SRC to Fruitvale Avenue and Chester Avenue is inadequate and any expansion will make this situation more dangerous and unacceptable.
- 3.2 The draft EIR studies the traffic impact on the intersection of Fruitvale Avenue and Allendale, and the intersection of Saratoga Los Gatos Road and San Marcos Road. It does not address the extent or flow of traffic into and out of SRC and Fellowship Plaza in the event of a forest fire or other catastrophe requiring the evacuation of those properties. SRC presently has 249 Independent Living, Assisted Living, Memory Care and Health Care Center (skilled nursing center) units. And we have a substantial number of motor vehicles. DEIR pages 3.177 & 3.178 state that SRC expansion could add 54-89 residents and that Fellowship Plaza has the potential to add up to 136 residents aged 65 and older. Both expansions could add 190-225 additional senior residents, and of course their motor vehicles.
SRC has 3 exits onto Odd Fellows Drive. That is a 2 lane street (single lane in each direction) connecting with the 2 lane San Marcos Road which in turn intersects with Fruitvale Avenue. The other end of Odd Fellows Drive terminates at Fellowship Plaza. They share our exit to Fruitvale Avenue. So, SRC and Fellowship Plaza traffic to and from Fruitvale Avenue travels one lane in and one lane out. There is another emergency exit onto Chester Avenue which has limited and questionable utility.

3.3

The DEIR discusses the impact of the proposed project on normal traffic on Fruitvale Avenue. But it does not discuss the traffic impact of an evacuation. I have not seen any study or calculations of the number of people and motor vehicles that would have to enter into and exit from SRC and Fellowship Plaza in the event of a catastrophic emergency. The evacuees would be residents, staff, visitors, vendors and any other outside workers at SRC and Fellowship Plaza, almost all of whom would be moving in motor vehicles.

At the same time these properties are being vacated, emergency personnel, emergency vehicles, buses and ambulances will be attempting to enter the properties. Residents at SRC and Fellowship Plaza are elderly. We presently have 88 Assisted Living and 18 memory Care units at SRC. Most of those residents would have to be evacuated in buses. We presently have 94 units at SRC's skilled nursing facility known as the Health Care Center. Most of those residents/patients would have to be evacuated in ambulances. Ambulances with which I am familiar only hold one patient. THAT IS A LOT OF PEOPLE AND MOTOR VEHICLES moving on a narrow 2 lane road and attempting to exit onto Fruitvale Avenue one vehicle at a time. Some of these vehicles can exit via Chester Avenue into a residential neighborhood. That neighborhood can be expected to evacuate at the same time which makes the Chester Avenue exit a potential choke point. I cannot conceive of the Chester Avenue exit solving these serious problems.

3.4

Pages 3.175 and 3.176 of the DEIR state that since the proposed expansion project is not located on Fruitvale Avenue, "its operation would not physically interfere with or impair the utilization of Fruitvale as an effective evacuation route." That ignores the problems of (1) getting vehicles and people to the San Marcos Road intersection with Fruitvale Avenue, and then (2) moving one vehicle at a time from San Marcos Road onto Fruitvale Avenue. Also, there is no consideration given to the crush of pedestrians in these various areas trying to evacuate.

3.5

The DEIR states at page 3-287, that since the project would have to comply with Santa Clara County Fire Department (SCCFD) standards in order to obtain a permit, and compliance would be verified during the permitting process, that the impact of the project on emergency response and evacuation would be less than significant. The DEIR also states that since the fire department reviews these matters "to ENSURE adequate emergency ingress and egress", the proposed expansion "WOULD PREVENT a significant cumulative impact to emergency response or evacuation." (emphasis added) This means that the consultants have not studied the emergency response and evacuation issues, and/or have not reached any conclusions of their own. They simply pass that responsibility on to the fire department. That is, the consultants have not taken a position independent from future action by the fire department.

It seems completely irresponsible for a developer to proceed all the way into the permitting process before finding out whether or not its proposed project complies with fire department standards for emergency response and evacuation.

People say: "Hope for the best but plan for the worst". Consider this scenario. A catastrophic earthquake hits our area. Trees, power poles or whatever topple across Odd Fellows Drive. Gas lines rupture and a fire starts in our neighborhood. A tree falls across our Building 4000 or 5000 garage exit. We are doomed. Emergency vehicles cannot rescue us. The best runners/walkers amongst us may get out, but many will not.

In short, the DEIR does not adequately study and address emergency response and evacuation.

Respectfully Submitted,
Charles F. Cummins, Jr.
SRC Independent Living Resident
Unit # 6140



Charles Cummins - cfclaw@gmail.com

Saratoga Retirement Community

Charles Cummins <cfclaw@gmail.com>

Mon, Jul 31, 2023 at 2:30 PM

To: crichardson@saratoga.ca.us

Bcc: Anne Cummins <akwcummins@gmail.com>, Charles Cummins <cfclaw@gmail.com>

4.1

The draft EIR (DEIR) for the proposed Saratoga Retirement Community's ("SRC") expansion completely fails to consider the effects on SRC Independent living residents. We live here and it's as if we do not exist. We are part of the environment. In fact we are the environmental factor most affected by the proposed expansion.

Consider: This expansion is akin to some outsider proposing to build an additional dwelling unit (ADU) in your backyard. Your E.I.R., if similar to ours, would ignore whether or not you want someone else's ADU in your backyard or how it would affect you.

Most of us independent living residents cannot simply move out of SRC and return to our prior homes or buy another home if we oppose the expansion. Being unemployed, we cannot qualify for a real estate loan. Also, we cannot be considered simply as renters who could move on. We all paid substantial entrance fees to SRC. If we move out, we forfeit 1/3 of the entrance for each of the first 3 years following admission. There is no refund if you move out after 3 years. Entrance fees presently range close to \$1,000,000.

Most of us independent living residents moved to SRC because we wanted to be part of a community of new friends with whom we could live out our remaining years in the ambiance and beauty of the SRC campus. That also was and is the hope and expectation of my children and grandchildren. I expect the same holds true for other residents. Expansion would destroy our beautiful campus. Whether we move out or stay put, expansion ruins these expectations and plans.

Like this DEIR which ignores us, SRC adopted and pushed their unwanted expansion plan with ZERO TRANSPARENCY. SRC did not consult residents before planning the expansion or thereafter. SRC never disclosed any financial data, financial forecasts or demographic data...anything...to justify an expansion. Indeed, this month management again refused to disclose any such financial data. The July 18, 2023 report of our representative to the Odd Fellows Home of California Board (OFHC) states that the management company Pacific Retirement Services (PRS) "declined the major resident request to explain why any expansion is necessary, which would entail comparing financial projections of the status quo and any alternative for perhaps 10 years". There has never been any due diligence regarding the OFHC/PRS proposed expansion. Independent living residents' substantial entrance and additional monthly fees carry SRC financially. To plan an expansion at substantial additional expense to residents without disclosure of any financial due diligence is unconscionable. We residents are the ones who will bear this unknown financial risk.

Residents conducted a survey in 2022 showing substantial opposition to the proposed expansion. In 2022 our board representative was denied access to a board meeting to present the results of that survey.

Residents did not ask for an auditorium, an additional fitness center or more dining rooms. Those and additional parking would be necessary only if the unwanted independent living units are built. We already have the space for and conduct "fitness options like floor exercise, aerobics, yoga, tai chi, dance and more".

The Preserve SRC plan was developed and supported by a majority of independent living residents only in an attempt to ameliorate some of the damage proposed by OFHC/PRS. The Memorial Garden on which SRC's proposed Building A would be constructed is our only usable outside open space. It contains our highly popular regulation length bocce ball court, horseshoe pits, putting green, and picnic area. OFHC and PRS propose scrapping these to make room for Building A and its 22 independent living units.

Expansion is simply a real estate transaction for OFHC and its managers, PRS, to increase the value of the property, but does not have any increase in value for residents. Expansion is not being conducted for the residents' benefit, but is at the residents' expense and risk. Residents also will bear the cost and burden of any mitigation mentioned in the DEIR. And, we are the people who will have to live with the disruption of construction. This is our home, and we residents are being swept along for the ride without oars or a rudder or a voice in the matter. Any expansion will adversely impact our physical, mental and emotional health and our financial stability. These factors are just as important environmental issues as any and all of the other environmental factors addressed by the DEIR.

The DEIR omits these environmental factors. We residents live on this beautiful campus, and expansion will disrupt our lives and degrade our living experience.

Respectfully Submitted,
Charles F. Cummins, Jr.
Independent Living Resident
Unit # 6140

2

Rawnsley, Emma

From: Cynthia Richardson <crichardson@saratoga.ca.us>
Sent: Wednesday, August 2, 2023 3:23 PM
To: Rawnsley, Emma
Subject: FW: Saratoga Retirement Expansion

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Cynthia Richardson | Project Planner
City of Saratoga | Community Development Department
13777 Fruitvale Avenue | Saratoga, CA 95070
crichardson@saratoga.ca.us | www.saratoga.ca.us
Office Hours Mondays and Thursdays

From: W. Roger Curry <btycur@aol.com>
Sent: Wednesday, August 2, 2023 9:31 AM
To: Cynthia Richardson <crichardson@saratoga.ca.us>
Subject: Saratoga Retirement Expansion

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Cynthia Richardson, Project Planner
13777 Fruitvale Avenue
Saratoga, CA 95070

Dear Ms. Richardson,

1.1

My name is Betty Curry. I am a resident at the Saratoga Retirement Community since 2015.

One of the reasons that I chose Saratoga Retirement Community is the attractive outdoor green space. The bucolic campus is one of the assets of the entire Saratoga City. Here seniors can relax and have fresh air.

1.1
Cont

I am against Pacific Retirement Service's building the two story high apartment which will occupy all the green space we have. Please do NOT build these apartments. This green space is an irreplaceable jewel.

Thank you for listening,

Betty Curry unit 6135

Rawnsley, Emma

From: Cynthia Richardson <crichardson@saratoga.ca.us>
Sent: Wednesday, August 2, 2023 3:24 PM
To: Rawnsley, Emma
Subject: FW: Saratoga Retirement Community Expansion

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crichardson@saratoga.ca.us | www.saratoga.ca.us
Office Hours Mondays and Thursdays

From: W. Roger Curry <btycur@aol.com>
Sent: Wednesday, August 2, 2023 9:35 AM
To: Cynthia Richardson <crichardson@saratoga.ca.us>
Subject: Saratoga Retirement Community Expansion

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Cynthia Richardson, Project Planner
13777 Fruitvale Avenue
Saratoga, CA 95070

Dear Ms. Richardson,

2.1 My name is Betty Curry. I am a resident at the Saratoga Retirement Community

2.1
Cont.



I am strongly against building these apartment building right in the center of our campus.

For SRC, the Odd Fellows park is equivalent to the “Central Park.” In New York City. It is a safe and outdoor path for us to stroll. We can come out of our apartment walk around to get sunshine and fresh air. These paths are very accessible even for walkers. In contrast, the DEIR suggests that these campus walking paths can be substituted by the nearby San

Marcos Open space (p.3-260 DEIR). The DEIR claims that the San Marcos Open Space is only 300 feet to the southeast of the Project site, but that is the direct air distance, up a steep embankment—inaccessible except by a 2.5-mile round trip along the road. This shows complete lack of understanding of the Seniors’ needs and respect for seniors’ quality of life.

Please do NOT allow the apartment building

Thank you for listening,

Betty Curry unit 6135

Rawnsley, Emma

From: Cynthia Richardson <crichardson@saratoga.ca.us>
Sent: Wednesday, August 2, 2023 3:36 PM
To: Rawnsley, Emma
Subject: FW: SRC Expansion

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City of Saratoga | Community Development Department
13777 Fruitvale Avenue | Saratoga, CA 95070
crichardson@saratoga.ca.us | www.saratoga.ca.us
Office Hours Mondays and Thursdays

From: W. Roger Curry <btycur@aol.com>
Sent: Wednesday, August 2, 2023 9:27 AM
To: Cynthia Richardson <crichardson@saratoga.ca.us>
Subject: SRC Expansion

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Cynthia Richardson, Project Planner
13777 Fruitvale Avenue
Saratoga, CA 95070

Dear Ms. Richardson,

My name is Betty Curry. I am a resident at the Saratoga Retirement Community since 2015.

I enjoy playing Bocce with my neighbors every week, sometimes twice a week. It is a healthy and fun outdoors activity.

3.1

3.1
Cont

I am very upset that the Pacific Retirement Services has proposed a master plan to eliminate the wonderful Bocce ball court by building a two story apartment building. The proposed replacement court is only 2/3 of its current full size.

Please do NOT build these apartments. The Bocce ball court is one of our most important outdoor facilities. Over 60 residents regularly enjoy the games. Some of our senior citizens come to play even using walkers!

Thank you for listening,

Betty Curry #6135

Rawnsley, Emma

From: Cynthia Richardson <crichardson@saratoga.ca.us>
Sent: Wednesday, August 2, 2023 3:37 PM
To: Rawnsley, Emma
Subject: FW: Saratoga Retirement Community Expansion

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crichardson@saratoga.ca.us | www.saratoga.ca.us
Office Hours Mondays and Thursdays

From: W. Roger Curry <btycur@aol.com>
Sent: Wednesday, August 2, 2023 9:41 AM
To: Cynthia Richardson <crichardson@saratoga.ca.us>
Subject: Saratoga Retirement Community Expansion

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Cynthia Richardson, Project Planner
13777 Fruitvale Avenue
Saratoga, CA 95070

Dear Ms. Richardson,

4.1

My name is Betty Curry. I am a resident at the Saratoga Retirement Community since 2015.

Just look at these photos. Can you see why we treasure our campus? If you allow PRS to build these monstrous apartment buildings, we will lose our outdoor

4.1
Cont

recreation, our green open space and our views and the fresh air that we get from our trees.

We are strongly against building these apartment buildings right in the center of our campus.

Thank you for listening,

Betty Curry unit 6135

Rawnsley, Emma

From: Cynthia Richardson <crichardson@saratoga.ca.us>
Sent: Thursday, July 27, 2023 4:34 PM
To: Rawnsley, Emma
Subject: FW: Saratoga Retirement Community

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crichardson@saratoga.ca.us | www.saratoga.ca.us
Office Hours Mondays and Thursdays

From: Roger Curry <rgrcur@aol.com>
Sent: Thursday, July 27, 2023 3:43 PM
To: Cynthia Richardson <crichardson@saratoga.ca.us>
Subject: Saratoga Retirement Community

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Cynthia Richardson, Project Planner
13777 Fruitvale Avenue
Saratoga, CA 95070

Dear Ms. Richardson,

1.1 My name is Roger Curry . I am a resident at the Saratoga Retirement Community since 2015.

I enjoy playing Bocce with my neighbors every week, some times twice a week. It is a healthy and fun outdoors activity.



I am very upset that the Pacific Retirement Services has proposed a master plan to eliminate the wonderful Bocce ball court by building a two story apartment building. The proposed replacement court is only 2/3 of its current full size.

Please do NOT build these apartments. The Bocce ball court is one of our most important outdoors facility. Over 60 residents regularly enjoy the games. Some of our senior citizens come to play even using walkers!

Thank you for listening,

Roger Curry #6135

W. Roger Curry
4087417235

Rawnsley, Emma

From: Cynthia Richardson <crichardson@saratoga.ca.us>
Sent: Thursday, July 27, 2023 4:34 PM
To: Rawnsley, Emma
Subject: FW: Saratoga Retirement Community

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crichardson@saratoga.ca.us | www.saratoga.ca.us
Office Hours Mondays and Thursdays

From: Roger Curry <rgrcur@aol.com>
Sent: Thursday, July 27, 2023 3:47 PM
To: Cynthia Richardson <crichardson@saratoga.ca.us>
Subject: Saratoga Retirement Community

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Dear Ms. Richardson,

2.1

My name is Roger Curry. I am a resident at the Saratoga Retirement Community since 2015.

One of the reasons that I chose Saratoga Retirement Community is the attractive outdoor green space. The bucolic campus is one of the assets of the entire Saratoga City. Here seniors can relax and have fresh air.



I am against Pacific Retirement Service's building the two story high apartment which will occupy all the green space we have. Please do NOT build these apartments. This green space is an irreplaceable jewel.

Thanks you for listening,

Roger Curry unit 6135

W. Roger Curry
4087417235

Rawnsley, Emma

From: Cynthia Richardson <crichardson@saratoga.ca.us>
Sent: Thursday, July 27, 2023 4:35 PM
To: Rawnsley, Emma
Subject: FW: Saratoga Retirement Community

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Report Suspicious

Cynthia Richardson | Project Planner
City of Saratoga | Community Development Department
13777 Fruitvale Avenue | Saratoga, CA 95070
crichardson@saratoga.ca.us | www.saratoga.ca.us
Office Hours Mondays and Thursdays

From: Roger Curry <rgrcur@aol.com>
Sent: Thursday, July 27, 2023 3:51 PM
To: Cynthia Richardson <crichardson@saratoga.ca.us>
Subject: Saratoga Retirement Community

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Cynthia Richardson, Project Planner
13777 Fruitvale Avenue
Saratoga, CA 95070

Dear Ms. Richardson,

3.1 My name is Roger Curry. I am a resident at the Saratoga Retirement Community since xxx.

Just look at these photos. Can you see why we treasure our campus? If you allow PRS to build these monstrous apartment buildings, we will lose our outdoors

3.1
Cont

recreation, our green open space and our views and the fresh air that we get from our trees.

We are strongly against building these apartment building right in the center of our campus.

Current View: Odd Fellows Park from West Cottages Lane

- Redwood and oak trees will be eliminated
- All green space replaced with massive Building A
- All recreational sites are eliminated by Building A



Same view if PRS plan is approved

- Building A occupies entire open space of Odd Fellows Park
- View from street becomes of balconies and buildings, instead of trees and green open space
- Bocce Ball Court reduced from 91 feet to 60 feet, and shade eliminated

Thank you for listening,

Roger Curry unit 6135

W. Roger Curry
4087417235

Rawnsley, Emma

From: Cynthia Richardson <crichardson@saratoga.ca.us>
Sent: Thursday, July 27, 2023 4:35 PM
To: Rawnsley, Emma
Subject: FW: Saratoga Retirement Community

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From: Roger Curry <rgrcur@aol.com>
Sent: Thursday, July 27, 2023 3:55 PM
To: Cynthia Richardson <crichardson@saratoga.ca.us>
Subject: Saratoga Retirement Community

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Cynthia Richardson, Project Planner
13777 Fruitvale Avenue
Saratoga, CA 95070

Dear Ms. Richardson,

4.1 My name is Roger Curry. I am a resident at the Saratoga Retirement Community

4.1
Cont



I am strongly against building these apartment building right in the center of our campus.

For SRC, the Odd Fellows park is equivalent to the “Central Park.” In New York City. It is a safe and outdoor path for us to stroll. We can come out of our apartment walk around to get sunshine and fresh air. These paths are very accessible even for walkers. In contrast, the DEIR suggests that these campus walking paths can be substituted by the nearby San

Marcos Open space (p.3-260 DEIR). The DEIR claims that the San Marcos Open Space is only 300 feet to the southeast of the Project site, but that is the direct air distance, up a steep embankment—inaccessible except by a 2.5-mile round trip along the road. This shows complete lack of understanding of the Seniors’ needs nor respect for seniors’ quality of life.

Please do NOT allow the apartment building

Thank you for listening,

Roger Curry unit 6135

W. Roger Curry
4087417235

Rawnsley, Emma

From: Cynthia Richardson <crichardson@saratoga.ca.us>
Sent: Thursday, July 27, 2023 4:35 PM
To: Rawnsley, Emma
Subject: FW: Saratoga Retirement Community

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City of Saratoga | Community Development Department
13777 Fruitvale Avenue | Saratoga, CA 95070
crichardson@saratoga.ca.us | www.saratoga.ca.us
Office Hours Mondays and Thursdays

From: Roger Curry <rgrcur@aol.com>
Sent: Thursday, July 27, 2023 3:58 PM
To: Cynthia Richardson <crichardson@saratoga.ca.us>
Subject: Saratoga Retirement Community

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Dear Ms. Richardson

Comments to the Alternative 2, proposed and deemed to be environmentally superior to all others by EIR consultants

Topic : RECREATION and OPEN SPACE

5.1

These following key points are our arguments against the Alternative 2

- 1) Replacement of the full size Bocce ball court by a 2/3-size court at West Cottage Lane is not acceptable.
- 2) SRC would lose most of our outdoor recreation space
- 3) Loss of the safe and green space that we all enjoy
- 4) Loss of our public park

Roger Curry Unit 6135

W. Roger Curry
4087417235

Cynthia Richardson, Project Planner
13777 Fruitvale Avenue
Saratoga, CA 95070

1.1

Please do NOT destroy our Full-Size Bocce Ball court. The replacement proposed is only 2/3 of the current size. We do NOT want or need a 2-story apartment building on this site.



Over 60 residents regularly enjoy the games. We have many teams, for women, for men, mixed and some with staff and residents. It is a fun and healthy outdoor game.

This is our only outdoor recreation site. We, seniors need it for our mental and physical health.

Thanks you for listening,

Darlene E. Kraus
5108
8/8/23



2.1

EVERY SINGLE TREE YOU SEE
(INCLUDING THE HUGE PINE AT THE FAR RIGHT
& THE 2 SYCAMORES ON THIS SIDE OF THE STREET)
WILL BE DESTROYED TO BUILD 1 ROOM NEXT TO THE MANOR

THIS IS NEEDLESS DESTRUCTION
of our beautiful Gentle Giants

Darlene E. Brown
8/8/23 5708

3.1

We residents here at Saratoga just love our bocce ball court located in our beautiful Historic Park. That & our putting green are our only outdoor games on campus. We also enjoy the chairs & picnic tables set up in that same park.

The large oak tree there was lost in a storm last year & it has not been replaced with anything — not even grass or ground cover. Why? Because the PRS Expansion project plans to eliminate this park entirely (our only park) to make way for more buildings.

If we wanted a campus full of buildings we would have moved to any number of more financially reasonable ones in the Bay Area.

Please help us save our green space.

Darlene Edwards
~~5~~ 5/28

8/6/23

John Day
John Day 3 @ SBC GLOBAL, NET
John Day 8/6/23 —

To the EIR consultants, Planning commissioners and City Council,

1.1

We are residents at the Saratoga Retirement Community. We read the DEIR and found that the Residents Alternative plan, aka Alt. 1 in the DEIR is mis-represented. The EIR consultants used the Ankrom Moisan architect firm for the interior design Table 4.4-2. The design did not use the footprint that the Residents' Alternative plan proposed Table 4.4-1. We want to challenge this gross mistake and the consequences.

The residents submitted their alternative plan on June 21 2021 and updated on March 21, 2022 to the City of Saratoga for consideration and inclusion as an alternative in the Environmental Impact Report proceedings for the expansion of the Saratoga Retirement Community project submitted by Pacific Retirement Services (PRS).

We believe this alternative plan is a more acceptable alternative for the expansion of the Saratoga Retirement Community (SRC). It provides less construction impact on the current senior residents of SRC, significantly reduces the environmental impact on the historic rural campus of the Odd Fellows, provides an up to date, competitive right sized Skilled Nursing Facility, and provides the same number of additional Independent Living units (52) as the PRS plan to assure SRC's future sustainability.

We have specifically asked "We would welcome the opportunity to discuss this alternative plan further with you and others at your earliest convenience." We have included our website in the submission <http://www.preservesrccampus.org/>
Residents Alternative Submission for SRC Expansion 20210621.pdf

But after more than two years, EIR never came back to us for more information, instead they used the PRS's architectural firm to sketch something which is completely different from our plan.

The new plan adds a third story, requires up to 12 feet of additional excavation, and replaces the proposed auditorium with a much smaller meeting room. This change was done without consulting Preserve SRC, and Preserve SRC would never have allowed the change. For the reasons stated below, Preserve SRC feels that the DEIR needs to be changed to evaluate Alternative 1 as it was submitted and not as it was misrepresented by AECOM using the Ankrom Moisan design.

1.1
Cont.

The square footage at the current Health Center provides enough space for a two-story building 52 apartments, a meeting room, and underground parking. The three-story building substituted by AECOM/Ankrom Moisan requires a 20-foot foundation depth, which requires significant additional excavation over the Preserve SRC proposal.

Although the AECOM/Ankrom Moisan-proposed three-story building might exceed the height of current treetops, the two-story Preserve SRC Building D would not exceed the height of any treetops.

The DEIR incorrectly calculated parking at the Preserve SRC proposed Building D. The Preserve residents' plan provides 20 surface parking spaces and 90 underground parking slots; not the 77 spaces stated in the DEIR. Ankrom Moisan did not take advantage of the current elevated empty space under the building with heights varied from 12 feet to 0 feet, as we have planned as part of the underground parking.

Because the Preserve SRC Building D preserves the footprint of the current Health Center, no additional trees would be removed during reconstruction. The AECOM/Ankrom Moisan-proposed Building D requires the removal of at least 48 trees and possible disruption of adjacent riparian areas.

Using the same footprint as the existing Health Center means no change to soil instability. No known soil instability has been reported since 1999.

Because there will be less excavation and less new construction, construction-related traffic its impact will also be much less than the current DEIR anticipates. Estimated maximum vibration levels and similar impacts must also be re-evaluated based on the actual Preserve SRC proposal.

Our Residents' Alternative plan uses the exact footprint as the existing Health Care Center. The environmental report from 1999 studied this exact site . We do not agree with the current DEIR analyses because they used the wrong data. It is imperative to make the corrections in the current DEIR. Many environmental impacts reported in the current DEIR should be mitigated to Less than significant according to the 1999 report if they used the same footprint. The DEIR must be changed to evaluate the impacts of Building D as originally proposed by Preserve SRC.

1.1
Cont.

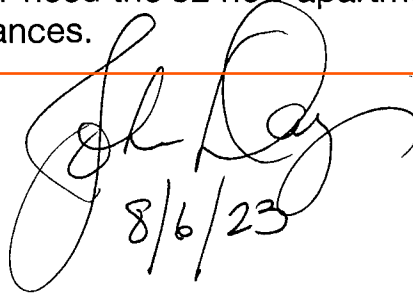
Additionally, the Preserve SRC proposal for Building C is also inconsistent with the footprint shown by AECOM/Ankrom Moisan in the DEIR. The Residents' proposed Building C would not require modification of Colfax Lane, and does not require removing the redwood tree and oak tree at the corner of Colfax and Odd Fellows lane.

The Residents' Alternative plan is the ONLY plan which addresses how to take care of the Health Care Center patients during construction. None of the other plans even mentioned it.

The Residents' Alternative plan is the only plan which addresses the emergency evacuation access for the Health Care Center patients, because of the proximity of the new Skilled Nursing facility.

Preserve SRC also feels that financial objectives of the Project Applicant, while worthy of consideration elsewhere, should not be considered in an Environmental Impact Report. Inclusion of these comments in the DEIR is inappropriate.

If the financial is considered, we have done a detailed analysis based on square footage costs for both apartment and for skilled nursing facilities. After including the interest (or penalty) for no income during the construction of the new skilled nursing building, we still came out with a figure very comparable to the PRS plan of 4 building square footage cost. However, PRS has refused repeatedly to give any cost estimate nor has justified their building the 52 apartment units for renovating the 52 private room and upgrading the current Health Care Center. Our Saratoga Retirement Community does NOT need the 52 new apartments to support our 18-year history of healthy finances.



8/6/23

JRC Resident #6131

JohnDayJ@SBC6LOCAL.NET



SARATOGA

California

Commenter: DAY-J-2

Draft Environmental Impact Report
Meeting
August 2, 2023

Comment Form (please print)

Name*: JOHN F. DAY III Apt 6131
Affiliation (if any)*: RESIDENT, SARATOGA RETIREMENT COMMUNITY
Email address*: JOHN DAY 3 @ SBC GLOBAL. NET
Comment:

2.1

PRO/DEHC HAVE PROVIDED NO FINACIAL
JUSTIFICATION FOR THIS PROJECT WHICH
INCLUDES DEPRECIATION AND AMORTIZATION.
THEY DO NOT PLAN COST RECOVERY FROM
THE INVESTMENT — IT IS NOT
A FINACIAL PLAN FOR CONTINUED
LONG TERM OPERATION. THEIR
MOTIVATION IS TO ENHANCE PROSPECTS
FOR THE SALE OF THE PROPERTY —
IT APPEARS A STRATEGY TO EXIT FROM
SENIOR CARE.

John Day
8/6/23

JRC IS ON A STAND ALONE SOUND FINACIAL
& CONDITION —

* Please print. Your name and comments become public information and may be released to interested parties if requested.

Please either deposit this sheet at the sign-in table before you leave today, or fold, stamp, and mail. Insert additional sheets if needed. Comments can also be emailed.

Mailing address: **Saratoga Retirement Community**
c/o Cynthia Richardson
13777 Fruitvale Avenue
Saratoga, CA 95070

Email: **Cynthia Richardson**
crichardson@saratoga.ca.us

Public Comment Period: July 6, 2023 to August 21, 2023

Comments will be accepted until August 21, 2023 by 5:00 PM



SARATOGA California

Commenter: DAY-J-3

Draft Environmental Impact Report
Meeting
August 2, 2023

Comment Form (please print)

Name*:

JOHN F. DAY III

Affiliation (if any):*

RESIDENT SARATOGA RETIREMENT COMMUNITY

Email address*:

JOHNDAY3@SBCGLOBAL.NET

Comment:

3.1

THE DEIR FAILS TO REFLECT THE DEVISTATION TO TREES, THE DISTRUCTION OF A HISTORICAL MONUMENT, THE DIUPTION OF NEIGHBOR HOOD, TRAFFIC ON A NARROW ACCESS ROAD FOR EMENGENCY ~~FOR~~ AMBULANCES, LACK OF IMPROVEMENT IN SKILLED NURSING FACILITY — THIS IS A NEGATIVE EVENT ~~TO~~ WITH NO BENEFIT TO THE COMMUNITY — PLEASE DISQUALIFY THE DEIR,

John F. Day
8/6/23

COTTAGE #6131

* Please print. Your name and comments become public information and may be released to interested parties if requested.

Please either deposit this sheet at the sign-in table before you leave today, or fold, stamp, and mail. Insert additional sheets if needed. Comments can also be emailed.

Mailing address:

Saratoga Retirement Community
c/o Cynthia Richardson
13777 Fruitvale Avenue
Saratoga, CA 95070

Email:

Cynthia Richardson
crichardson@saratoga.ca.us

Public Comment Period:

July 6, 2023 to August 21, 2023

Comments will be accepted until August 21, 2023 by 5:00 PM



SARATOGA

California

Commenter: DAY-J-4

Draft Environmental Impact Report
Meeting
August 2, 2023

Comment Form

(please print)

Name*:

John F. Day III

Affiliation (if any)*:

RESIDENT, SARATOGA RETIREMENT COMMUNITY #6131

Email address*:

JOHN.DAY3@SBCGLOBAL.NET

Comment:

4.1 EMERGENCY ACCESS FOR FACILITY
IS VERY LIMITED. ~~IF WE~~
SBC IS THE MOST FREQUENTLY VISITED
SITE FOR 911 CALLS IN SARATOGA,
THE SKILLED NURSING FACILITY SHOULD
BE MOVED TO FRONT OF FACILITY
AS IT APPEARS IN THE
RESIDENT ALTERNATIVE PLAN —
NOT IN BACK OF FACILITY AFTER
LIMITED ACCESS -

THIS WOULD BE ESPECIALLY
NECESSARY DURING YRS OF CONSTRUCTION

John F. Day
8/6/23

* Please print. Your name and comments become public information and may be released to interested parties if requested.

Please either deposit this sheet at the sign-in table before you leave today, or fold, stamp, and mail. Insert additional sheets if needed. Comments can also be emailed.

Mailing address:

Saratoga Retirement Community
c/o Cynthia Richardson
13777 Fruitvale Avenue
Saratoga, CA 95070

Email:

Cynthia Richardson
crichardson@saratoga.ca.us

Public Comment Period:

July 6, 2023 to August 21, 2023

Comments will be accepted until August 21, 2023 by 5:00 PM



SARATOGA

California

Commenter: DAY-J-5

Draft Environmental Impact Report
Meeting
August 2, 2023

Comment Form (please print)

Name*:

JOHN DAY III

Affiliation (if any):* RESIDENT SARATOGA RETIREMENT COMMUNITY #6131

Email address:* JOHNDAY3@SBCGLOBAL.NET

Comment:

5.1

THE RESIDENT ALTERNATIVE PLAN WAS MIS-REPRESENTED. THE CONSULTANT NEVER CONSULTED THE RESIDENT COMMITTEE FOR DESIGN INPUT — THEY CREATED A BIAS AGAINST A MUCH BETTER PLAN — THERE IS NO STATEMENT ABOUT ITS COMPARATIVE ECONOMIC COST OR BENEFIT —

THE RESIDENT PLAN WOULD HAVE THE POSITIVE RESULT OF CREATING A NEW HEALTH CENTER STATE OF THE ART AND WITH BETTER ACCESS TO AMBULANCES FROM FRUITVALE AVE. THE CURRENT HEALTH CENTER ACCESS IS LIMITED BY WINDING ACCESS —

John Day
8/6/23

* Please print. Your name and comments become public information and may be released to interested parties if requested.

Please either deposit this sheet at the sign-in table before you leave today, or fold, stamp, and mail. Insert additional sheets if needed. Comments can also be emailed.

Mailing address:

Saratoga Retirement Community
c/o Cynthia Richardson
13777 Fruitvale Avenue
Saratoga, CA 95070

Email:

Cynthia Richardson
crichardson@saratoga.ca.us

Public Comment Period:

July 6, 2023 to August 21, 2023

Comments will be accepted until August 21, 2023 by 5:00 PM

Rawnsley, Emma

From: Cynthia Richardson <crichardson@saratoga.ca.us>
Sent: Thursday, August 24, 2023 10:24 AM
To: Rawnsley, Emma
Subject: FW: Saratoga Retirement Community

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Cynthia Richardson | Project Planner

City of Saratoga | Community Development Department
13777 Fruitvale Avenue | Saratoga, CA 95070
crichardson@saratoga.ca.us | www.saratoga.ca.us
Office Hours Mondays and Thursdays

From: tishmandjim@gmail.com <tishmandjim@gmail.com>
Sent: Saturday, August 19, 2023 5:54 PM
To: Cynthia Richardson <crichardson@saratoga.ca.us>
Subject: FW: Saratoga Retirement Community

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James Dixon
14500 Fruitvale Ave, Apt 5208
Saratoga, CA 95070
August 19, 2023

Saratoga Planning commissioners
Saratoga City Council
AECOM

1.1 As a resident of the Saratoga Retirement Community (SRC) I am concerned about the proposals for further development of our facility and the environmental impact study of the various proposals. Today I am writing to ask you to please ***block any proposal involving construction of the proposed meeting room appendage to the Manor building and Building A.***

The DEIR (draft environmental impact report) submitted by AECOM addresses some of the residents' concerns, but in many cases the impact on SRC residents is played down or even dismissed as unimportant. Too often, the impact on nonresidents is given priority over those of us currently living here.

The following list shows reasons why I believe Building A and the meeting room addition to the Manor building must be removed from any development plan approved for SRC, and how the DEIR mischaracterizes the impact of these reasons.

1.2 **1. Obliteration of Odd Fellows Historical Park**

Construction of Building A would cover up most of the green space currently designated as Odd Fellows Home of California Historical Park, dedicated with a plaque on the site in August 2008. The proposed meeting room addition to the Saratoga City Heritage landmark Manor building, also a part of the Historical Park, would permanently destroy the architectural symmetry of the beautiful Manor. Together, the new buildings would completely wipe out these important historic resources. The DEIR needs to include the cultural and historic impact of the development covering the entire Historical Park.

2. Loss of Mature Trees and Green Vista

1.3

Construction of Building A would require the removal of every protected, mature tree in the Historical Park. The expansive green space would be replaced by a huge two-story apartment building. The DEIR states that although “new buildings may alter the views for individual residents within the campus or on neighboring properties, they would not substantially affect views of scenic vistas from public vantage points or for a substantial number of City residents.” The priority here seems to be people living in other areas of Saratoga and people looking in that direction from vantage points miles away. As one of those “individual residents,” I am more interested in the scenic views from within the campus.

Besides intruding on the Manor's setting, the current proposal to use the downslope on the west side of the Manor for the Meeting Room's building site would also eliminate one of the few spaces left on campus where there is greenery shaded by trees, an area that has no purpose but to please the eye and refresh the soul. Moreover, the Meeting Room will necessitate the removal of many mature trees, at a time when the benefit of trees is increasingly appreciated as a hedge against global warming.

1.4

The DEIR also mentions that removal of trees and the subsequent noise generated by their removal would have a significant impact on the habitats and lifecycles of local bats. While I agree that this is an important consideration (and argument against tree removal), the DEIR makes no mention of the impact of these losses on us elderly residents who must endure the noise and disruption in our homes during construction.

1.5

3. **Loss of Green Space and Outdoor Recreation Facilities**

The proposed Building A and the meeting room addition to the Manor building would remove *almost all of* the current green space and outdoor recreation facilities at SRC. The DEIR says that this will have “no impact on open space and recreation facilities for City residents.” This statement seems to relegate SRC residents to nonresident status and completely dismisses the impact of the loss of outdoor facilities on us.

This green space, the Odd Fellows Historical Park, currently includes paved pathways with many benches and tables. A large number of SRC residents (average age 85) have mobility issues requiring canes, walkers, wheelchairs, or motorized assistance to get around. For them and future residents with physical disabilities, this park is the only accessible outdoor recreation available. The DEIR states that there are other paths and trails within a short driving distance, and even one trail accessible from SRC by a 300-ft path up a steep incline, but these are in no way accessible to residents whose disabilities prevent them from driving or using unpaved trails. The DEIR seems to overgeneralize the population they are assessing and therefore fails to accurately determine the impact on them.

1.6

4. **“Replacement” Bocce Ball Court Not a Usable Replacement**

The current 90-foot, regulation size bocce ball court and other outdoor recreation facilities such as a putting green and horseshoe pit would be removed if Building A is constructed. The DEIR states that *smaller* replacements would be built in a tiny area west of Building A, and these smaller facilities would be enough for SRC residents and not impact most Saratoga residents. The “replacements” are not fine with us. At present, more than 60 residents regularly play bocce ball here. Bocce ball is also a popular spectator sport for many more residents, especially those with limited mobility, for whom it is easily accessible by the paved paths through the Historic Park.

The “replacement” bocce ball court would be only 60 feet in length, 2/3 of regulation size. Some of the SRC teams compete with outside teams on regulation 90-foot courts. Losing our 90-foot court means that those residents would have to find another court, (location currently unknown) to practice for competition. The proposed 60-foot “replacement” is unacceptable and indicates another example of the devaluation of the impact of this project on SRC residents.

1.7

In summary, there are many reasons why constructing Building A and the meeting room addition to the Manor building would have a negative effect on the historic, environmental, and human aspects of the Saratoga Retirement Community and its neighbors. Here I have listed only a few of the most important reasons for me. There are other options for development that can meet all goals without either of those

1.7
Cont

buildings, and I implore you to consider any of those options instead (including the option of doing nothing).

At the very least, please ensure that the entire impact of constructing those buildings is evaluated in the environmental impact study. As it is now, the DEIR seems to have overlooked or undervalued many impacts on those most affected, the current residents of SRC.

Respectfully,

James Dixon

Cynthia Richardson, Project Planner
13777 Fruitvale Avenue
Saratoga, CA 95070

2.1

I am a resident at the Saratoga Retirement Community

I enjoy playing Bocce with my neighbors every week, some times twice a week. It is a healthy and fun outdoor activity.

I am very upset that the Pacific Retirement Services has proposed a master plan to build a two-story apartment at the site of our Odd Fellows Historical Memorial park with its FULL- size Bocce ball court. The proposed replacement court would only be 2/3 of the current court.

Please do NOT build these apartments. The Bocce ball court is the most important outdoors facility. Over 60 residents regularly enjoy the games. Some of our senior citizens come to play even using walkers!



JAMES A. DIXSON
14500 Fruitvale Apt, Apt 5208
Saratoga, CA 95070
8/17/23

Rawnsley, Emma

From: Cynthia Richardson <crichardson@saratoga.ca.us>
Sent: Monday, August 14, 2023 10:58 AM
To: Rawnsley, Emma
Subject: FW: Saratoga Retirement Community
Attachments: DEIR Comments.pdf

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Cynthia Richardson | Project Planner

City of Saratoga | Community Development Department
13777 Fruitvale Avenue | Saratoga, CA 95070
crichardson@saratoga.ca.us | www.saratoga.ca.us
Office Hours Mondays and Thursdays

From: Isik Doluca <isikdoluca@gmail.com>
Sent: Friday, August 11, 2023 9:56 AM
To: Cynthia Richardson <crichardson@saratoga.ca.us>
Subject: Saratoga Retirement Community

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Please see attached letter regarding the DEIR for the Saratoga Retirement Community expansion.
Thank you,
Tunc Doluca (for Isik Doluca)

Cynthia Richardson, Project Planner
13777 Fruitvale Avenue
Saratoga, CA 95070

August 11, 2023

REVIEW OF DEIR FOR SARATOGA RETIREMENT COMMUNITY EXPANSION PLAN

I reviewed the DEIR for the proposed expansion of the Saratoga Retirement Community (SRC) as best as I could. I am the son of a 92-year-old resident at SRC. I identified multiple concerns. I will summarize these concerns below.

1.1

ODD FELLOWS PARK

This is the only space residents can access to enjoy the outdoors. The park has trees, vegetation, walkways, benches, a putting green and a bocce ball court. The proposed new building will eliminate all that. The DEIR proposes that there are plenty of parks in Saratoga for residents to use. My mom is 92 and she can't walk or drive to these other parks in Saratoga that are over a mile away.

Resident's Alternative 1 proposal saves this recreation space. If Alternative 1 is a no-go, a larger building C could also save this precious space.



Mom enjoying the park with fellow residents.

1.2

HEALTH CARE CENTER (HCC)

Remodel

There are considerable gaps in the HCC remodel plan. How will the complete remodel be accomplished while residents are being cared for? The HCC improvements are in the late stage (phase 4) of the project

1.2 Cont. whereas it should be priority #1. During COVID, shared rooms were the main transmission reason in nursing homes around the country. See article in [AARP](#), 1/3/2023 by Emily Paulin.

1.3 Emergency Response
After reading all the possible road closures and road re-alignments and the fact that Emergency Medical Response (EMR) vehicles are very frequently on the campus day and night, it seems urgent that the Emergency Access Road be built first! This is the access from Chester Ave with a wide sweep to accommodate fire trucks onto Odd Fellows Drive. For years, residents have begged for this as San Marcos/Odd Fellows drive is the only way in and out of the campus. With all the daytime truck congestion and debris removal during the proposed construction, there needs to be a safe way for fire and emergency vehicles to access the campus.

1.4 Air Quality, Noise, and Vibration
This analysis is missing for the interior environment that in-patients in the HCC would be subjected to during the remodel. While the DEIR concerns itself with the exterior environment, no one has examined what the patients must endure trapped in their beds during this construction. In an important study done in Cleveland Clinic and reported in [The Cleveland Clinic Journal of Medicine](#), October 1, 2019, Amjad Kanj MD et al reported in article, "What are the Risks to Inpatients During Hospital Construction or Renovation", found that "Hospital construction ultimately will serve the interests of patients but it also can put in-patients at risk of mold disease, Legionnaires Disease, sleep deprivation, and exacerbation of lung disease."

1.5 In Summary

1. Build the access road appropriate for fire trucks from Chester to Odd Fellows Road first.
2. Build a new HCC as proposed in Alternative 1 – Residents' Alternative first and then build apartments in place of the current HCC.
3. If a new state-of-the-art HCC is out of the question, then current in-patients at HCC must be re-located and the HCC must be remodeled with latest Covid regulations. This is priority #1 for the health and safety of SRC residents.

1.6 **RESIDENTS' ALTERNATIVE 1 PROPOSAL**
The Draft Environmental Report does not correctly represent Alternative 1 - Residents' Alternative. Several errors are included in Section 4.4. Starting with Figure 4.4-1, the Conceptual Site plan for submitted by the residents shows the layout of the New Health Center, Building C, and the New 2 story Apartment Building, Building D.

- 1) The layout of Building D is important as it has the same footprint as the current Health Care Center and would provide for 52 apartments and an auditorium. However, Figure 4.4-2 Conceptual Building D Layout- Alternative 1, shows a completely different building layout (shape) and claims the building needs 3 stories.
- 2) The size and shape of Alternative 1's New Health Center, Building C is incorrect (should be 40 beds rather than the Project's 52 beds)
- 3) The number of Parking spaces in Building D's underground garage shown as only 50 spaces vs 90 submitted under Alternative 1.
- 1) The values in Table 4.4-2 for the cut volume and max depth of cut for Alternative 1, Building D are incorrect.

1.6 Cont. Y This layout was provided by Ankron Molsan, the architect for the Project Applicant. For unknown reasons, he did not correctly capture the Residents' Alternative. Based on these errors the DEIR Section 4.1 Alternative 1 needs major corrections. Y

Thank you to the Planning Commissioners and City Council members and their staff for making this whole comment process possible.

Best Regards,

A handwritten signature in blue ink, appearing to read 'Doluca', with a stylized flourish at the end.

Tunc Doluca representing SRC resident Isik Doluca's (mom)

Rawnsley, Emma

From: Cynthia Richardson <crichardson@saratoga.ca.us>
Sent: Thursday, August 24, 2023 10:27 AM
To: Rawnsley, Emma
Subject: FW: Saratoga Retirement Community

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Cynthia Richardson | Project Planner

City of Saratoga | Community Development Department
13777 Fruitvale Avenue | Saratoga, CA 95070
crichardson@saratoga.ca.us | www.saratoga.ca.us
Office Hours Mondays and Thursdays

From: Lorry Droblich <lorrydrobnich@gmail.com>
Sent: Monday, August 21, 2023 3:52 PM
To: Cynthia Richardson <crichardson@saratoga.ca.us>
Subject: Saratoga Retirement Community

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To: Cynthia Richardson, Project Planner

1.1

As a resident of the Saratoga Retirement Community, I am deeply disturbed by development plans proposed by Pacific Retirement Services. This out-of-state company seems to have no regard for the history and culture of the Saratoga community in general let alone the Saratoga Retirement Community specifically.

I chose to move to Saratoga because of the natural beauty of the redwoods, the green landscape, and the history. I enjoy the quiet campus of the Saratoga Retirement Community and dread the day the redwoods and other heritage trees - over 100 I believe - are cut down to make way for more dense development of the property, including a two-story apartment building and a multi-story meeting hall.

1.2

That new two-story apartment building of luxury apartments will replace the Historic Odd Fellows Park, which currently includes a Bocce Ball Court, redwood trees, an old putting green, a horseshoe pit, a paved patio, three picnic tables, and benches. In other words, our central outdoor activity area will be gone.

1.2
Cont.

I play Bocce Ball with nine other teams and find it difficult to believe that our 90' court will be replaced with another 2/3rds the size and that no other outdoor recreation facilities are planned. During the COVID pandemic all our indoor activities were cancelled; outdoor activities were the only possibility at that time.

Dense, luxury housing on historic property, and hidden from general view as planned by PRS is not the way to go.

Please help save our trees, our green space, and Saratoga history.

As the song goes "...they paved Paradise..."

Sincerely,
Lorry Droblich
Unit #5310
14500 Fruitvale Ave.
Saratoga

Sent from my iPad

1.1

WHY DID YOU COME TO SARATOGA TO LIVE AND RETIRE?

WHAT WAS IT ABOUT THE ENVIRONMENT THAT WAS SO APPEALING THAT YOU SPENT 25 OR 50 OR MORE YEARS OF YOUR LIFE HERE?

WHAT DO YOU MEAN WHEN YOU USE THE WORD ENVIRONMENT?

We now have a 650 page DEIR document that is supposed to define the environment and how it will be affected by the expansion.

Is that how you would define our environment here in Saratoga? Or would you use words like beautiful, relaxing, stimulating, peaceful, rural, close to nature with natural historic trees, a central park for relaxation and activities in foothills of the Santa Cruz mountains?

Would you include the beautiful views and vistas from your apartment or cottage?

Would you include playing bocce ball under the redwoods within easy walking with your walker from your home?

Would you include facilities that are non-institutional and low population density?

Would you include large lots, open spaces and privacy?

Would you include the beauty of being in the foothills of the Santa Cruz Mountains?

The DEIR is a bureaucratic writeup that misses the key environmental factors that are the basis for our wanting to live here in Saratoga. The authors never asked Saratoga residents what in the Saratoga environment they value the most. This is a fatal flaw in their methodology and renders the document useless and totally misleading.

According to that report, vistas are only for outsiders and not for SRC residents who love looking out of their windows through the redwoods to the eastern foothills or the Santa Cruz Mountains. Outdoor recreational areas are for outsiders, not for residents who cannot drive or walk without aid and cannot travel to outside recreational areas. The Odd Fellows Historical Park can be eliminated even though it is our only outside recreational area analogous to Central Park in New York city. Bats are more important than residents.

SRC residents are second class citizens to be isolated and stored away on a flag lot invisible to the rest of the population.

Beauty, ambiance, peace, serenity and life style are not in the DEIR's vocabulary as essential environmental factors for Saratogans.

These critical omissions in the DEIR regarding our environment are fatal flaws to the entire document. And these environmental damages that would be caused by the Odd Fellows/PRS expansion cannot be mitigated.

Dick and Pat DuBridge

14500 Fruitvale Ave. Unit 6118

Saratoga CA 95070

7/10/2023

Rawnsley, Emma

From: Cynthia Richardson <crichardson@saratoga.ca.us>
Sent: Thursday, July 27, 2023 4:32 PM
To: Rawnsley, Emma
Subject: FW: SRC EXPANSION DEIR

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13777 Fruitvale Avenue | Saratoga, CA 95070
crichardson@saratoga.ca.us |
[https://urldefense.com/v3/_http://www.saratoga.ca.us_!!ETWISUBM!0n596SGvjPhfepM01TzjxRnjq5PgeVv7dGwP9k7FO4IU6zvtenltjPWmDXtZXVsVaDERRiq9z3TU-G90My658aiUYAV\\$](https://urldefense.com/v3/_http://www.saratoga.ca.us_!!ETWISUBM!0n596SGvjPhfepM01TzjxRnjq5PgeVv7dGwP9k7FO4IU6zvtenltjPWmDXtZXVsVaDERRiq9z3TU-G90My658aiUYAV$)
Office Hours Mondays and Thursdays

-----Original Message-----

From: pddubridge@gmail.com <pddubridge@gmail.com>
Sent: Thursday, July 27, 2023 4:12 PM
To: Cynthia Richardson <crichardson@saratoga.ca.us>
Subject: SRC EXPANSION DEIR

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1.1

I am dismayed to read how the "humans" are viewed in the DEIR. There is a considerable amount written about mitigation of nesting birds and about bats but when it mentions the environmental impact of the expansion on humans it is judged to be of no significance. I, along with about 200 other seniors, live in the independent living section of SRC. We will be dreadfully impacted if Bldg. A is built in our Historic Park! Our only outdoor recreation space will be demolished along with dozens of old growth trees and lovely views. Our "Saratoga ambiance" will be gone forever and in its place a mass of huge apartment blocks resembling an urban ghetto. Our beautiful city of Saratoga does not deserve this environmental desecration. It is stated that we can use nearby parks; many SRC residents no longer drive and many use walkers or canes. They need a recreational park within steps of their home.
Please, please revise your DEIR to reflect this.

Thanks for listening,
Pat DuBridge, 14500 Fruitvale Ave., #6118, Saratoga, Ca. 95070

Sent from my iPad

Rawnsley, Emma

From: Cynthia Richardson <crichardson@saratoga.ca.us>
Sent: Thursday, August 10, 2023 11:52 AM
To: Rawnsley, Emma
Subject: FW: Online Form Submittal: Planning Commission Comments Form

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crichardson@saratoga.ca.us | www.saratoga.ca.us
Office Hours Mondays and Thursdays

From: Frances Reed <freed@saratoga.ca.us>
Sent: Monday, August 7, 2023 4:16 PM
To: Cynthia Richardson <crichardson@saratoga.ca.us>
Subject: FW: Online Form Submittal: Planning Commission Comments Form

RE: SRC

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, August 7, 2023 3:48 PM
To: Clinton Brownley <cbrownley@gmail.com>; Anjali Kausar <aakausar@outlook.com>; Razi Mohiuddin <razi@mohiuddin.com>; Herman Zheng <zheng.herman@gmail.com>; Jonathan Choi <jojo.choi@gmail.com>; Ping Li <ping.li2@comcast.net>; Paul Germaraad <pgermaraad@gmail.com>; Bryan Swanson <bswanson@saratoga.ca.us>; Britt Avrit <bavrit@saratoga.ca.us>; Frances Reed <freed@saratoga.ca.us>
Subject: Online Form Submittal: Planning Commission Comments Form

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Planning Commission Comments Form

Your Name

PATRICIA DUBRIDGE

Phone Number 4088677127

Email Address pddubridge@gmail.com

Comments

2.1

My name is Pat DuBridge. I moved to Saratoga with my husband and two young children 58 years ago. We chose Saratoga because of the open space, beautiful trees and the semi-rural small town.

We grew to love Saratoga and I spent much of my time working with, and supporting, the schools, Montalvo and the Foothill Club. Because we had such close ties, we moved to Saratoga Retirement Community seven years ago to, hopefully, enjoy many more years in a lovely bucolic setting.

Our historic park is right in the middle of the complex; not large, but on the ONLY FLAT LAND LEFT on our 37 acres. Our cottage is right across the street from the park and I can attest to the fact that it is well used by our 200 Independent Living residents for Bocce, Tai Chi, Golf putting, picnicking and just sitting in the sun with friends.

2.2

Our out-of-state management company (PRS) is seeking a permit to expand even though we are financially very healthy. If this permit is granted, our park, surrounded by many stately, heritage oaks and redwoods (many 100 years old) will be destroyed so that a very large apartment building can be constructed on the site. We and those who follow us for generations, need a pleasant outdoor recreation space and that special Saratoga ambiance of open vistas and ancient, heritage trees.

Please SPARE OUR PARK and keep SRC green.

Thank you,
Pat DuBridge
14500 FruitvaleAve., #6118
Saratoga, Ca., 95070

Email not displaying correctly? [View it in your browser.](#)

Cynthia Richardson, Project Planner
13777 Fruitvale Avenue
Saratoga, CA 95070

3.1

I am a resident at the Saratoga Retirement Community

I enjoy playing Bocce with my neighbors every week, some times twice a week. It is a healthy and fun outdoor activity.

I am very upset that the Pacific Retirement Services has proposed a master plan to build a two-story apartment at the site of our Odd Fellows Historical Memorial park with its FULL- size Bocce ball court. The proposed replacement court would only be 2/3 of the current court.

Please do NOT build these apartments. The Bocce ball court is the most important outdoors facility. Over 60 residents regularly enjoy the games. Some of our senior citizens come to play even using walkers!



Pat Dubridge 8/1/2023

PAT DUBRIDGE

14500 Fruitvale Ave #6118

Saratoga, Cal.

Rawnsley, Emma

From: Cynthia Richardson <crichardson@saratoga.ca.us>
Sent: Monday, July 31, 2023 9:52 AM
To: Rawnsley, Emma
Subject: FW: DEIR
Attachments: WHY.2.docx

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crichardson@saratoga.ca.us | www.saratoga.ca.us
Office Hours Mondays and Thursdays

From: Richard DuBridge <pddubridge@gmail.com>
Sent: Sunday, July 30, 2023 8:19 AM
To: Cynthia Richardson <crichardson@saratoga.ca.us>
Subject: DEIR

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My comments are attached.

Richard DuBridge
58 year resident of Saratoga

WHY DID YOU COME TO SARATOGA TO LIVE AND RETIRE?

1.1

WHAT WAS IT ABOUT THE ENVIRONMENT THAT WAS SO APPEALING THAT YOU SPENT 25 OR 50 OR MORE YEARS OF YOUR LIFE HERE?

WHAT DO YOU MEAN WHEN YOU USE THE WORD ENVIRONMENT?

We now have a 650 page DEIR document that is supposed to define the Saratoga environment and how it will be affected by the expansion.

Is that how you would define our environment here in Saratoga? Or would you use words like beautiful, relaxing, stimulating, peaceful, rural, close to nature with natural historic trees, a central park for relaxation and activities in foothills of the Santa Cruz mountains?

Would you include the beautiful views and vistas from your apartment or cottage?

Would you include playing bocce ball under the redwoods within easy walking with your walker from your home?

Would you include facilities that are non-institutional and low population density?

Would you include large lots, open spaces and privacy?

Would you include the beauty of being in the foothills of the Santa Cruz Mountains?

The DEIR is a bureaucratic writeup that misses the key environmental factors that are the basis for our wanting to live here in Saratoga. The authors never asked Saratoga residents what in the Saratoga environment they value the most. This is a fatal flaw in their methodology and renders the document useless and totally misleading.

According to that report, vistas are only for outsiders and not for SRC residents who love looking out of their windows through the redwoods to the eastern foothills or the Santa Cruz Mountains. Outdoor recreational areas are for outsiders, not for SRC residents who cannot drive or walk without aid and cannot travel to outside recreational areas. The Odd Fellows Historical Park can be eliminated even though it is SRC's only outside recreational area analogous to Central Park in New York city. Even prisons have outdoor recreation areas. Bats are more important than residents.

This island of apartments that would be packed so close together that there is no room for even a bocce ball court may belong in Cupertino or Sunnyvale or San Jose which are replete with high density apartment house complexes, but it does not belong in Saratoga.

I urge you to use your brains and hearts and realize this expansion project will do irreparable and un-mitigatable damage to Saratoga and the Saratoga Retirement Community's environment.

Rawnsley, Emma

From: Cynthia Richardson <crichardson@saratoga.ca.us>
Sent: Monday, July 31, 2023 9:53 AM
To: Rawnsley, Emma
Subject: FW: DEIR
Attachments: EIR 2.3.1 DESIGN AND LAYOUT.docx; EIR 2.3.3 RECREATION, OPEN SPACE.docx; EIR 3.2 AESTHETICS.docx; EIR SUMMARY MODIFIED.1.docx; EIR SUMMARY MODIFIED.2.docx.docx; EIR SUMMARY MODIFIED.3.docx; EIR SUMMARY MODIFIED.4.docx.docx

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crichardson@saratoga.ca.us | www.saratoga.ca.us
Office Hours Mondays and Thursdays

From: Richard DuBridge <pddubridge@gmail.com>
Sent: Sunday, July 30, 2023 8:25 AM
To: Cynthia Richardson <crichardson@saratoga.ca.us>
Subject: DEIR

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2.1

I have edited the to make it less biased.

My changes are in BOLD.

Richard DuBridge
58 year resident of Saratoga

Commenter's suggested edits to Executive Summary, Page ii of DEIR shown in bold and highlighted for visibility

2.2

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. Building A would be constructed (within the existing garden/recreation area south of the Manor building and north of the Fitness Center) **on the Odd Fellows Home Historical Park, the only outdoor activity space at SRC leaving SRC with no outdoor activity space.** The proposed building would contain 22 independent living residential units on two floors

(total area 35,898 square feet [SF]) with one level of belowgrade 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 providing a total of 77 parking spaces (25,899 SF). The height of the building above average grade would be approximately 40.5 feet, and the total building footprint would

2.3

be 18,509 SF. **The construction of these buildings would require clear cutting all 65 historical trees in the center of the campus.** 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 singlestory 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 Center 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, each with their own fully-accessible bathroom. 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 Odd Fellows Drive, connecting Fruitvale Avenue with the San Marcos Open Space, via Chester Avenue, Gypsy Hill Road, and Via De Marcos.

Commenter's suggested edits to Executive Summary, Page iv of DEIR shown in bold and highlighted for visibility

objectives. The following discussion summarizes the alternatives evaluated in this EIR. See Chapter 4, "Alternatives," for additional detail.

- No Project Alternative: CEQA Guidelines Section 15126.6(e) requires that an EIR analyze a "No Project" alternative. The purpose of describing and analyzing a No Project Alternative is to allow decision makers to compare the impacts of approving the project with the impacts of not approving the project. The No Project Alternative reflects the conditions that would reasonably be expected to occur in the foreseeable future if the project were not approved (CEQA Guidelines Section 15126.6(e)). Under the No Project Alternative, the proposed campus expansion would not occur and no new facilities would be constructed.

- Alternative 1 – Residents' Alternative: Alternative 1 was proposed by a group of existing SRC residents known as "Preserve SRC" as a potential alternative to the proposed Project that would provide the same number of new independent living units (52) on the campus whilst (possibly) avoiding or minimizing some of the key concerns that many of the existing SRC residents have about the proposed Project. Many public comments received during the EIR Scoping Period requested that a detailed analysis of the Residents' Alternative be included in the EIR. Alternative 1 would involve construction of a new skilled nursing building within the same footprint as the Project's proposed Building C, into which the existing Health Center residents and facilities would be relocated following its completion. The existing Health Center would then be demolished, and a new building (Building D, not part of the proposed Project) would be constructed in its place to house the 52 new independent living units and a meeting room facility. The Fitness Center Addition would be constructed under Alternative 1, exactly as proposed by the Project. Buildings A and B and the proposed Meeting Room adjacent to the Manor building would not be constructed under this alternative. **As a result there would be no building on the Odd Fellows**

2.4

Home Historic Park and the outdoor activity space would be preserved. In addition most of the 65 historic trees on campus would be preserved.

- Alternative 2 – Reduced Development Alternative: Alternative 2 would be identical to the proposed Project, except that Building B and the associated improvements to the north of the Manor Building would not be constructed. **Since Building A would be built on the Odd Fellows Historical Park, the outdoor activity space would be eliminated and not replaced.** The existing circular driveway (Manor Circle) and associated landscaped area and parking spaces in front of the Manor building would remain unchanged, except at the very northeastern extent where Colfax Lane would be realigned to allow construction of Building C. All other components would be as described for the proposed Project, except that Building A and/or Building C would be internally reconfigured to allow for 10 additional independent living units to be incorporated so that the redevelopment under this alternative would have the same number of new independent living units (52 units) as the proposed Project. In addition, the underground parking garages of either Building A and/or Building C and/or the Meeting Room would be expanded and reconfigured to accommodate additional parking spaces so that the total number of parking spaces on site under this alternative would be the same as or similar to the proposed Project.

- Alternative 3 – Applicant's Alternative: Alternative 3 was submitted by the Project Applicant as a potential alternative development plan for the campus that would provide the same number of new independent living units (52) on the campus as the proposed Project, without including Building B in front of the existing Manor Building and associated significant and unavoidable historic impacts. Alternative 3 would include the construction of Building A, Building C, the Meeting Room Addition, and

Commenter's suggested edits to Executive Summary, Page iv of DEIR shown in bold and highlighted for visibility

2.5

Fitness Center Addition, exactly as proposed by the Project. **Since Building A would be built on the Odd Fellows Historical Park, the outdoor activity space would be eliminated and not replaced.** In addition, the internal improvements to the existing Health Center units, Manor Building dining area, installation of a secondary emergency access point, removal of the small traffic circle at the entrance to Odd Fellows Drive, and the proposed public trail connection along Odd Fellows Drive, would also be the same as described for the proposed Project. Alternative 3 would not include construction of Building B in front of the Mano

Commenter's suggested edits to Executive Summary, Page v of DEIR shown in bold and highlighted for visibility

Building. Instead, a new “Building D” would be constructed within the space currently occupied by the employee parking lot and northernmost duplex cottage (which would be demolished) on the southwest corner of Odd Fellows Drive and West Cottages Lane. Building D would be a 2-story building containing 10 independent living units on the upper floor, and 2 additional independent living units and 32 parking spaces on the lower floor. A new single cottage unit would be constructed further south along West Cottage Lane (opposite the Fitness Center Addition). Additional surface parking would be installed within the grassed area between Manor Circle and Odd Fellows Drive.

ENVIRONMENTALLY SUPERIOR ALTERNATIVE CEQA requires that, among the alternatives, an “environmentally superior” alternative be selected and that the reasons for such selection be disclosed. In general, the environmentally superior alternative is the alternative that would generate the fewest or least severe adverse impacts. Alternatives are discussed in Section 4 of this EIR.

The No Project Alternative is environmentally superior because it would have no environmental impacts and would avoid the proposed Project’s significant and unavoidable impacts on historical resources and construction noise. When the No Project Alternative is environmentally superior, CEQA requires that another alternative be identified [CEQA Guidelines Section 15126.6(e)(2)].

Alternative 2, the Reduced Development Alternative, would avoid the proposed Project’s significant and unavoidable impact to historical resources, but would require the same mitigation measures as the Project (MM-CUL-1a through MM-CUL-1c) in order to reduce the potential impacts to less than

2.6

significant with mitigation (Impact CUL-1). **However, this alternative would still require the construction of Building A on the Odd Fellows Home Historical Park and eliminate the sole outdoor activity space at SRC and the elimination of most of the historic trees on campus.** Alternative 2 would

reduce the intensity of several impacts compared to the proposed Project due to the smaller construction footprint, e.g., construction-related air emissions (Impact AIR-1), tree removal (Impact BIO-5), potential for encountering archaeological, tribal or paleontological resources (Impacts CUL-2, GEO-6, and TCR-1), greenhouse gas emissions (Impact GHG-1), construction noise (Impact NOI-1) and construction vibration (Impact NOI-2), even though the overall level of significance for these impacts would be the same. Unlike Alternative 1, Alternative 2 would not introduce any new or more significant impacts and would not require any additional mitigation measures. Alternative 3 would also avoid the proposed Project’s significant and unavoidable impact to historical resources; but would require an additional mitigation measure (MM-CUL-1d-ALT3) and would also have slightly increased intensity of some construction-related impacts due to the larger construction footprint. For these reasons, the City has determined that the next environmentally superior alternative to the No Project Alternative would be Alternative 2, the Reduced Development Alternative. NOTICE OF PREPARATION COMMENTS Section 15213 of the CEQA Guidelines requires that the lead agency identify areas of controversy and issues to be resolved, including issues raised by other agencies and the public. The Notice of Preparation and written comments received in response to the Notice of Preparation are included in Appendix A. Section 1.2.1, “Notice of Preparation and Scoping Meeting” of this EIR provides a summary of the issues raised during the scoping period and directs readers to where such issues are addressed within the analysis.

Commenter's suggested edits to Executive Summary, Page vi of DEIR shown in bold and highlighted for visibility

ISSUES TO BE RESOLVED

The State CEQA Guidelines require that an EIR present issues to be resolved by the lead agency. These issues include the choice among alternatives and whether or how potentially significant impacts can be mitigated. The major issues to be resolved by the City regarding the Project are:

- whether the recommended mitigation measures should be adopted or modified;
 - whether there are any additional mitigation measures that should be applied to the proposed Project;
- (and)

2.7

***whether any project should be approved that eliminates the Odd Fellows Historical Park and clear cuts 65 historic trees on the campus.**

- whether the proposed Project, a project alternative, or no project should be approved.

Commenter's suggested edits to Section 2.3.1, Page 2-6 of DEIR shown in bold and highlighted for visibility

2.3.1 Building Design and Site Layout

2.8 Building A would be constructed (within the existing garden/recreation area south of the Manor and north of the existing fitness center) **on the Odd Fellows Home Historical Park eliminating the only outside activity space on the campus (see Figure 2.3-1). It would also eliminate all 65 historical trees.**

The proposed building would contain 22 independent living residential units on two floors (total area 35,898 SF) with one level of below-grade parking (16,879 SF) containing 34 parking spots. The height of the building above average grade would be just under 37 feet, and the total building footprint would be 17,949 SF. The Building A parking garage would be accessed from Pavilion Circle on the north side of the building, with additional surface vehicular access (including passenger loading zones) via a new driveway off West Cottage Drive, on the south side of the building. Building A would have smooth, scored stucco exterior walls, a tile roof, vinyl-frame windows and balconies with black metal railings. The building would utilize a similar color scheme, roof material, and window system to other modern buildings on the property. Elevations for Building A are shown in Figure 2.3-2 and Figure 2.3-3.

Building B would be constructed within the parking lot north of the Manor. 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. The parking garage would be accessed from Odd Fellows Drive, on the northern side of the new building, with additional vehicular access to the building (including surface parking spaces) via a new driveway connecting West Cottages Lane and Colfax Lane. Building B would have smooth, scored stucco exterior walls, a tile roof, rectangular vinyl-frame windows and balconies with black metal railings. The building would utilize a similar color scheme, roof material, and window system to the existing Manor. The northern elevation would be two stories with two stepped parapets and three shaped parapets spaced at regular intervals. The southern elevation would be one story with an off-center projecting lobby with a shaped parapet framed by two engaged pilasters, and a shed roofed canopy supported by steel brackets covering a double-leaf entrance. An arcaded porch would be present on either side of the lobby with arched wall openings at the stairwells. Elevations for Building B are shown in Figure 2.3-4 and Figure 2.3-5.

Building C would be constructed within the parking lot north of the assisted living building. The proposed 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 parking garage would be accessed from Odd Fellows Drive on the northern side of the building (at-grade parking level), with additional vehicular access to the below-grade parking level from McLaren Lane. Building C would have smooth, scored stucco exterior walls, a tile roof, rectangular vinyl-frame windows and balconies with black metal railings. The building would utilize a similar color scheme, roof material, and window system to other modern buildings on the property. Elevations for Building C are shown in Figure 2.3-6 and Figure 2.3-7. The meeting room addition would attach to the west of the Manor at the existing doorway. The main floor of the addition (4,792 SF) would contain a meeting room (3,259 SF) and associated

Commenter's suggested edits to Section 2.3.3, Page 2-8 of DEIR shown in bold and highlighted for visibility

Table 2.3-1 Existing vs Proposed Independent Living Units Building Number of Existing Units Number of Units with Proposed Project Manor Building 14 14 Apartment 1 44 44 Apartment 2 46 46 Cottages 39 39 Proposed Building A - 22 Proposed Building B - 10 Proposed Building C - 20 Total Number of Units 143 195 (52 Unit Increase)

Table 2.3-2 Existing vs Proposed Skilled Nursing, Assisted Living, and Memory Care Building Bed Type Existing Beds Beds with Proposed Project Health Center Skilled Nursing (semi-private) 84 0 Health Center Skilled Nursing (private) 10 52 Assisted Living Building Assisted Living 88 88 Assisted Living Building Memory Care (semi-private) 8 0 Assisted Living Building Memory Care (private) 10 15 Total All Bed Types 200 155 (45 Bed Decrease)

2.9

2.3.3 Recreational Facilities, Open Space, Landscaping, and Other Improvements **and the elimination of Odd Fellows Home Historic park and 65 historic and protected trees**

The proposed meeting room would have a maximum occupancy of 25 people and would primarily serve existing and future SRC residents. The meeting room would also be available for public community use on weekday evenings between 5:00 p.m. and 9:00 p.m., with no more than one booking per day. Community users of the meeting room would be directed to use the lower-level garage parking at Building B, and carpooling would be encouraged.

2.10

The proposed fitness center addition would serve existing and future SRC residents.

(The existing bocce ball court and putting green would be removed, with new facilities provided to the west of Building A.) **Building A would be built on the Odd Fellows Home Historical Park thus eliminating the only outdoor activity space on campus. This includes a Bocce Ball Court, Putting green, picnic tables and open space. There is no other space to replace this park and its facilities.**

The project would also include a public trail connection along Odd Fellows Drive, connecting Fruitvale Avenue with the San Marcos Open Space, via Chester Avenue and Gypsy Hill Road. Minor renovations would also be made to the interior of the Manor Building, to expand the existing dining room services and better utilize the existing auditorium space (which would no longer be required due to the proposed meeting room addition).

The majority of trees within and around the proposed building footprints (approximately 124 in total) would be removed to enable construction, 65 of which are protected trees under the City's Tree Protection Ordinance (Saratoga Municipal Code Section 15-50). Three protected trees are proposed to be relocated as part of the project, including a Valley oak within the footprint of the fitness center addition, and two Coast redwoods within the footprint of the proposed meeting

Commenter's suggested edits to Section 3.2, Page 3-7 of DEIR shown in bold and highlighted for visibility

3.2 Aesthetics

This section describes the existing visual setting of the Project area and evaluates whether the Project would result in significant adverse effects to aesthetics, including impacts to scenic vistas, scenic resources, scenic quality, and light and glare. The following comments relating to aesthetics were received during the public scoping period in response to the Notice of Preparation:

- Concerns regarding aesthetic impacts due to tree removal and loss of open vistas, in particular that no amount of replacement planting could adequately replace the loss of existing trees, some of which are more than 100 years old, 100 feet tall, and/or 6 feet in diameter.
- Concerns including aesthetic impacts related to the historic Manor building and view of the Manor building from Odd Fellows Drive and neighboring properties.
- Concerns regarding potential damage and impact to aesthetic value from nearby drilling and the proposed attachment of new meeting room directly to the Manor building, and loss of landscaping in front of the Manor building.

2.11

***Concerns regarding the loss of open space, rural feel, scenic quality and vistas and the Odd Fellows Home Historic Park.**

- Concern that the developer would not be required to erect story poles showing bulk and height of proposed buildings.

3.2.1 Environmental Setting Aesthetic resources include a combination of numerous elements, such as landforms, vegetation, water features, urban design, and/or architecture, that impart an overall visual impression that is pleasing to, or valued by, its observers. Visual Character of the Project Site The approximately 37-acre Project site is an existing retirement community within an urbanized area, surrounded by single family residential neighborhoods to the north, west and south, and by a multi-family residential development to the east. The topography is undulating, with a heavily-vegetated riparian corridor containing an unnamed tributary of Vasona Creek passing through the center of the campus and along its eastern boundary. Existing development on the Project site is largely centered in the northern portion of the campus, with the Manor Building in the center-north of the site. The Manor Building was constructed in 1912 and is listed on the City's Historic Resources Inventory. The Manor Building features a typical Mission Revival architectural style, with two prominent bell towers framing the entry to the building, a stucco-clad primary façade, a shallow roofline with red clay tile, balconies, wrought iron railings, arched windows and doorways, and curved architectural details. The Manor Building has two stories plus basement, with the roof line approximately 32 feet above grade. See Section 3.5, Cultural Resources, for more information on the building's history and architectural features. To the south of the Manor Building is an open area with lawn, landscaping, and mature trees with a variety of recreational facilities including a putting green, bocce ball court, horseshoe pits and picnic tables, with a single-story fitness center to the south. Surrounding this area to the

Cynthia Richardson, Project Planner
13777 Fruitvale Avenue
Saratoga, CA 95070

3-1

Please do NOT destroy our Full-Size Bocce Ball court. The replacement proposed is only 2/3 of the current size. We do NOT want or need a 2-story apartment building on this site.



Over 60 residents regularly enjoy the games. We have many teams, for women, for men, mixed and some with staff and residents. It is a fun and healthy outdoor game.

This is our only outdoor recreation site. We, seniors need it for our mental and physical health.

Thanks you for listening,

Richard Dubridge
Richard DUBRIDGE
8/1/23

14500 Fruitvale Av
#6118
SARATOGA, CA

Rawnsley, Emma

From: Cynthia Richardson <crichardson@saratoga.ca.us>
Sent: Thursday, August 3, 2023 1:50 PM
To: Rawnsley, Emma
Subject: FW: Online Form Submittal: Council Comments Form

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Report Suspicious

Cynthia Richardson | Project Planner

City of Saratoga | Community Development Department
13777 Fruitvale Avenue | Saratoga, CA 95070

crichardson@saratoga.ca.us | www.saratoga.ca.us

Office Hours Mondays and Thursdays



Leslie Arroyo

Assistant City Manager

City of Saratoga | City Manager's Office
13777 Fruitvale Avenue | Saratoga, CA 95070
(408) 868-1269 | larroyo@saratoga.ca.us

From: noreply@civicplus.com <noreply@civicplus.com>

Sent: Sunday, July 30, 2023 12:07 PM

To: Chuck Page <cpage@saratoga.ca.us>; Yan Zhao <yzhao@saratoga.ca.us>; Belal Aftab <baftab@saratoga.ca.us>; Tina Walia <twalia@saratoga.ca.us>; Kookie Fitzsimmons <kookie@saratoga.ca.us>; James Lindsay <jlindsay@saratoga.ca.us>; Britt Avrit <bavrit@saratoga.ca.us>; Crystal Bothelio <cbothelio@saratoga.ca.us>; Leslie Arroyo <larroyo@saratoga.ca.us>

Subject: Online Form Submittal: Council Comments Form

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Council Comments Form

Your Name

Marcia Fariss

Phone Number	Field not completed.
Email Address	mpub@gizmology.com
Subject	SRC expansion plans
Comments	<div><div>1.1</div><div><p>PLEASE do NOT ALLOW the SRC current expansion plan to be approved! Having been a short term resident there, the loss of 70+ trees and community open space would ruin the entire ambiance of the area. The trees and wildlife they support are an integral part of the community. The loss of open space would adversely affect residents' ability to exercise, be in touch with nature. Last but not least, turn the entire community into nothing more than another cookie cutter high density (perhaps even high rise) drab, monotonous concrete/asphalt blot on the environment.</p><p>Please deny approval of the proposed development in its current state. We must preserve the trees and maintain a community atmosphere at SRC. Thank you. Marcia</p></div></div>
Email Subscription	Subscribe

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Rawnsley, Emma

From: Cynthia Richardson <crichardson@saratoga.ca.us>
Sent: Thursday, August 3, 2023 10:37 AM
To: Rawnsley, Emma
Subject: FW: Saratoga Retirement Community... M. Griffin's submittal 3 min. note to AECOM 7/02

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Cynthia Richardson | Project Planner

City of Saratoga | Community Development Department
13777 Fruitvale Avenue | Saratoga, CA 95070
crichardson@saratoga.ca.us | www.saratoga.ca.us
Office Hours Mondays and Thursdays

From: jazzbuff@comcast.net <jazzbuff@comcast.net>
Sent: Thursday, August 3, 2023 12:13 AM
To: Cynthia Richardson <crichardson@saratoga.ca.us>
Subject: Saratoga Retirement Community... M. Griffin's submittal 3 min. note to AECOM 7/02

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

3.12.3 Construction Noise My name is Michael Griffin

1.1

The EIR-Draft states construction noise levels, even when meeting local code, can still be disruptive to normal daytime residential activities. The noise level a multi-year, multi-site, multi-storied construction project in the heart of a densely populated residential setting, **far** exceeds residential norms. Especially when the work sites are immediately adjacent to the domicile of RETIRED folks, who take naps in the afternoon, who are to be subjected to Noise levels in excess of 80 decibels over a time frame of [supposedly] 24 months. [Reference table 4.5-6]

>I question why the Draft report didn't make use of a more rigorous rating standard for noise, that took into consideration the sensitivity of retired occupants living in the middle of a job site over a period of years. The FTA standard is for highway construction, not for hospitals, old folks' homes and other sound sensitive construction.

1.2

>I question how the Draft report calculated the time frame of the project. The longer a project takes to complete, the more noise impacts. Was use made of a bid from a building contractor? Or was the duration of construction months based on architectural estimates provided by the applicant? Complex projects of this nature are prone to last far longer than early estimates. Especially in the case of infill developments requiring excavation in proximity to existing structures where soil conditions are problematical and—in the case of the Manor—foundations are 100 years old. Bldg. A requires the excavation of rock in a hillside for a subterranean garage. The report estimates only 5 months for this grading and foundation work. And the Meeting Room with its garage excavation, the time is only 3 months. I'm asking for a timeline based on substantial, real-world data from similar projects with similar geology.

1.3

>I question why the Draft didn't suggest the use of noise measurement devices to monitor the noise of heavy equipment, rock drilling machinery as well as trucks off-hauling dirt and rock. Sometimes older tractors and vehicles lacking modern sound deadening features are used. Why were sound meters not recommended.

To: C. Richardson
13777 Fruitvale Ave
Saratoga CA 95070

Commenter: GRIFFIN-M-2

2.1

The Draft Environmental Report does not represent Alternative 1 - Residents' Alternative , Section 4.4 , correctly. A number of glaring errors are included in this Section 4.4.

2.2

Starting with Figure 4.4-1 , the Conceptual Site plan for the Residents' Alternative submitted by the Residents shows the layout of the New Health Center, Building C', and the New 2 story Apartment Building, Building D. The layout of Building D is important as it is the same footprint as the current Health Care Center and would provide for 52 apartments and an auditorium. However Figure 4.4-2 Conceptual Building D Layout- Alternative1, shows a completely different building layout (shape) and claims the building needs 3 stories. This Layout was provided by Ankron Molsan, the architect for the Project Applicant, who changed the Alternative 1 design, thereby attempting to discredit the Residents' Alternative.

Ankron Moisan also misrepresented other features in Alternative 1, such as the size and shape of Alternative 1's New Health Center, Building C' (should be 40 beds rather than the Project's 52 beds) , the number of Parking spaces in Building D's under ground garage (only 50 spaces vs 90 submitted under Alternative 1), and incorrect values in Table 4.4-2 for the the Cut volume and max depth of cut for a correct Alternative 1, Building D.

2.3

Based on these errors the DEIR Section 4.1 Alternative 1 needs major corrections.

W. Michael Rini
6 Aug 23

D.M. Griffin

Cynthia Richardson
13777 Fruitvale Ave.
Saratoga, CA 95070

Dear Ms. Richardson,

3.1

Saratoga has been named Tree City USA every year since 2006 and has won several national awards for its trees like America in Bloom's Best Tree Canopy, Best Urban Forest and Best Tree Heritage Program from 2015-2017.

However, after recent winter storms, Saratoga's tree canopy faced several threats from extreme rainfall and strong winds. At least 13 large trees and 15 limbs had to be removed from Saratoga roads. Others fell on private property.

At a time when trees are being lost due to weather, it is sad to think that the City would allow perfectly healthy trees to be chopped down for the sake of building housing. Such is the plan before the City Council and Planning Commission when a developer is proposing several buildings be built at Saratoga Retirement Community (SRC) that would take down 124 trees, 65 of which are protected by the City's code. Some of these large trees are over 100 feet tall and six feet in diameter. They provide shade, habitat for birds and other animals and contribute to the beauty of the SRC campus. They buffer noise, cool the environment at a time of record breaking heat and help to remove carbon dioxide from the atmosphere.

SRC does not need the proposed buildings at the sake of losing one of the things that makes it so special to the residents....tall, majestic, healthy trees. I urge the City Council and the Planning Commission to reject this plan in favor of "no plan" or at the very least the resident's alternative plan.



D. M. Griffin

6 Aug. 23

C. Richardson
13777 Fruitvale Saratoga CA 95073
To EIR consultants, Planning Commissioner and City Council

Comment Letter: FORM-11
GRIFFIN-M-4

Here are some points that you should consider in the Saratoga Retirement Community Expansion plan.

4.1 **The question is not when will the next Pandemic hit, but what are we doing to prepare for it?**

As a lay person when it comes to very technical details, I reviewed the DEIR for the proposed expansion of the Saratoga Retirement Community (SRC) as best as I could.

I found a huge **void** in the details for the Health Care Center (HCC) remodel other than reducing the 99 beds to 54 and converting all the rooms to private including private toilet and shower. It was disappointing since this seems the opportune time to learn from all the studies done post covid and to design SRC HCC with details to mitigate the next pandemic.

The conversion of the semi-private bedrooms and baths to private is a good start but the vague construction schedule shows that as **phase four**. With recent studies showing that **shared** bedrooms and bathrooms helped enable the spread of the Covid pathogen, the priority for this conversion should be **Project #1**. (See article in AARP, 1/3/2023 by Emily Paulin).

The following are other details that were **missing in the SRC DEIR** for the HCC:

Emergency Response: after reading all the possible road closures and road re-alignments and the fact that Emergency Medical Response (EMR) vehicles are very frequently on the campus day and night, it seems **urgent** that the Emergency Access Road **be built first!** This is the access from Chester Ave with a wide sweep to accommodate fire trucks onto Odd Fellows Drive. For years, residents have begged for this as San Marcos/Odd Fellows drive in the only way in and out of the campus. With all the daytime truck congestion and debris removal during the proposed construction, there needs to be a safe way for fire and emergency vehicles to access the campus.

Air Quality, Noise, and vibration analysis were all missing for the interior environment that in-patients in the HCC would be subjected to during the remodel. While the DEIR concerns itself with the exterior environment, no one has examined what the in-patients must endure trapped in their beds during this construction. In an important study done in Cleveland Clinic and reported in The Cleveland Clinic Journal of Medicine, October 1, 2019, Amjad Kanj MD et al reported in article,

What are the Risks to Inpatients During Hospital Construction or Renovation, found that "Hospital construction ultimately will serve the interests of patients but it also can put in-patients at risk of mold disease, Legionnaires Disease, sleep deprivation, and exacerbation of lung disease."

Solar panels and Water Saving standards were also missing for the HCC remodel plans. There were plans for solar panels for other buildings as well as "Build it Green" ideas but nothing for the HCC.

Impact MF-S-3 Direct adverse effects on human beings inside a HCC that is being remodeled. There is a lot of analysis on the outside air, water, noise and vibration but nothing for "Sensitive Receptors" who are unable to move or relocate, trapped as such in their beds and bedrooms in a HCC that is being remodeled. An abled bodied resident can request a change of location if overwhelmed with noise, dust and vibration but no such options are available to the in-patient recovering in a HCC that is undergoing a remodel.

In Summary:

Build the access road appropriate for fire trucks from Chester to Odd Fellows Road **first**.

If a new state of the art **HCC** is out of the question, then current in-patients at HCC must be re-located and the HCC must be **remodeled with latest Covid regulations**. This is the next in priority for the health and safety of SRC residents.

D. Michael Ri.
6 Aug 23
D. M. Griffin

To C. Richardson
13777 Frustrated Ave
Saratoga CA 95070

Comment Letter: FORM-30
GRIFFIN-M-5

5.1

WHY DID YOU COME TO SARATOGA TO LIVE AND RETIRE?

WHAT WAS IT ABOUT THE ENVIRONMENT THAT WAS SO APPEALING THAT YOU SPENT 25 OR 50 OR MORE YEARS OF YOUR LIFE HERE?

WHAT DO YOU MEAN WHEN YOU USE THE WORD ENVIRONMENT?

We now have a 650 page DEIR document that is supposed to define the environment and how it will be affected by the expansion.

Is that how you would define our environment here in Saratoga? Or would you use words like beautiful, relaxing, stimulating, peaceful, rural, close to nature with natural historic trees, a central park for relaxation and activities in foothills of the Santa Cruz mountains?

Would you include the beautiful views and vistas from your apartment or cottage?

Would you include playing bocce ball under the redwoods within easy walking with your walker from your home?

Would you include facilities that are non-institutional and low population density?

Would you include large lots, open spaces and privacy?

Would you include the beauty of being in the foothills of the Santa Cruz Mountains?

The DEIR is a bureaucratic writeup that misses the key environmental factors that are the basis for our wanting to live here in Saratoga. The authors never asked Saratoga residents what in the Saratoga environment they value the most. This is a fatal flaw in their methodology and renders the document useless and totally misleading.

According to that report, vistas are only for outsiders and not for SRC residents who love looking out of their windows through the redwoods to the eastern foothills or the Santa Cruz Mountains. Outdoor recreational areas are for outsiders, not for residents who cannot drive or walk without aid and cannot travel to outside recreational areas. The Odd Fellows Historical Park can be eliminated even though it is our only outside recreational area analogous to Central Park in New York city. Bats are more important than residents.

SRC residents are second class citizens to be isolated and stored away on a flag lot invisible to the rest of the population.

Beauty, ambiance, peace, serenity and life style are not in the DEIR's vocabulary as essential environmental factors for Saratogans.

These critical omissions in the DEIR regarding our environment are fatal flaws to the entire document. And these environmental damages that would be caused by the Odd Fellows/PRS expansion cannot be mitigated.

W. Michael Rini
6 Aug 23

D. M. Griffin

Cynthia Richardson, Project Planner,
13777 Fruitvale Avenue, Saratoga, CA 95070

Dear Planning commissioner and the City Council,

6.1

We here at SRC have moved here to spend our remaining years in the lovely verdant town that is Saratoga. Our senior community is a vibrant part of this town. Many of us have lived for years in our Saratoga homes before moving to the Retirement Community.

You can imagine our dismay & distress when we learned that PRS has plans to destroy our greenery to make way for more buildings & apartments. The residents have presented a plan that would not have nearly the ugly environment impact as the PRS plan.

We hope the City of Saratoga will seriously consider this alternate plan—one that would establish both the new residences and the needed improvements of other buildings, but would not have the disastrous impact on our campus.

D. Michael Griffin D.M. Griffin
D.M. Griffin
6 Aug-23

6.2

P.S. Alt-1
* was misrepresented in DEIR
Alt-1
* is still the best alternative

C. Richardson
13777 Friolo Ave. Saratoga CA 95070

To the EIR consultants, Planning Commssioners and City Council,

7.1 **Here is a very important issue which has not been studied thoroughly. The consequence is significant.**

Emeragecny Evacuation needs more study

- Emergency Evacuation on SRC campus, which also involves our neighbors on Chester Ave. San Marcos Lane and the Fellowship Plaza, needs more study. It is a a basic health and safety issue.
- How to evacuate the Skilled Nursing patients during emergency evacuation, when at least 40 ambulance has to come to campus. How can the independent Living senior residents driving themselves out in this case? They are all expected to evacuate using their own vehicles according to the management per instruction from our administration (June 21 2023)
- The gates on Chester Ave. for the 80 additional Fellowship plaza apartment and the additional 52 SRC apartments are inadequate for emergency evacuation. These gates will not be able to handle the ambulances, the fire trucks and the additional cars. Even now before the constructions, it is already a real threat of safety and health. The report does not have any detailed study and do not have plans to mitigate the danger.

Impact TRA-4: Project-Related Interference with Emergency Access

The Project could result in inadequate emergency access. Mitigation: MM-TRA-3a: Construction Traffic Control Plan

The Project could result in inadequate emergency access. It has significant impact, not mitigated in the DEIR studies. Referring to Mitigation: MM-TRA-3a: Construction Traffic Control Plan

D. M. Griffin

D. M. Griffin

6 Aug 23

To C. Richardson
13777 Fruitvale Ave Saratoga CA 95070

8.1 Support for the Alternate 1 Plan
at Saratoga Retirement Community

I implore you to stop the devastation planned by PSR to our beautiful Saratoga Retirement Community.

I understand that improvements are needed – and the Alternative 1 plan addresses all those needs. But it does not have the devastating environment impact that the PSR plan has.

We love our trees. We love our Historic Park. We love our paths thru our serene campus.

Please don't make our last years a living hell. Alternative 1 makes the necessary improvements without the devastating impact.

W. J. Richardson
6 Aug 23

D.M. Griffin

To the EIR consultants, the Planning Commissioners and
City Council,

1.1 Support for the Alternate 1 Plan
at Saratoga Retirement Community

I implore you to stop the devastation planned by PSR to our
beautiful Saratoga Retirement Community.

I understand that improvements are needed — and the
Alternative 1 plan addresses all those needs. But it does not
have the devastating environment impact that the PSR plan
has.

We love our trees. We love our Historic Park. We love our
paths thru our serene campus.

Please don't make our last years a living hell. Alternative 1
makes the necessary improvements without the devastating
impact.

Please hear our pleas!

*Carol Howell
Resident of SRC
Apt. 4116*

Cynthia Richardson, Project Planner
13777 Fruitvale Avenue
Saratoga, CA 95070

August 8, 2023
Comment Letter: FORM-11
HOWELL-C-2

REVIEW OF DEIR FOR SARATOGA RETIREMENT COMMUNITY EXPANSION PLAN

2.1

The question is not when will the next Pandemic hit, but what are we doing to prepare for it?

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I found a huge **void** in the details for the Health Care Center (HCC) remodel other than reducing the 99 beds to 54 and converting all the rooms to private including private toilet and shower. It was disappointing since this seems the opportune time to learn from all the studies done post covid and to design SRC HCC with details to mitigate the next pandemic.

The conversion of the semi-private bedrooms and baths to private is a good start but the vague construction schedule shows that as **phase four**. With recent studies showing that **shared** bedrooms and bathrooms helped enable the spread of the Covid pathogen, the priority for this conversion should be **Project #1**. (See article in AARP, 1/3/2023 by Emily Paulin).

The following are other details that were **missing in the SRC DEIR** for the HCC:

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Solar panels and Water Saving standards were also missing for the HCC remodel plans. There were plans for solar panels for other buildings as well as "Build it Green" ideas but nothing for the HCC.

Impact MF-S-3 Direct adverse effects on human beings inside a HCC that is being remodeled. There is a lot of analysis on the outside air, water, noise and vibration but nothing for "Sensitive Receptors" who are unable to move or relocate, trapped as such in their beds and bedrooms in a HCC that is being remodeled. An abled bodied resident can request a change of location if overwhelmed with noise, dust and vibration but no such options are available to the in-patient recovering in a HCC that is undergoing a remodel.

In Summary:

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If a new state of the art **HCC** is out of the question, then current in-patients at HCC must be re-located and the HCC must be **remodeled with latest Covid regulations**. This is the next in priority for the health and safety of SRC residents.

Thank you to the Planning Commissioners and City Council members and their staffs for making this whole comment process possible.

Carol Howell
SRC APT #4116

To all who care:

August 6, 2023

Comment Letter: FORM-23
HOWELL-C-3

3.1

The Project Objectives #4 states:

"Provide upgrades to the existing Health Center, which would include converting existing semiprivate rooms to private rooms with private baths."

That seems to be where references to the Renovation of the Health Center stops.

There are no references to the demolitions and construction work that will proceed in stages in the Health Center, nor are there any references to the impact on the 50 to 60 vulnerable senior patients housed in the Health Center during this 2 year construction period:

Reference MFS-3 (Direct or indirect Adverse Effects on Human Beings).

Additionally, there are no references to the noise, vibrations, dirt and dust or displacing these senior patients to make way for demolitions and construction while raising significant hazards to their health.

Reference HAZ-1, HAZ-5, LUP-1, NOI-1, NOI-2, POP-2, UTI-1, UTI-3, WF-3 and MFS-3.

The only Alternative which avoids this problem is the Residents' Alternative 1. The DEIR needs substantial revisions to recognize this issue.

3.2

*This is a real problem
for us all!*

*Card Howell
resident Apt #4116
Saratoga Retirement
Community*

Dear Ms Richardson;

August 6, 2023
Comment Letter: FORM-8
HOWELL-C-4

4.1

We residents here at Saratoga just love our bocce ball court located in our beautiful Historic Park. That & our putting green are our only outdoor games on campus. We also enjoy the chairs & picnic tables set up in that same park.

The large oak tree there was lost in a storm last year & it has not been replaced with anything — not even grass or ground cover. Why? Because the PRS Expansion project plans to eliminate this park entirely (our only park) to make way for more buildings.

If we wanted a campus full of buildings we would have moved to any number of more financially reasonable ones in the Bay Area.

Please help us save our green space.

4.2

The beauty of our campus was the main reason we ~~tried~~ moved here. We will spend our last years in a morass of building if this plan is passed!

Very sincerely
Carol Howell
Saratoga Retirement Center
14500 Fruitvale Ave.
Saratoga
Apt. # 4116

Rawnsley, Emma

From: Cynthia Richardson <crichardson@saratoga.ca.us>
Sent: Thursday, August 10, 2023 11:50 AM
To: Rawnsley, Emma
Subject: FW: SRC EIR response

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This message came from outside your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Report Suspicious

Cynthia Richardson | Project Planner

City of Saratoga | Community Development Department
13777 Fruitvale Avenue | Saratoga, CA 95070
crichardson@saratoga.ca.us | www.saratoga.ca.us
Office Hours Mondays and Thursdays

From: jill hunter <jshuntercc@gmail.com>
Sent: Monday, August 7, 2023 11:36 AM
To: Cynthia Richardson <crichardson@saratoga.ca.us>; Tsing Bardin <tsingtb@gmail.com>
Subject: SRC EIR response

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

- 1.1 In the late 1990's and early 2000's I was on the HPC and Planning Commission when the Odd Fellows submitted plans to upgrade their facility with many additional buildings. We fought hard to keep the Manor House in all its glory and the city agreed. To think, now, that a parking garage and living units might be built in front of that magnificent structure, along with an unattractive meeting room, is abhorrent to me. Historic buildings were frequently put at the top of hills because of their importance to the community. The city should not allow this awful impingement on this historic building.
- 1.2 In addition to the buildings planned in the front of the Manor House, the loss of 70 magnificent protected trees on the property including another 50 smaller trees is terrible in this day and age when we should be planting trees and honoring the magnificent ones in our midst. Saratoga has lost over 1000 trees during the last winter storms (along with the 400 eucalyptus the city allowed to be cut down). To lose protected trees when Saratoga is "Proudly a Tree city USA" is a terrible precedent. When I was Mayor, 10 years ago, we planted over 2000

1.2 Cont trees to combat climate change. 10 years later Saratoga seems to be losing its respect for trees and allowing them to be haphazardly cut down. This is not the same city I represented.

As to the EIR I would urge the city to limit the number of new units and place them where they would be unobtrusive. Leave the Manor House and the trees alone.

Thank you for your kind attention. Jill Hunter, 20606 Lomita Ave. Saratoga.

REVIEW OF DEIR FOR SARATOGA RETIREMENT COMMUNITY EXPANSION PLAN

1.1

The question is not when will the next Pandemic hit, but what are we doing to prepare for it?

As a lay person when it comes to very technical details, I reviewed the DEIR for the proposed expansion of the Saratoga Retirement Community (SRC) as best as I could. I found a huge **void** in the details for the Health Care Center (HCC) remodel other than reducing the 99 beds to 54 and converting all the rooms to private including private toilet and shower. It was disappointing since this seems the opportune time to learn from the all the studies done post covid and to design SRC HCC with details to mitigate the next pandemic.

The conversion of the semi-private bedrooms and baths to private is a good start but the vague construction schedule shows that as **phase four**. With recent studies showing that **shared** bedrooms and bathrooms helped enable the spread of the Covid pathogen, the priority for this conversion should be **Project #1**. (See article in AARP,1/3/2023 by Emily Paulin).

The following are other details that were **missing in the SRC DEIR** for the HCC:

Emergency Response: after reading all the possible road closures and road re-alignments and the fact that Emergency Medical Response (EMR) vehicles are very frequently on the campus day and night, it seems **urgent** that the Emergency Access Road **be built first!** This is the access from Chester Ave with a wide sweep to accommodate fire trucks onto Odd Fellows Drive. For years, residents have begged for this as San Marcos/Odd Fellows drive in the only way in and out of the campus. With all the daytime truck congestion and debris removal during the proposed construction, there needs to be a safe way for fire and emergency vehicles to access the campus.

Air Quality, Noise, and vibration analysis were all missing for the interior environment that in-patients in the HCC would be subjected to during the remodel. While the DEIR concerns itself with the exterior environment, no one has examined what the in-patients must endure trapped in their beds during this construction. In an important study done in Cleveland Clinic and reported in The Cleveland Clinic Journal of Medicine, October 1, 2019, Amjad Kanj MD et al reported in article, "**What are the Risks to Inpatients During Hospital Construction or Renovation**", found that " Hospital construction ultimately will serve the interests of patients but it also can put in-patients at risk of mold disease, Legionnaires Disease, sleep deprivation, and exacerbation of lung disease."

Solar panels and Water Saving standards were also missing for the HCC remodel plans. There were plans for solar panels for other buildings as well as "Build it Green" ideas but nothing for the HCC.

1.1
Cont.

Impact MF-S-3 Direct adverse effects on human beings inside a HCC that is being remodeled. There is a lot of analysis on the outside air, water, noise and vibration but nothing for "Sensitive Receptors" who are unable to move or relocate, trapped as such in their beds and bedrooms in a HCC that is being remodeled. An abled bodied resident can request a change of location if overwhelmed with noise , dust and vibration but no such options are available to the in-patient recovering in a HCC that is undergoing a remodel.

In Summary:

Build the access road appropriate for fire trucks from Chester to Odd Fellows Road **first**.

If a new state of the art **HCC** is out of the question, then current in-patients at HCC must be re-located and the HCC must be **remodeled with latest Covid regulations**. This is the next in priority for the health and safety of SRC residents.

Thank you to the Planning Commissioners and City Council members and their staffs for making this whole comment process possible.

Joan Jackson
Joann Jackson
Aug 6, 2023
UNIT # 2122

2.1 Support for the Alternate 1 Plan
at Saratoga Retirement Community

I implore you to stop the devastation planned by PSR to our beautiful Saratoga Retirement Community.

I understand that improvements are needed — and the Alternative 1 plan addresses all those needs. But it does not have the devastating environment impact that the PSR plan has.

We love our trees. We love our Historic Park. We love our paths thru our serene campus.

Please don't make our last years a living hell. Alternative 1 makes the necessary improvements without the devastating impact.

Joan Jackson
JOAN JACKSON
Unit #4122
8/6/23

3.1 Support for the Alternate 1 Plan
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Joan Jackson
Joanne JACKSON
UNIT #4122
8/6/23

4.1

Bullet points for Skilled Nursing issues

- Fails to address the requirement for a health center while the current one is remodeled.
- Not to mention completely ignoring the residents plan for building a new one while continuing to use the old one before replacing it with a residential building.
- No mention in the details of renovating Skilled Nursing, where is the schedule and how they will do it while the patients are in the nursing home.
- What is the environmental impact on noise, vibration, dust during construction?
- The length is said to be 2 years, are these rooms renovated in sequential or in parallel? We had very bad experience while the management was doing the balconies repair in 2018-2021. It took 9 months to repair each balcony while residents had no natural light, no fresh air and cannot use the terrace. The repair was done as one block at a time so the whole block of balconies were under this kind of situation for 9 months.

Joan Jackson
JOAN JACKSON
Unit # 4122 8/6/23

August 6, 2023

Cynthia Richardson, Project Planner
City of Saratoga
13777 Fruitvale Ave.
Saratoga, CA 05070

Dear Ms. Richardson,

5.1

Among the many concerns we residents have about the PRS Expansion plan, one is more esthetic, less rational, and difficult to quantify: the threat to our historically and architecturally significant central building, known as the Manor. This iconic white stucco-clad building is a glory to behold--graceful and inviting in spite of its bulk, proud with its two bell towers and arched colonnades. The building itself will not undergo significant changes under this plan (though one exterior wall will be pierced), but the proposed addition of the Meeting Room, dangling offhandedly from its west side, will detract from the Manor's classic beauty. It will ruin the aspect of a beautiful building, perfectly sited on its plot.

This handsome Mission Revival style building is impressive. Its size and bulk fit the site, which was doubtless the premier spot on the property when it was built in 1912: on the crown of a knoll that dominates its surroundings. The building's prominent setting confirmed the importance of its purpose: the housing of elderly residents, which the Odd Fellows took seriously.

When the Odd Fellows developed this property in the early 2000s to create today's continuous care community, they took pains to respect and preserve the Manor and the style it set. Changes to the interior were made with care, and exterior alterations were minimal. Importantly, the purpose and use of all the new facilities continued to fulfill the Odd Fellows' original commitment to house the elderly.

Besides intruding on the Manor's setting, the Meeting Room's building site would eliminate one of the few spaces left on campus where there is greenery shaded by mature trees, which will be sacrificed.

Even if the new Meeting Room were to be sensitively designed to compliment the Manor, it will inevitably diminish the visual impact of that grand structure. A classical building is a style defined by symmetry, which will be forever abrogated. Future visitors and historians will never be able to see the Manor as we do; they will look and wonder why anyone was allowed to tack on such an appendage. Their only option will be to crop it out of their photos!

Sincerely,

Joan Jackson
JOAN M JACKSON
Unit # 4122
8/6/23

6.1

We residents here at Saratoga just love our bocce ball court located in our beautiful Historic Park. That & our putting green are our only outdoor games on campus. We also enjoy the chairs & picnic tables set up in that same park.

The large oak tree there was lost in a storm last year & it has not been replaced with anything — not even grass or ground cover. Why? Because the PRS Expansion project plans to eliminate this park entirely (our only park) to make way for more buildings.

If we wanted a campus full of buildings we would have moved to any number of more financially reasonable ones in the Bay Area.

Please help us save our green space.

Joan Jackson
Joan Jackson
Unit # 4122
8/6/23

To the EIR consultants, the Planning Commissioners and
City Council,

7.1

Saratoga Retirement community is already solvent, in the
black!

Yes we need improvements to our Health Care Center, but
we don't need the enormous building projects proposed by
PRS.

This proposed project will not only negatively affect the
residents for the rest of their lives, but all our neighbors
will be subjected to noise, pollution, traffic, & disruption
for years.

And the result? **More money for PRS** & a remaining
campus of buildings—not mature trees, not a park, not flat
outdoor space for the residents. Welcome to New York
City.

Joan Jackson
JOAN JACKSON
UNIT # 4122
8/6/23

Cynthia Richardson, Project Planner
13777 Fruitvale Avenue
Saratoga, CA 95070

8.1

I am a resident at the Saratoga Retirement Community

I enjoy playing Bocce with my neighbors every week, some times twice a week. It is a healthy and fun outdoor activity.

I am very upset that the Pacific Retirement Services has proposed a master plan to build a two-story apartment at the site of our Odd Fellows Historical Memorial park with its FULL- size Bocce ball court. The proposed replacement court would only be 2/3 of the current court.

Please do NOT build these apartments. The Bocce ball court is the most important outdoors facility. Over 60 residents regularly enjoy the games. Some of our senior citizens come to play even using walkers!



Joan Jackson
Joanne JACKSON 8/6/23
UNIT # 4122

Cynthia Richardson
13777 Fruitvale Ave.
Saratoga, CA 95070

Dear Ms. Richardson,

9.1

Saratoga has been named Tree City USA every year since 2006 and has won several national awards for its trees like America in Bloom's Best Tree Canopy, Best Urban Forest and Best Tree Heritage Program from 2015-2017.

However, after recent winter storms, Saratoga's tree canopy faced several threats from extreme rainfall and strong winds. At least 13 large trees and 15 limbs had to be removed from Saratoga roads. Others fell on private property.

At a time when trees are being lost due to weather, it is sad to think that the City would allow perfectly healthy trees to be chopped down for the sake of building housing. Such is the plan before the City Council and Planning Commission when a developer is proposing several buildings be built at Saratoga Retirement Community (SRC) that would take down 124 trees, 65 of which are protected by the City's code. Some of these large trees are over 100 feet tall and six feet in diameter. They provide shade, habitat for birds another animals and contribute to the beauty of the SRC campus. They buffer noise, cool the environment at a time of record breaking heat and help to remove carbon dioxide from the atmosphere.

SRC does not need the proposed buildings at the sake of losing one of the things that makes it so special to the residents....tall, majestic, healthy trees. I urge the City Council and the Planning Commission to reject this plan in favor of "no plan" or at the very least the resident's alternative plan.

Joan Jackson
JOAN JACKSON
Unit # 4122
8/6/23

10.1

Open space has value beyond its use for recreation, socializing, or refreshing one's soul. It contributes importantly to how we perceive a structure or space intellectually and physically--whether it reads as gracious and inviting or cramped and mean, whether we want to pause in it or keep moving. It enhances the setting for whatever structure it frames, creating a pleasant showcase for man's handiwork. Open space around a town stimulates a rural feel; a tiny park in a busy city becomes a cherished refuge; a "good building site" provides space around a structure that enhances it, allows it to breathe. Thus, the slope before the Manor is critical to its perfect setting and is therefore valuable open space. Not by any stretch would that slope be described as a "good building site," just as the Odd Fellows Park would never be a choice setting for an apartment building. In either case, those proposed structures, with no open space, will appear hemmed in, shoehorned into their sites, which are too small for the structures designed for them. At the same time, their former value as open space has been squandered.

Joan Jackson
JOANNE JACKSON
UNIT # 4122
8/6/23

From,

Mr. Nitin Jain
19271 San Marcos Road
Saratoga, CA, 95070

To,

Ms. Cynthia Richardson, Project Planner
City of Saratoga
13777 Fruitvale Ave.
Saratoga, CA 95070

RECEIVED

AUG 21 2023

CITY OF SARATOGA

Dear Ms. Richardson,

1.1

The attached letter that so eloquently addresses the issues of historic nature of Saratoga Manor building and its majestic architectural beauty, the issues with the addition of the meeting room, and cutting of around 120 matured trees – Redwood, Oak many of which are hundreds of years old.

1.2

Additionally, I would like to bring the proposal for Building D which is not on the initial plan. It would be a two-story building to be planned where the current parking lot sits next to the San Marcos Road. I have following concerns:

1. Drainage issues caused by the construction of the building, the proposed underground parking due to cutting of the vegetation.
2. Lack of privacy due to it overlooking into our house, driveway and yard
3. Noise due to the construction
4. Traffic issues caused by the single lane (San Marcos Road)

I'd appreciate if any new construction by the Odd Fellows is done towards the south site so that it has the minimal impact.

Thanking you.

Sincerely,

Nitin Jain

Nitin Jain
8/21/23

1) Attached under letter dated Aug 6, 2023

August 6, 2023

Cynthia Richardson, Project Planner
City of Saratoga
13777 Fruitvale Ave.
Saratoga, CA 05070

Dear Ms. Richardson,

1.3

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Sincerely,

Cynthia Richardson, Project Planner
13777 Fruitvale Avenue
Saratoga, CA 95070

1.1

Please do NOT destroy our Full-Size Bocce Ball court. The replacement proposed is only 2/3 of the current size. We do NOT want or need a 2-story apartment building on this site.



Over 60 residents regularly enjoy the games. We have many teams, for women, for men, mixed and some with staff and residents. It is a fun and healthy outdoor game.

This is our only outdoor recreation site. We, seniors need it for our mental and physical health.

Thanks you for listening,

VIRGINIA Joe

5220

A handwritten signature in black ink, appearing to read "Virginia Joe".

7/25/2023

To the EIR consultants, Planning Commssioners and City Council,

2.1 Here is a very important issue which has not been studied thoroughly. The consequence is significant.

Emeregecny Evacuation needs more study

- Emergency Evacuation on SRC campus, which also involves our neighbors on Chester Ave. San Marcos Lane and the Fellowship Plaza, needs more study. It is a a basic health and safety issue.
- How to evacuate the Skilled Nursing patients during emergency evacuation, when at least 40 ambulance has to come to campus. How can the independent Living senior residents driving themselves out in this case? They are all expected to evacuate using their own vehicles according to the management per instruction from our administration (June 21 2023)
- The gates on Chester Ave. for the 80 additional Fellowship plaza apartment and the additional 52 SRC apartments are inadequate for emergency evacuation. These gates will not be able to handle the ambulances, the fire trucks and the additional cars. Even now before the constructions, it is already a real threat of safety and health. The report does not have any detailed study and do not have plans to mitigate the danger.

Impact TRA-4: Project-Related Interference with Emergency Access

The Project could result in inadequate emergency access. Mitigation: MM-TRA-3a: Construction Traffic Control Plan

The Project could result in inadequate emergency access. It has significant impact, not mitigated in the DEIR studies. Referring to Mitigation: MM-TRA-3a: Construction Traffic Control Plan

Virginia
8/5/2023
VIRGINIA JOE Art. 5220

Cynthia Richardson, Project Planner,
13777 Fruitvale Avenue, Saratoga, CA 95070

Dear Planning commissioner and the City Council,

3.1

We here at SRC have moved here to spend our remaining years in the lovely verdant town that is Saratoga. Our senior community is a vibrant part of this town. Many of us have lived for years in our Saratoga homes before moving to the Retirement Community.

You can imagine our dismay & distress when we learned that PRS has plans to destroy our greenery to make way for more buildings & apartments. The residents have presented a plan that would not have nearly the ugly environment impact as the PRS plan.

We hope the City of Saratoga will seriously consider this alternate plan—one that would establish both the new residences and the needed improvements of other buildings, but would not have the disastrous impact on our campus.

WJ (3220)

8/5/2023

VIRGINIA JOE

Cynthia Richardson, Project Planner
13777 Fruitvale Avenue
Saratoga, CA 95070

4.1

I am a resident at the Saratoga Retirement Community

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Please do NOT build these apartments. The Bocce ball court is the most important outdoors facility. Over 60 residents regularly enjoy the games. Some of our senior citizens come to play even using walkers!



VIRGINIA Joe

5220

WJae

7/25/2023

Cynthia Richardson, Project Planner
13777 Fruitvale Avenue
Saratoga, CA 95070

- 5.1 One of the reasons that I chose Saratoga Retirement Community is the attractive outdoor green space. The bucolic campus is one of the assets of the entire Saratoga City. Here seniors can relax and have fresh air.



I am against Pacific Retirement Service's building the two story high apartment which will occupy all the green space we have. Please do NOT build these apartments. This green space is an irreplaceable jewel. Thanks you for listening,

VIRGINIA Joe

5220

U Joe

7/25/2023

To EIR consultants, Planning Commissioners and City Council,

6.1

When I read the DEIR, I found the report ignoring the environment and the lives of our 200 Independent Living residents on campus. There are issues which cannot be mitigated to less than significant as suggested in the DEIR.

Here are a few examples on Recreation and Open Space:

1) The full size 91-feet long Bocce ball court cannot be replaced by the shorter 2/3 length court. DEIR 3-260 stated, "These facilities would be reconstructed elsewhere on campus, although some of the reconstructed facilities may be of a smaller size than the existing facilities."

Please note The facility has to be full size. The reconstructed elsewhere is vague and Needs more specifics.

We have over 60 regular players with many different competitive teams on campus. This is the most popular outdoor activity for the SRC senior population, even residents with walkers strive to play. We do not agree with the conclusion in Impact REC-2. The impact is Significant. This facility would be demolished to create space for proposed Building A. We object building A.

2) The new building A and meeting room would remove ALL the remaining outdoor recreation green space. The space is currently not on any previously disturbed areas. The residents depend on this space to have fresh air, to have outdoor recreation, to relax and to enjoy the natural vista. The wide range indoor recreation activities cannot replace the outdoor recreation activities. We disagree with the Impact REC-2 analysis.

The Impact analysis for REC-1 concludes "the Project is not anticipated to cause a substantial increase demand for public open space and recreational facilities within the city." But there is no analysis of the impact on the residents and the neighbors. There are over 200 Independent Living residents who use this space daily, the daily demand is large. The environmental impact is significant when you eliminate this space.

Virginia (5220)

8/5/2023

VIRGINIA JOE