

Appendix A – Written Comments and Transcript of Verbal Comments

Part Seven:

- Individual Comments (SHEW through ZAVOSKY)

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

1.1

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.

Aug. 8, 2023

Sincerely,

Ruby Shew 14500 Fruitvale Ave. #4207, Saratoga, CA 95070

August 6, 2023

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

Dear Ms. Richardson,

2.1

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,

Aug. 8 2023

Ruby Shew

14500 Fruitvale Ave. #4207, Saratoga, CA 95070

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

Dear Planning commissioner and the City Council,

3.1

We residents here at Saratoga just love our bocce ball court. 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.

Aug. 8, 2023

Sincerely

Ruby Shew 14500 Fruitvale Ave, #4207, Saratoga, CA 95070

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

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.

Aug. 8, 2023

Sincerely,

Ruby Shew 14500 Frintvale Ave, #4207 Saratoga, CA 95070

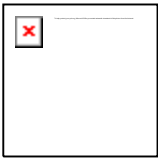
Rawnsley, Emma

From: Cynthia Richardson <crichardson@saratoga.ca.us>
Sent: Thursday, August 24, 2023 10:24 AM
To: Rawnsley, Emma
Subject: FW: Saratoga Retirement Community Expansion -DEIR Comment 1

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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: nsilberman@gmail.com <nsilberman@gmail.com>
Sent: Saturday, August 19, 2023 3:54 PM
To: Cynthia Richardson <crichardson@saratoga.ca.us>
Subject: Saratoga Retirement Community Expansion -DEIR Comment 1

Greetings Cynthia,

1.1

My Name is Nathan Silberman, resident at SRC since 2021 in apartment 5102. Here are some comments to the released DEIR:

To the item:

Impact AES-2: Scenic Resources

The Project would not substantially damage scenic resources.

Mitigation: none required

Comment:

1.1
Cont.

1. The DEIR did not consider the Scenic impact of the proposed Meeting center on the side of the Manor which will bloc the full view of the Manor and affect its historic character, also will block the view from the three apartments located on the western side of the Manor.
2. The DEIR did not consider the impact of building A on top of the Historic park hill blocking of the western view from building 4000 and from the Pavilion Entry to buildings 4000 and 5000.

Regards,

Nathan

Nathan Silberman
nsilberman@gmail.com
Saratoga, CA

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 Expansion Plan- EIR Comment 2

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From: nsilberman@gmail.com <nsilberman@gmail.com>
Sent: Saturday, August 19, 2023 4:35 PM
To: Cynthia Richardson <crichardson@saratoga.ca.us>
Subject: Saratoga Retirement Community Expansion Plan- EIR Comment 2

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Dear Cynthia,

Please consider the Comments below:

Impact AIR-1: Conflict with an Applicable Air Quality Plan

The Project would not conflict with or obstruct implementation of applicable air quality plans.

Mitigation: none required

1. The EIR did not consider the following regarding building A impact to the air and climate quality:
 - a. The building will block the Western air flow which typically has a cooling effect. Building A will create a standing air pocket together with buildings 4000 and 5000 and increase the ambient temperature

significantly, especially in hot days. The EIR should consider the fact that the eastern slope trees will be removed and with them the shade. Concrete building and black asphalt around will absorb the and retain the heat increasing the surrounding temperature through radiation. There are better places for building A to be considered .

2. THE EIR did not consider the compound impact of all Air Quality components
 - a. The city consultant recommends that residents stay indoors with Air conditioner during lengthy construction (estimated 3-5 years). This is not a reasonable request. Continuous use of Air Condition will increase the carbon profile of the entire site and generate more greenhouse gases.
 - b. While it is possible that during construction each one of the Air Quality components will meet the required standard, the EIR did not consider the compound effect of all air quality elements being present at the same time and their impact on the more sensitive elderly population living on site. For example dust, pollens, gases emitted by construction equipment, gases emitted by construction trucks, gases emitted by cars around the campus, plus the elements generated by existing SRC equipment could be present at the same time beyond allowable limits and creating health hazards. Therefore serious mitigation required needs to be put in place before start of construction or change the implementation plans.

Best Regards,

Nathan Silberman
SRC Resident at Apt. 5102

Nathan Silberman
nsilberman@gmail.com
Saratoga, CA

Rawnsley, Emma

From: Cynthia Richardson <crichardson@saratoga.ca.us>
Sent: Thursday, August 24, 2023 10:25 AM
To: Rawnsley, Emma
Subject: FW: Saratoga Retirement Community Expansion DEIR Comments-2

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From: nsilberman@gmail.com <nsilberman@gmail.com>
Sent: Saturday, August 19, 2023 9:04 PM
To: Cynthia Richardson <crichardson@saratoga.ca.us>
Subject: Saratoga Retirement Community Expansion DEIR Comments-2

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3.1

I Nathan Silberman, resident of the community submit the following comments to the Project DEIR:

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.

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- Alternative , shows a completely different

3.1
Cont.

building layout (shape) and claims the building needs 3 stories. This Layout was provided by Ankron Mclean, 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 Cut volume and max depth o cut for a correct Alternative 1 , Building D.

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

3.2

The DEIR has reviewed the Project plans for a building B in front of the Historical Manor Building and the proposed Meeting room attached to the side of the same Manor Building with astonishing different standards.

In the case of Building B the EIR found a conflict with the Historical Manor that could not be mitigated (See Table 3.5-1- Item 9 and 10 of the Summary of Project Adherence to Secretary of Interior's Standard for Rehabilitation)

In that same table, 3.5-1 The finding for item #9 found a potential conflict with the meeting room, The next page ,3-94 , item 2 states

"The proposed construction of the Meeting Room and its attachment to the West elevation the Manor building thru a building hyphen would also remove and/or alter character defining features represented in the west (secondary) elevation.' ,

On page 3-101 the EIR further states

"The proposed construction of the Meeting Room Addition as part of the Project could potentially result in the substantial adverse change in the Manor Building due to the potential for damage during construction"

The symmetry of the Manor Building is forever lost with the Meeting Room attached to its western wall of the Manor.

The Meeting Room needs a specific evaluation under CUL-1.

3.2
cont.

Additionally, there has been no evaluation of the environmental impact of the Residents living in Apartments 1101 , 1202 and 1203 during construction or afterwards with their apartment windows on the western manor wall being mostly blocked out by the new Meeting

Room.

At a minimum EIR evaluations and mitigations should be reviewed for AES-I Scenic Vista, HAZ-i hazardous emissions, NOI-I increased noise levels, NOI-2 vibrations & dust, POP-2 displacement of people, and MFS-3 adverse impact on human beings. Also needs evaluation of

3.3

composite (additive) air hazards together impact on the health and wellbeing of the current residents living on site.

Best Regards,
Nathan

Nathan Silberman
nsilberman@gmail.com
SRC -5102
Saratoga, CA

Rawnsley, Emma

From: Cynthia Richardson <crichardson@saratoga.ca.us>
Sent: Thursday, August 24, 2023 10:25 AM
To: Rawnsley, Emma
Subject: FW: Saratoga Retirement Community Expansion DEIR comments-3

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From: nsilberman@gmail.com <nsilberman@gmail.com>
Sent: Saturday, August 19, 2023 9:36 PM
To: Cynthia Richardson <crichardson@saratoga.ca.us>
Subject: Saratoga Retirement Community Expansion DEIR comments-3

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4.1 I Nathan Silberman, resident of SRC submit the following comments for the city consideration:

WHY BUILDING A SHOULD BE REMOVED FROM THE HISTORIC PARK PLAN AND PLACED SOMEWHERE ELSE IF NECESSARY:

It takes away the only easily accessible Recreation area with no equivalent replacement somewhere else on the campus and within easy reach distance.

The project architects proposed a minimal recreation area insufficient for the size of population and type of population on campus.

The EIR recommendation does not consider the type and age of the campus population, recommending using parks outside the campus.

4.1
Cont.

The city's consultant did not consider need for easy and Equal-Access . Many of the residents are over 80 years old and not driving. Many residents are using canes, walkers and wheelchairs and need easy access to outdoor recreation. The EIR recommendation is totally inconsiderate and oblivious to the current resident's needs. Can you see your 80 or 90-year-old grandparents using a walker, to walk over a mile and cross busy streets to get to a remote park? How about the other irreplaceable facilities in the Historic Park, like Bace ball, and others? How about the picnic tables in the shade to play games and have lunch? How about equal access law in California which prevents handicapped discrimination?

Thank you!
Nathan

Nathan Silberman
nsilberman@gmail.com
SRC-5102
Saratoga, CA

Rawnsley, Emma

From: Cynthia Richardson <crichardson@saratoga.ca.us>
Sent: Thursday, August 24, 2023 10:26 AM
To: Rawnsley, Emma
Subject: FW: Saratoga Retirement Community Expansion- Letter to the city council

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From: nsilberman@gmail.com <nsilberman@gmail.com>
Sent: Sunday, August 20, 2023 8:29 PM
To: Cynthia Richardson <crichardson@saratoga.ca.us>
Subject: Saratoga Retirement Community Expansion- Letter to the city council

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Dear Saratoga City Council,

5.1

My name is Nathan Silberman, and I am a resident of the Saratoga Retirement Community, also known as the Odd Fellows retirement home. Some of the reasons I joined this community are the beautiful open spaces surrounded by green lawns and mature, protected redwoods and oaks and the stunning recreation area in the center of the community in the Historical Park .

The over-the-top expansion being pursued by the developer Pacific Retirement Solutions in Medford OR is totally disastrous to the environment and to the elderly residents' quality of life.

One of the many reasons I am in opposition to the proposed implementation of the project is that the management company/developer plans to wipe-out the Odd Fellows

5.1
Cont.

Historic Park, which is the only outdoor recreation space we have. They plan to fill the Park with a large 2-story [or, I believe, possibly a 3-story?] apartment building and underground garage with an entry and exit in the worst possible place, prone to traffic jams and presenting a worse safety risk. Also, no more protected, mature redwoods and oaks; no more open space and no more easily accessible (to handicap residents) bocce ball court and other play grounds. All of that sacrificed to the inappropriate infill construction proposed by management.

The Draft EIR comments that residents could possibly make use of public parks in Saratoga if they want exercise... parks miles away from campus. But can you imagine old folks with canes, wheelchairs and walkers having to go off campus to partake in open-air recreation, crossing busy roads? Someone said to me, "even state prisons have an exercise area, so why not us oldsters; because we're old"? It looks to me like age discrimination, or elderly abuse....

I would like to encourage the city of Saratoga council to deeply analyze this development application, especially the irreversible impacts it will bring to an historic building, a Saratoga institution and 65 endangered, beautiful, mature protected trees... And to also be aware of your fellow neighbors, local senior citizens whose life will be detrimentally affected forever due to poor management's decisions on implementation.

Thanks,
Nathan

Nathan Silberman
nsilberman@gmail.com
Saratoga, CA

Rawnsley, Emma

From: Cynthia Richardson <crichardson@saratoga.ca.us>
Sent: Thursday, August 24, 2023 10:46 AM
To: Rawnsley, Emma
Subject: FW: SRC Expansion -Comments to DEIR regarding traffic

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From: nsilberman@gmail.com <nsilberman@gmail.com>
Sent: Sunday, August 20, 2023 9:14 PM
To: Cynthia Richardson <crichardson@saratoga.ca.us>
Subject: SRC Expansion -Comments to DEIR regarding traffic

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Traffic Problems:

We disagree the mitigation suggestions are practical and enforceable. **(Mitigation MM-TRA-3b: Implement Recommendations of Traffic Study page xx (and page 3-285)**

*"A. The Project Applicant shall implement all recommendations of the Traffic Study prepared for the Project by Hexagon Transportation **My analysis of Hexagon Transportation Report shows major errors in assessing /or not assessing at all the internal traffic models and critical traffic intersections within the campus. The report is flawed in many areas and City consultants should question the conclusions reached by the PRS traffic consultants.***

*iv that the Project Applicant clearly communicate with the delivery vehicles that they need to park in designated areas on site. **History shows that communication with the delivery vehicles is inexistent and probably not feasible.***

B. In addition, the Project Applicant shall develop and implement a delivery schedule for vendors so that the number of simultaneous deliveries to campus does not exceed the available designated loading

6.1
Cont.

space.” SRC does not have a traffic control and coordination personnel on site neither any personnel with the appropriate skills and training.



Pictures the right shows the current loading zone, full of garbage and bins and narrow space for loading. Picture on the right: where the white truck parks would be the entrance to the potential Building A garage entrance. Currently delivery trucks, maintenance vehicles and garage bins are all along the Pavilion Cir. Can you imagine how much worse it will be if there is the additional garage entrance for building A ? What happens if emergency vehicle has to come through this congestion? Calling the police to enforce is too slow for any emergency. Notifying the emergency vehicle for road blocking is not practical.

We disagree with the Mm-TRA-3a

6.2

- It is unsafe for this Senior population to walk or drive during and after construction at the particular intersection. The senior have a particular set of requirements because of the slow reaction time, the impaired mobility , poor eye sight and hard at hearing. Much more detailed studies need for this particular population. **The intersection mentioned is the only way from the Pavilion entrance to the Western Cottages and to the employees parking.**

6.3

- Emergency Evacuation for the 600 plus SRC residents and employees and neighbors on San Marcos Lane and the Fellowship Plaza, needs more study. It is a a basic health and safety issue.

Thank you,
Nathan

Nathan Silberman
nsilberman@gmail.com
Saratoga, CA

Rawnsley, Emma

From: Cynthia Richardson <crichardson@saratoga.ca.us>
Sent: Thursday, August 24, 2023 10:47 AM
To: Rawnsley, Emma
Subject: FW: SRC Expansion: Comments to the Alternative 2, proposed and deemed to be environmentally superior to all others by EIR consultants

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crichardson@saratoga.ca.us | www.saratoga.ca.us
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From: nsilberman@gmail.com <nsilberman@gmail.com>
Sent: Sunday, August 20, 2023 9:56 PM
To: Cynthia Richardson <crichardson@saratoga.ca.us>
Subject: SRC Expansion: Comments to the Alternative 2, proposed and deemed to be environmentally superior to all others by EIR consultants

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7.1

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

Topic : RECREATION and OPEN SPACE

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

5) Loss of our walking pathways on 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 Historic Park
- *The 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.

Following are the bases for our objections:

Odd Fellows Historical Memorial park today May 2023— residents play Bocce and relax at the picnic area in the desolated park— the only outdoors green space on



campus.

The DERI document is quoted in underline italics. Our comments are in regular font or in red.

Support argument for:

1) Replacement of the full size Bocce ball court by a 2/3-size court at West Cottage Lane is not acceptable.

The full-length Bocce ball court should not be replaced by the smaller 2/3-length court. Currently, over 60 residents regularly participate on Bocce ball teams. Bocce ball is the only outdoors recreation that many SRC residents enjoy. It is the most popular sport regularly enjoyed by SRC residents. To reduce the court to 2/3 of full size is a real loss, not just a displacement.

We do not agree with the following statement from the DEIR. It is not "displaced." it is not replaced. The "reconstructed elsewhere" option is vague and not an acceptable alternative.

Mitigate loss of Recreation topic 3-260 shown in underlined paragraph from DEIR

The proposed construction of Building A would displace the existing outdoor private recreational facilities (e.g., bocce ball court, putting green, horseshoe pits, picnic tables). These facilities would be reconstructed elsewhere on campus. although some of the reconstructed facilities may be of smaller size than the existing facilities.

7.1
Cont.

The existing bocce ball court. putting green. picnic tables. and horseshoe pits would be demolished to create space for proposed Building A and smaller replacement facilities would be constructed to the west of Building A.

The impact is significant. We do not agree with the conclusion here:

Impact REC-2: Construction or Expansion of New Recreational Facilities

Impact REC-2 would be less than significant. No mitigation is required.

Support argument for:

2) SRC would lose most of our outdoor recreation space

This proposal would completely eliminate our only on-site outdoor recreational space. The wide range of indoor private recreational activities do not replace outdoor recreational activity. The Odd Fellows Park is the ONLY place for OUTDOOR activities. Outdoor space for relaxation and exercise is imperative to maintain the health, physical and mental, of our residents. The picnic tables the chairs, the shaded areas to sit under are essential environmental requirements for senior living. Having a safe and uncrowded green campus is one of the reasons that residents choose to live here. Diminishing the outdoor recreational area also has an adverse physical effect on the environment, which is currently in a green, open undisturbed area, contrary to the DEIR.

- We do not agree with the following statement from the DEIR

These relocated recreational facilities are for the private residents of the SRC and would not have an adverse physical effect on the environment, as they would be constructed on previously disturbed areas as part of the overall development of the proposed Project.

"Nevertheless. given the wide range of indoor and outdoor private recreational activities available on campus...."

This park is the heart of the SRC campus. Even though there are 28 acres of existing public park nearby, these are inaccessible to elderly SRC residents who have limited mobility on walkers or wheel chair or who do not drive. The EIR consultants contend that residents can travel to other public areas for outdoor recreation. But the closest area, Gardiner Park, is 1.2 mile away. Would you require your elderly parents to travel to parks when they have an accessible park at their back door?

"As described in Section 3.15.1 above. there are approximately 28 acres of existing public park facilities within one mile of the Project site. as well as several City trails and other recreational facilities and larger regional open space areas such as the nearby Fremont Older Open Space Preserve and the Villa Montalvo grounds within driving distance of the project site. As a result, any minor potential increase in demand for public off-site park and recreational facilities by SRC residents would be dispersed among existing parks and

7.1
Cont.

recreational facilities. thereby minimizing substantial impacts on a single existing public recreational facility. "

"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.."

Page 3-57:

"The closest existing parks to the Project site are Gardiner Park and Heritage Orchard. Gardiner Park is small 1.2-acre neighborhood park on Portos Drive approximately one mile north of the Project site. Heritage Orchard is 17 acres in size and is approximately one-mile northwest of the Project site.

Support material for:

3) Loss of the safe and green space that we all enjoy

Even though the Project would occupy only 6% of the 37-acre SRC campus, this is the entire amount of green open space available here. We lose 100% of our outdoors open green space. The impact on Scenic quality is substantial and completely destroys the bucolic, semi-urban atmosphere, leaving a cluster of apartment buildings spread over the campus. The EIR failed to analyze this important issue.

The PRS master plan plants a two-story apartment building on one of the two remaining open spaces we have (the other being the west side of the Manor, where the proposed meeting room would be erected).

To eliminate all the green open space would also have a detrimental effect on air quality.

Support material for:

4) Loss of our own campus green open space.

We do NOT agree with the following assessment from the EIR.

The Senior SRC residents are not able to take advantage of the existing public park and recreation facilities within proximity to the Project site. Do you expect that the Seniors take a Uber to go to these open space on walkers? Once our own green open space is eliminated, there is no substitute.

"Based on the provision of new private indoor recreational facilities on campus the availability of existing public park and recreation facilities within proximity to the Project site,

7.1
Cont.

the new public trail connection that would be provided along Odd Fellows Drive as part of the Project. and the limited number of new residents on the Project site compared to City projections. implementation of the Project is not anticipated to increase the use of existing neighborhood and regional parks or other public recreational facilities such that substantial physical deterioration of such facilities would occur or be accelerated. Therefore. the impact would be less than significant. "

Recreation impact and environment

Impact REC-I: Construction or Expansion of New Recreational Facilities

As for the public, we see regularly the neighbors walking their dogs, jogging or bicycling on our campus. To them it is very pleasant and closely so that they do not have to take a car to drive to the other city parks. When told there would not have the Odd Fellows park and the



other green open space, they were shocked and will protest. This is a total destroy of the beautiful, suburban environment. It eliminates the only green open spaces in this neighborhood. The environment impact would be very significant to the SRC residents and the neighbors.

Support material for:

5) Loss of our walking pathways on Campus

7.1
Cont.

Is it possible or practical to have at the SRC seniors hike up the San Marcos Open space along the Odd Fellow Lane easement to Chester road or Gypsy Hill Road and via de Marcos where there are NO pedestrian sidewalks? What do they mean by "no impact or less than significant impact" on the environment? The DEIR claims that the San Marcos Open Space is only 300 feet to the southeast of the Project site, but that is direct air distance, up a steep embankment—inaccessible without a helicopter! It is at least a 2.5-mile round trip on foot. The statements shown below show no understanding of seniors' needs or respect for seniors' quality of life. It is an insult to the Senior citizens. The consultants should measure the real walking distance through paved streets and not the aerial distance on a map.

Nathan Silberman
nsilberman@gmail.com
Saratoga, CA

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,

1-2

Cynthia,
Our Full-Size Bocce Ball court is very important for many of ^{our} people!! It is an out door event and the only place we can use to play Bocce Ball! Please don't take the only outdoor we have to use

Sandra Snowbridge 8/6/23

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



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

Donna Sorensen
Donna Sorensen
14500 Fruitvale Ave
Saratoga CA, #6143

Dear Ms Richardson

2.1

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.

Donna Sorenson 8/6/23
Donna Sorenson
14500 Fruitvale Ave #6143
Saratoga

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 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 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.

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."

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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.

Donna Sorenson

8/6/23

Donna Sorenson #6143
14500 Fruitvale Ave

Saratoga CA.

Dear Ms Richardson

4.1 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.

Donna Sorensen

Donna Sorensen

Cottage 6143

14500 Fruitvale Ave

Saratoga, CA 95070

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,

Donna Sorensen
Donna Sorensen

8/6/23

14500 Fruitvale Ave
Saratoga CA.

Cynthia Richardson
13777 Fruitvale Ave.
Saratoga, CA 95070

Dear Ms. Richardson,

6.1

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.

Donna Sorenson

Donna Sorenson

14500 Fruitvale Ave

Saratoga

8/6/23



Friday, July 28, 2023

Mr. Richardson,

1.1

We have lived at Saratoga Retirement Community for three years, having been attracted by its open spaces and vegetation. We have been alarmed by plans to decrease - both in the planned expansion.

Please help us maintain the arboreal beauty that originally attracted us.

Jack and Terry Strabman
Apt. 4114
14500 Fruitvale Avenue • Saratoga, California 95070
408-741-7194 • retirement.org/saratoga

219-221-3202

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

1.1

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.

J. TERRY STRATMAN, SR. APT. 4114
J. Terry Stratman
8/15/23

1.2

P.S.: SEE ATTACHMENT FOR FURTHER CONCERNS

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

Dear Planning commissioner and the City Council,

2.1

We residents here at Saratoga just love our bocce ball court. 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.

J. TERRY STRATMAN - SAC APT. 4114
J. Terry Stratman
8/15/23

2.2

PS.: SEE ATTACHMENT FOR FURTHER CONCERNS

EIR N.

EIR FORM TO PROVIDE INPUTS TO THE PLANNING DEPT OF SARATOGA CITY, CA.
email to: Cynthia Richardson <crichardson@saratoga.ca.us>

THESE ARE MY COMMENTS ABOUT THE PRELIMINARY EIR OF THE SARATOGA **RETIREMENT COMMUNITY EXPANSION PROPOSAL**.

1. Version of EIR: SCH#2021110366 July 2023
2. Alternate Plan Numbers: Circle Alt 2 & 3
3. Name of Submitter: J. TERRY STRATMAN
4. Residence of Submitter: Street: 14500 Fruitvale Ave, Apt 4114
City: Saratoga State: CA. - 95070 Date: 7/22/2023
5. Date of Submission: July 2023 Do you approve of the EIR: **NO**
6. Topic: Name of the topic of your comments:
Objections to the EIR as presented on multiple issues, including Alt 1,2,3
7. EIR Page numbers: From Pg 2-34 Par 2.4.4 TO: Pg IV EIR
8. Describe your concern with the DEIR:

THIS IS A VERY SCARY PLAN WHICH WILL OVERWHELM THE THEN RESIDING RESIDENTS, ENDANGERING THEIR LIVES AND LIMBS.

3.1

F. **TRAFFIC CONTROL** : 2.4.4 Pg. 2-34 Par 3

Emergency access routes within the campus would be maintained throughout construction. **Colfax Lane and West Cottages Lane** would be **temporarily rerouted** for approximately 3 months (!!!) during Phases 2 and 3; however, at least two of the three access roads would be open for emergency vehicle access at all times.

This rerouting of just 3 months is illusory, and does not address how residents of the cottages will be able to enter their garages, etc.

This is a real double talk. In one section it is said that analysis and resolution of the traffic within the SRC campus during construction is an SRC issue, and that the EIR does not address such. It just Promises that emergency routes will be open – but what about normal inhabitants??

In another section it is stated that the Park would be used for staging During the whole XX years of construction.

This is really a grand!

Effort to destroy, endanger and encumber the lives of residents for who knows how many years.

The last stated duration was announced on July 20, 2023 by the PRS hired Consultant and Project Leader, that it would take 7 (seven) years to complete the construction of plan 3, so for all these years we would be looking at dirt trucks, etc.

4.1

The DEIR has reviewed the Project plans for a building B in front of the Historical Manor Building and the proposed Meeting room attached to the side of the same Manor Building with astonishing different standards.

In the case of Building B the EIR found a conflict with the Historical Manor that could not be mitigated (**See Table 3.5-1- Item 9 and 10 of the Summary of Project Adherence to Secretary of Interior's Standard for Rehabilitation**)

In that same table, 3.5-1 The finding for item #9 found a potential conflict with the meeting room.

The next page ,3-94 , item 2 states

"The proposed construction of the Meeting Room and its attachment to the West elevation the Manor building thru a building hyphen would also remove and/or alter character defining features represented in the west (secondary) elevation."

On page 3-101 the EIR further states

"The proposed construction of the Meeting Room Addition as part of the Project could potentially result in the substantial adverse change in the Manor Building due to the potential for damage during construction"

The symmetry of the Manor Building is forever lost with the Meeting Room attached to its western wall of the Manor.

The Meeting Room needs a specific evaluation under CUL-1.

Additionally, there has been no evaluation of the environmental impact of the Residents living in Apartments 1101,1202 and 1203 during construction or after wards with their apartment windows on the western manor wall being mostly blocked out by the new Meeting Room.

At a minimum EIR evaluations and mitigations should be reviewed for AES-1 Scenic Vista, HAZ-i hazardous emissions, NOI-1increased noise levels, NOI-2 vibrations & dust, POP-2 displacement of people, and MFS-3 adverse impact on human beings.



5.1

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

REVIEW OF DEIR FOR SARATOGA RETIREMENT COMMUNITY EXPANSION PLAN

6.1

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).

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Carol Talty
CAROL TALTY
Sent 4/2/23 8/6/23

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.

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

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

2.1

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.

Carol Talty

8-6-23

CAROL TALTY

unit # 42/7

3.1 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.

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

Carol Talty
CAROL TALTY
encl 4214
8/6/23

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

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Carol Talty
CAROL TALTY
Unit 4217
8/6/23

5.1

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Carol Talty
CAROL TALTY
Unit H217
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Carol Talty
CAROL TALTY
Unit 4217



SARATOGA

California

Commenter: TALTY-C-7

Draft Environmental Impact Report
Meeting
August 2, 2023

Comment Form

(please print)

Name*: Carol Talty

Affiliation (if any):* SRC

Email address:*

Comment: I am against the Entire

7.1

Expansion Plan !!

* 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

August 6, 2023

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

Dear Ms. Richardson,

8.1

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Sincerely,

Carol Talty
CAROL TALTY
Unit 4217
8/6/23

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

Dear Planning commissioner and the City Council,

9.1

I came to live at SRC because it was by far the most beautiful senior living place around. As I look out my front window, I see beautiful greenery — large evergreens, a smoke tree, sycamore trees, crepe myrtle trees & more — many of them many years old.

If the expansion plan of PRS is approved, I will see none of these beauties. And I mean NONE. Every single one is destined to be hacked down. EVERY SINGLE ONE.

This is an unbearable loss. I (& the entire community) will lose the beauty, the shade, the oxygen, and the serenity that these lovely trees afford.

Please do not let this happen.

Thank you for listening,

Carol Talty
CAROL TALTY
Unit 4217

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

10.1

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.

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Please help us save our green space.

Carol Talty
CAROL TALTY
Unit 4217
8/16/23

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Carol Talty
unit 4217
CAROL TALTY
8/6/23

12.1

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.

Carol Talty
CAROL TALTY
Unit 4217
816123

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

13.1

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!



Carol Talty
CAROL TALTY
Unit 4217
8/6/23

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

14.1

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.

Carol Talty
CAROL TALTY
unit 4217

8/6/23

15.1 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.

Carol Talty
CAROL TALTY
unit 4217

16.1 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.

Carol Talty
CAROL TALTY
Unit 4217

8-6-23

Rawnsley, Emma

From: Cynthia Richardson <crichardson@saratoga.ca.us>
Sent: Thursday, August 10, 2023 12:53 PM
To: Rawnsley, Emma
Subject: FW: Saratoga Retirement Community
Attachments: SRC_Operating_Income_Raw_Data.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 | www.saratoga.ca.us
Office Hours Mondays and Thursdays

From: Frank Tiernan <frank.a.tiernan@gmail.com>
Sent: Thursday, August 10, 2023 12:45 PM
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.

Dear Cynthia,

1.1

I am currently a resident of the Saratoga Retirement Community (SRC). I would like to submit the following comments and request regarding the Draft EIR report for the SRC project.

This is a very controversial and significant proposal. Accordingly, it is important that third-party work-products such as this EIR be as impartial and even-handed as possible.

The applicant's Statement of Objectives included on page iii of the Draft EIR contains certain financial assumptions, implications, and characterizations of an unsupported and subjective nature.

Fairness would dictate that the following counterpoints be included in the final EIR so that decision makers may have a more balanced perspective when reviewing the rest of the report:

1. There is absolutely no indication that the proposed project is in any way necessary for the financial viability of SRC. The applicant provides no projections of the financial impact, let alone the need, for this project.

1.1
Cont.

2. SRC is currently on very solid financial footing, having contributed more than \$31 million in Operating Income to its parent, Odd Fellows Homes of California (OFHC), over the last 12 years (based on the publicly available, audited, financial statements of OFHC).
3. Given the demographics and economics of Saratoga and the surrounding area, there is every reason to believe that SRC, as currently built out, will continue to enjoy extremely solid financial performance well into the foreseeable future.
4. Without projections there is no basis to presume any “additional income stream” (net positive revenues minus expenses) for this project (as referenced by applicants in their item #3). Moreover, cost overruns and delays often associated with projects of this type may well turn profit projections (once they are made) into actual losses with negative consequences for both current and future residents.

I respectfully request that the four points shown above be included with the final Environmental Impact Report under an appropriate heading as close as possible to the Applicant’s Objectives section in the final EIR.

A file (SRC_Operating_Income_Raw_Data.pdf) containing relevant scanned pages from OFHC annual reports supporting item #2 above is attached.

Sincerely,

Frank Tiernan

ODD FELLOWS HOME OF CALIFORNIA
SARATOGA RETIREMENT COMMUNITY
STATEMENTS OF ACTIVITIES
Years Ended March 31, 2013 and 2012

	2013	2012
CHANGES IN UNRESTRICTED NET ASSETS		
Revenues:		
Service fees	\$ 14,758,748	\$ 14,534,400
Health center revenue, net	9,289,507	8,937,309
Entrance fees earned	4,263,605	3,889,636
Endowment fund income	420,172	438,267
Contributions	139,974	7,444
Investment income	1,178,796	3,563,094
Other revenue	498,348	467,262
Total revenues	30,549,150	31,837,412
Net assets released from restrictions	16,117	11,534
Total revenue, gains, and support	30,565,267	31,848,946
Expenses:		
Program expenses:		
Dietary services	4,253,077	4,258,439
Facility services and utilities	3,981,223	3,933,107
Health and social services	8,030,690	7,938,367
General and administrative:		
Administrative and marketing	3,936,554	3,909,024
Interest	4,993,516	5,251,730
Bond fees and insurance	133,248	488,293
Depreciation	4,318,843	4,213,361
Loss on disposal of property and equipment	39,322	86,351
Total expenses	29,686,473	30,078,672
Operating income	878,794	1,770,274
Nonoperating loss:		
Unrealized change in value of investments	1,025,115	(2,229,109)
Loss on extinguishment of debt	(3,576,162)	-
Total nonoperating loss	(2,551,047)	(2,229,109)
Decrease in unrestricted net assets	(1,672,253)	(458,835)
CHANGES IN TEMPORARILY RESTRICTED NET ASSETS		
Contributions	48,686	62,260
Investment income	11,981	29,634
Unrealized change in value of investments	28,787	(32,976)
Net assets released from restrictions	(16,117)	(11,534)
Increase in temporarily restricted net assets	73,337	47,384
DECREASE IN NET ASSETS	\$ (1,598,916)	\$ (411,451)

ODD FELLOWS HOME OF CALIFORNIA
SARATOGA RETIREMENT COMMUNITY
STATEMENTS OF ACTIVITIES
Years Ended March 31, 2014 and 2013

	2014	2013
CHANGES IN UNRESTRICTED NET ASSETS		
Revenues:		
Service fees	\$ 14,525,384	\$ 14,256,933
Health center revenue, net	9,691,033	9,380,323
Entrance fees earned	2,972,326	2,774,944
Contributions	428,557	560,146
Investment income	1,906,234	1,178,796
Other revenue	885,065	944,218
Total revenues	30,408,599	29,095,360
Net assets released from restrictions	18,765	16,117
Total revenue, gains, and support	30,427,364	29,111,477
Expenses:		
Program expenses:		
Dietary services	4,350,908	4,253,077
Facility services and utilities	4,199,552	3,981,223
Health and social services	6,053,875	5,990,050
Assisted living	2,036,295	2,091,892
General and administrative:		
Administrative and marketing	2,301,006	2,221,078
Interest	3,605,025	5,126,764
Depreciation	4,375,189	4,318,843
Fund disbursement	18,765	16,117
Management services	1,736,393	1,682,978
Loss on disposal of property and equipment	57,410	39,322
Total expenses	28,734,418	29,721,344
Operating income (loss)	1,692,946	(609,867)
Nonoperating income (loss):		
Unrealized change in value of investments	1,366,197	1,025,115
Loss on extinguishment of debt	-	(3,576,162)
Total nonoperating income (loss)	1,366,197	(2,551,047)
Change in unrestricted net assets	3,059,143	(3,160,914)
CHANGES IN TEMPORARILY RESTRICTED NET ASSETS		
Contributions	52,050	48,686
Investment income	19,332	11,981
Unrealized change in value of investments	29,685	28,787
Net assets released from restrictions	(18,765)	(16,117)
Increase in temporarily restricted net assets	82,302	73,337
CHANGES IN NET ASSETS (DEFICIT)	\$ 3,141,445	\$ (3,087,577)

ODD FELLOWS HOME OF CALIFORNIA
SARATOGA RETIREMENT COMMUNITY
STATEMENTS OF ACTIVITIES
Years Ended March 31, 2015 and 2014

	2015	2014
CHANGES IN UNRESTRICTED NET ASSETS		
Revenues:		
Service fees	\$ 15,314,298	\$ 14,525,384
Health center revenues, net	9,493,037	9,691,033
Entrance fees earned	2,937,488	2,972,326
Contributions	3,757,626	428,557
Investment income	2,702,529	1,906,234
Other revenue	886,454	885,065
Total revenues	35,091,432	30,408,599
Net assets released from restrictions	17,059	18,765
Total revenue, gains, and support	35,108,491	30,427,364
Expenses:		
Program expenses:		
Dietary services	4,544,610	4,350,908
Facility services and utilities	4,437,550	4,199,552
Health and social services	5,952,609	6,053,875
Assisted living	2,083,997	2,036,295
General and administrative:		
Administrative and marketing	2,821,102	2,301,006
Interest	3,540,971	3,605,025
Depreciation	4,490,219	4,375,189
Fund disbursement	17,059	18,765
Management services	1,812,083	1,736,393
Loss on disposal of property and equipment	57,181	57,410
Total expenses	29,757,381	28,734,418
Operating income	5,351,110	1,692,946
Nonoperating income:		
Unrealized change in value of investments	1,181,832	1,366,197
Total nonoperating income	1,181,832	1,366,197
Change in unrestricted net assets	6,532,942	3,059,143
CHANGES IN TEMPORARILY RESTRICTED NET ASSETS		
Contributions	54,340	52,050
Investment income	22,121	19,332
Unrealized change in value of investments	23,074	29,685
Fund disbursement	(31,911)	-
Net assets released from restrictions	(17,059)	(18,765)
Increase in temporarily restricted net assets	50,565	82,302
CHANGES IN NET ASSETS (DEFICIT)	\$ 6,583,507	\$ 3,141,445

ODD FELLOWS HOME OF CALIFORNIA - SARATOGA RETIREMENT COMMUNITY
STATEMENTS OF ACTIVITIES
Years Ended March 31, 2016 and 2015

	2016	2015
CHANGES IN UNRESTRICTED NET ASSETS		
Revenues:		
Service fees	\$ 15,877,219	\$ 15,314,298
Health center revenues, net	10,213,347	9,493,037
Entrance fees earned	3,144,093	2,937,488
Contributions	411,852	3,757,626
Investment income	1,605,270	2,702,529
Other revenue	941,004	886,454
Total revenues	32,192,785	35,091,432
Net assets released from restrictions	203,520	17,059
Total revenue, gains, and support	32,396,305	35,108,491
Expenses:		
Program expenses:		
Dietary services	4,784,821	4,544,610
Facility services and utilities	4,491,901	4,437,550
Health and social services	6,138,405	5,952,609
Assisted living	2,321,099	2,083,997
General and administrative:		
Administrative and marketing	2,604,330	2,821,102
Interest	3,457,737	3,540,971
Depreciation	4,164,238	4,490,219
Fund disbursement	203,520	17,059
Management services	1,933,536	1,812,083
Loss on disposal of property and equipment	25,128	57,181
Total expenses	30,124,715	29,757,381
Operating income	2,271,590	5,351,110
Nonoperating income:		
Unrealized change in value of investments	(1,803,485)	1,181,832
Total nonoperating income	(1,803,485)	1,181,832
Change in unrestricted net assets	468,105	6,532,942
CHANGES IN TEMPORARILY RESTRICTED NET ASSETS		
Contributions	271,143	54,340
Investment income	25,237	22,121
Unrealized change in value of investments	(24,834)	23,074
Fund disbursement	(45,651)	(31,911)
Net assets released from restrictions	(203,520)	(17,059)
Increase in temporarily restricted net assets	22,375	50,565
CHANGES IN NET ASSETS	\$ 490,480	\$ 6,583,507

ODD FELLOWS HOME OF CALIFORNIA
STATEMENTS OF ACTIVITIES – SARATOGA RETIREMENT COMMUNITY
Years Ended March 31, 2017 and 2016

	2017	2016
CHANGES IN UNRESTRICTED NET ASSETS		
Revenues:		
Service fees	\$ 16,162,368	\$ 15,877,219
Health center revenues, net	11,277,639	10,213,347
Entrance fees earned	2,871,362	3,144,093
Contributions	412,232	411,852
Investment income	3,122,417	1,605,270
Other revenue	923,094	941,004
Total revenues	34,769,112	32,192,785
Net assets released from restrictions	248,551	203,520
Total revenue, gains, and support	35,017,663	32,396,305
Expenses:		
Program expenses:		
Dietary services	5,145,738	4,784,821
Facility services and utilities	4,722,554	4,491,901
Health and social services	6,796,237	6,138,405
Assisted living	2,337,663	2,321,099
General and administrative:		
Administrative and marketing	2,765,786	2,604,330
Interest	3,366,870	3,457,737
Depreciation	3,895,887	4,164,238
Fund disbursement	248,551	203,520
Management services	1,993,793	1,933,536
Loss on disposal of property and equipment	29,842	25,128
Total expenses	31,302,921	30,124,715
Operating income	3,714,742	2,271,590
Nonoperating income:		
Unrealized change in value of investments	1,652,101	(1,803,485)
Total nonoperating income (loss)	1,652,101	(1,803,485)
Change in unrestricted net assets	5,366,843	468,105
CHANGES IN TEMPORARILY RESTRICTED NET ASSETS		
Contributions	232,555	271,143
Investment income	22,214	25,237
Unrealized change in value of investments	44,739	(24,834)
Fund disbursement	-	(45,651)
Net assets released from restrictions	(248,551)	(203,520)
Change in temporarily restricted net assets	50,957	22,375
CHANGES IN NET ASSETS	\$ 5,417,800	\$ 490,480

Odd Fellows Home of California
Statements of Activities – Saratoga Retirement Community
Years Ended March 31, 2018 and 2017

	2018	2017
CHANGES IN UNRESTRICTED NET ASSETS		
Revenues:		
Service fees	\$ 16,977,784	\$ 16,162,368
Health center revenues, net	11,540,437	11,277,639
Entrance fees earned	2,868,990	2,871,362
Contributions	258,732	412,232
Investment income	2,853,018	3,122,417
Other revenue	861,023	923,094
Total revenues	35,359,984	34,769,112
Net assets released from restrictions	277,675	248,551
Total revenue, gains, and support	35,637,659	35,017,663
Expenses:		
Program expenses:		
Dietary services	5,400,846	5,145,738
Facility services and utilities	4,913,660	4,722,554
Health and social services	7,481,117	6,796,237
Assisted living	2,457,400	2,337,663
General and administrative:		
Administrative and marketing	3,011,666	2,765,786
Interest	3,251,451	3,366,870
Depreciation	3,984,083	3,895,887
Fund disbursement	277,675	248,551
Management services	1,854,258	1,993,793
Loss on disposal of property and equipment	50,086	29,842
Total expenses	32,682,242	31,302,921
Operating income	2,955,417	3,714,742
Nonoperating income:		
Unrealized change in value of investments	1,409,408	1,652,101
Total nonoperating income	1,409,408	1,652,101
Change in unrestricted net assets	4,364,825	5,366,843
CHANGES IN TEMPORARILY RESTRICTED NET ASSETS		
Contributions	250,942	232,555
Investment income	58,018	22,214
Unrealized change in value of investments	5,806	44,739
Net assets released from restrictions	(277,675)	(248,551)
Change in temporarily restricted net assets	37,091	50,957
CHANGES IN NET ASSETS	\$ 4,401,916	\$ 5,417,800

Odd Fellows Home of California
Statement of Activities by Location
Year Ended March 31, 2018

	Saratoga Retirement Community	The Meadows of Napa Valley	The Odd Fellows Home of California	Total
CHANGES IN NET ASSETS WITHOUT DONOR RESTRICTIONS				
Revenues:				
Service fees	\$ 16,977,784	\$ 9,498,427	\$ -	\$ 26,476,211
Health center revenues, net	11,540,437	8,058,437	-	19,598,874
Entrance fees earned	2,868,990	1,032,802	-	3,901,792
Contributions	258,732	117,004	-	375,736
Investment income, net	-	-	2,955,653	2,955,653
Other revenue	861,023	384,829	-	1,245,852
Total revenues	32,506,966	19,091,499	2,955,653	54,554,118
Net assets released - restricted purpose met	277,675	112,857	-	390,532
Total revenues, gains, and support	32,784,641	19,204,356	2,955,653	54,944,650
Expenses:				
Dietary	5,400,846	3,721,731	-	9,122,577
Facility services and utilities	4,913,660	3,693,473	-	8,607,133
Health and social services	7,481,117	5,404,285	-	12,885,402
Assisted living	2,457,400	1,714,272	-	4,171,672
Administrative and marketing	3,011,666	2,541,996	-	5,553,662
Interest	-	-	3,967,291	3,967,291
Depreciation	4,034,169	2,404,196	-	6,438,365
Fund disbursement	277,675	112,857	-	390,532
Management services	1,854,258	839,160	-	2,693,418
Total expenses	29,430,791	20,431,970	3,967,291	53,830,052
Operating income (loss)	3,353,850	(1,227,614)	(1,011,638)	1,114,598
Nonoperating income:				
Unrealized change in value of investments	-	-	1,445,866	1,445,866
Total nonoperating income	-	-	1,445,866	1,445,866
Change in net assets without donor restrictions	3,353,850	(1,227,614)	434,228	2,560,464
CHANGES IN NET ASSETS WITH DONOR RESTRICTIONS				
Contributions	250,942	111,861	-	362,803
Investment income, net	-	-	58,018	58,018
Unrealized change in value of investments	-	-	5,806	5,806
Net assets released - restricted purpose met	(277,675)	(112,857)	-	(390,532)
Change in net assets with donor restrictions	(26,733)	(996)	63,824	36,095
CHANGES IN NET ASSETS (DEFICIT)	\$ 3,327,117	\$ (1,228,610)	\$ 498,052	\$ 2,596,559

Odd Fellows Home of California
Statement of Activities by Location
Year Ended March 31, 2019

	Saratoga Retirement Community	The Meadows of Napa Valley	The Odd Fellows Home of California	Total
CHANGES IN NET ASSETS WITHOUT DONOR RESTRICTIONS				
Revenues:				
Service fees	\$ 17,659,390	\$ 10,220,627	\$ -	\$ 27,880,017
Health center revenues, net	11,832,436	8,359,052	-	20,191,488
Entrance fees earned	2,680,031	1,451,184	-	4,131,215
Contributions	226,000	139,858	-	365,858
Investment income, net	-	-	5,619,251	5,619,251
Other revenue	563,543	147,793	-	711,336
Total revenues	32,961,400	20,318,514	5,619,251	58,899,165
Net assets released - restricted purpose met	373,177	104,496	-	477,673
Total revenues, gains, and support	33,334,577	20,423,010	5,619,251	59,376,838
Expenses:				
Dietary	5,271,629	3,864,228	-	9,135,857
Facility services and utilities	4,841,436	4,087,154	-	8,928,590
Health and social services	8,211,036	5,781,112	-	13,992,148
Recreation	229,890	244,378	-	474,268
Assisted living	2,480,999	1,999,804	-	4,480,803
Administrative and marketing	3,299,657	3,297,241	-	6,596,898
Interest	-	-	4,100,588	4,100,588
Depreciation	4,192,417	3,140,906	-	7,333,323
Fund disbursement	373,177	104,496	-	477,673
Management services	2,018,668	912,330	-	2,930,998
Total expenses	30,918,909	23,431,649	4,100,588	58,451,146
Operating income (loss)	2,415,668	(3,008,639)	1,518,663	925,692
Nonoperating income:				
Unrealized change in value of investments	-	-	(1,791,657)	(1,791,657)
Total nonoperating income	-	-	(1,791,657)	(1,791,657)
Change in net assets without donor restrictions	2,415,668	(3,008,639)	(272,994)	(865,965)
CHANGES IN NET ASSETS WITH DONOR RESTRICTIONS				
Contributions	273,435	110,257	-	383,692
Investment income, net	-	-	47,682	47,682
Unrealized change in value of investments	-	-	(14,422)	(14,422)
Net assets released - restricted purpose met	(373,177)	(104,496)	-	(477,673)
Change in net assets with donor restrictions	(99,742)	5,761	33,260	(60,721)
CHANGES IN NET ASSETS (DEFICIT)	\$ 2,315,926	\$ (3,002,878)	\$ (239,734)	\$ (926,686)

Odd Fellows Home of California
Statement of Activities by Location
Year Ended March 31, 2020

	Saratoga Retirement Community	The Meadows of Napa Valley	The Odd Fellows Home of California	Total
CHANGES IN NET ASSETS WITHOUT DONOR RESTRICTIONS				
Revenues:				
Service fees	\$ 18,498,601	\$ 12,316,114	\$ -	\$ 30,814,715
Health center revenues, net	12,087,890	8,079,746	-	20,167,436
Entrance fees earned	3,262,427	1,545,591	-	4,808,018
Contributions	201,654	164,561	-	366,215
Investment income, net	-	-	7,536,943	7,536,943
Unrealized change in value of investments	-	-	(4,378,257)	(4,378,257)
Other revenue	417,550	213,894	-	631,444
Total revenues	34,467,922	22,319,906	3,158,686	59,946,514
Net assets released - restricted purpose met	368,821	131,049	-	499,870
Total revenues, gains, and support	34,836,743	22,450,955	3,158,686	60,446,384
Expenses:				
Dietary	5,618,440	4,538,524	-	10,156,964
Facility services and utilities	5,219,790	5,567,042	-	10,786,832
Health and social services	8,581,120	6,411,536	-	14,992,656
Recreation	228,871	255,772	-	484,643
Assisted living	2,798,388	2,243,354	-	5,041,742
Administrative and marketing	3,347,971	3,665,329	-	7,013,300
Interest	-	-	4,590,826	4,590,826
Depreciation	4,255,132	5,807,899	-	10,063,031
Fund disbursement	368,821	131,049	-	499,870
Management services	2,225,725	1,080,626	-	3,306,351
Total expenses	32,644,258	29,701,131	4,590,826	66,936,215
Operating income (loss)	2,192,485	(7,250,176)	(1,432,140)	(6,489,831)
Nonoperating loss:				
Unrealized change in value of investments	-	-	(4,005,948)	(4,005,948)
Total nonoperating loss	-	-	(4,005,948)	(4,005,948)
Change in net assets without donor restrictions	2,192,485	(7,250,176)	(5,438,088)	(10,495,779)
CHANGES IN NET ASSETS WITH DONOR RESTRICTIONS				
Contributions	267,579	146,695	-	414,274
Investment income, net	-	-	10,858	10,858
Unrealized change in value of investments	-	-	(57,505)	(57,505)
Net assets released - restricted purpose met	(368,821)	(131,049)	-	(499,870)
Change in net assets with donor restrictions	(101,242)	15,646	(46,647)	(132,243)
CHANGES IN NET ASSETS (DEFICIT)	\$ 2,091,243	\$ (7,234,530)	\$ (5,484,735)	\$ (10,628,022)

Odd Fellows Home of California
Statement of Activities by Location
Year Ended March 31, 2021

	Saratoga Retirement Community	The Meadows of Napa Valley	The Odd Fellows Home of California	Total
CHANGES IN NET ASSETS WITHOUT DONOR RESTRICTIONS				
Revenues:				
Service fees	\$ 18,687,571	\$ 14,004,444	\$ -	\$ 32,692,015
Health center revenues, net	10,593,675	5,967,274	-	16,560,949
Entrance fees earned	3,646,252	2,181,772	-	5,828,024
Contributions	245,166	130,221	-	375,387
Investment income, net	-	-	6,307,126	6,307,126
Unrealized change in value of investments	-	-	3,804,443	3,804,443
Other revenue	1,093,438	943,405	-	2,036,843
Total revenues	34,266,102	23,227,116	10,111,569	67,604,787
Net assets released - restricted purpose met	888,235	158,060	-	1,046,295
Total revenues, gains, and support	35,154,337	23,385,176	10,111,569	68,651,082
Expenses:				
Dietary services	6,099,690	4,925,142	-	11,024,832
Facility services and utilities	5,729,689	6,509,811	-	12,239,500
Health and social services	8,874,538	6,011,800	-	14,886,338
Recreation	227,305	258,020	-	485,325
Assisted living	3,003,808	2,379,258	-	5,383,066
Administrative and marketing	3,835,829	3,729,513	-	7,565,342
Interest	-	-	3,801,068	3,801,068
Depreciation	4,180,383	7,026,899	-	11,207,282
Fund disbursement	902,235	158,060	-	1,060,295
Management services	2,087,554	1,265,837	-	3,353,391
Total expenses	34,941,031	32,264,340	3,801,068	71,006,439
Operating income (loss)	213,306	(8,879,164)	6,310,501	(2,355,357)
Nonoperating income:				
Unrealized change in value of investments	-	-	5,072,743	5,072,743
Total nonoperating income	-	-	5,072,743	5,072,743
Change in net assets without donor restrictions	213,306	(8,879,164)	11,383,244	2,717,386
CHANGES IN NET ASSETS WITH DONOR RESTRICTIONS				
Contributions	212,131	153,839	-	365,970
Investment income, net	-	-	377	377
Net assets released - restricted purpose met	(888,235)	(158,060)	-	(1,046,295)
Change in net assets with donor restrictions	(676,104)	(4,221)	377	(679,948)
CHANGES IN NET ASSETS (DEFICIT)	\$ (462,798)	\$ (8,883,385)	\$ 11,383,621	\$ 2,037,438

Odd Fellows Home of California Statement of Activities by Location (Continued) Year Ended March 31, 2022

CHANGES IN NET ASSETS WITHOUT DONOR RESTRICTIONS

Revenues:

	Saratoga Retirement Community	The Meadows of Napa Valley	The Odd Fellows Home of California	Total
Service fees	\$ 20,288,055	\$ 14,287,031	\$ -	\$ 34,575,086
Health center revenues, net	12,378,490	7,081,070	-	19,459,560
Entrance fees earned	3,883,225	2,809,473	-	6,692,698
Contributions	181,133	203,091	-	384,224
Investment income, net	-	-	4,346,784	4,346,784
Unrealized change in value of investments	-	-	1,437,029	1,437,029
Other revenue	526,202	507,647	-	1,033,849

Total revenues

	37,257,105	24,888,312	5,783,813	67,929,230
Net assets released - restricted purpose met	258,649	177,100	-	435,749

Total revenues, gains, and support

	37,515,754	25,065,412	5,783,813	68,364,979
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Expenses:

Dietary services	6,211,913	4,832,556	-	11,044,469
Facility services and utilities	5,707,758	6,362,759	-	12,070,517
Health and social services	10,118,784	7,280,660	-	17,399,444
Recreation	221,045	297,558	-	518,603
Assisted living	2,388,843	1,372,824	-	3,761,667
Administrative and marketing	4,095,184	4,129,290	-	8,224,474
Interest	-	-	3,447,786	3,447,786
Depreciation	4,520,493	7,401,610	-	11,922,103
Fund disbursement	258,649	177,100	-	435,749
Management services	2,556,879	1,389,888	-	3,946,767

Total expenses

	36,079,548	33,244,245	3,447,786	72,771,579
Operating income (loss)	1,436,206	(8,178,833)	2,336,027	(4,406,600)

Nonoperating loss:

Unrealized change in value of investments	-	-	(3,900,108)	(3,900,108)
Loss on extinguishment of debt	-	-	(302,604)	(302,604)

Total nonoperating loss

	-	-	(4,202,712)	(4,202,712)
Change in net assets without donor restrictions	1,436,206	(8,178,833)	(1,866,685)	(8,609,312)

CHANGES IN NET ASSETS WITH DONOR RESTRICTIONS

Contributions	227,930	218,400	-	446,330
Net assets released - restricted purpose met	(258,649)	(177,100)	-	(435,749)

Change in net assets with donor restrictions

	(30,719)	41,300	-	10,581
CHANGES IN NET ASSETS (DEFICIT)	\$ 1,405,487	\$ (8,137,533)	\$ (1,866,685)	\$ (8,598,731)

Odd Fellows Home of California
Statement of Activities by Location
Year Ended March 31, 2023

	Saratoga Retirement Community	The Meadows of Napa Valley	The Odd Fellows Home of California	Total
CHANGES IN NET ASSETS WITHOUT DONOR RESTRICTIONS				
Revenues:				
Service fees	\$ 21,340,394	\$ 16,047,091	\$ -	\$ 37,387,485
Health center revenues, net	13,590,606	7,452,044	-	21,042,650
Entrance fees earned	4,232,462	2,699,129	-	6,931,591
Contributions	6,609,064	5,261,553	-	11,870,617
Investment (loss) income, net	-	-	(2,523,912)	(2,523,912)
Unrealized change in value of investments	-	-	1,763,042	1,763,042
Other revenue	145,812	236,860	-	382,672
Total revenues	45,918,338	31,696,677	(760,870)	76,854,145
Net assets released - restricted purpose met	241,759	260,300	-	502,059
Total revenues, gains, and support	46,160,097	31,956,977	(760,870)	77,356,204
Expenses:				
Dietary services	6,663,608	5,356,369	-	12,019,977
Facility services and utilities	6,936,575	6,414,796	-	13,351,371
Health and social services	10,854,379	7,692,692	-	18,547,071
Recreation	174,822	294,359	-	469,181
Assisted living	2,563,936	1,731,061	-	4,294,997
Administrative and marketing	4,788,473	4,657,450	-	9,445,923
Interest	-	-	3,147,703	3,147,703
Depreciation	4,788,102	7,777,636	-	12,565,738
Fund disbursement	241,759	260,300	-	502,059
Management services	1,858,962	1,589,450	-	3,448,412
Total expenses	38,870,616	35,774,113	3,147,703	77,792,432
Operating income (loss)	7,289,481	(3,817,136)	(3,908,573)	(436,228)
Nonoperating loss:				
Unrealized change in value of investments	-	-	(568,839)	(568,839)
Loss on extinguishment of debt	-	-	-	-
Total nonoperating loss	-	-	(568,839)	(568,839)
Change in net assets without donor restrictions	7,289,481	(3,817,136)	(4,477,412)	(1,005,067)
CHANGES IN NET ASSETS WITH DONOR RESTRICTIONS				
Contributions	243,013	230,887	-	473,900
Net assets released - restricted purpose met	(241,759)	(260,300)	-	(502,059)
Change in net assets with donor restrictions	1,254	(29,413)	-	(28,159)
CHANGES IN NET ASSETS (DEFICIT)	\$ 7,290,735	\$ (3,846,549)	\$ (4,477,412)	\$ (1,033,226)

From: **Frank Tiernan** <frank.a.tiernan@gmail.com>

Date: Thu, Aug 10, 2023 at 12:44 PM

Subject: Saratoga Retirement Community

To: <crichardson@saratoga.ca.us>

Dear Cynthia,

2.1

I am currently a resident of the Saratoga Retirement Community (SRC). I would like to submit the following comments and request regarding the Draft EIR report for the SRC project.

This is a very controversial and significant proposal. Accordingly, it is important that third-party work-products such as this EIR be as impartial and even-handed as possible.

The applicant's Statement of Objectives included on page iii of the Draft EIR contains certain financial assumptions, implications, and characterizations of an unsupported and subjective nature.

Fairness would dictate that the following counterpoints be included in the final EIR so that decision makers may have a more balanced perspective when reviewing the rest of the report:

1. There is absolutely no indication that the proposed project is in any way necessary for the financial viability of SRC. The applicant provides no projections of the financial impact, let alone the need, for this project.
2. SRC is currently on very solid financial footing, having contributed more than \$31 million in Operating Income to its parent, Odd Fellows Homes of California (OFHC), over the last 12 years (based on the publicly available, audited, financial statements of OFHC).

2.1
Cont.

3. Given the demographics and economics of Saratoga and the surrounding area, there is every reason to believe that SRC, as currently built out, will continue to enjoy extremely solid financial performance well into the foreseeable future.
4. Without projections there is no basis to presume any “additional income stream” (net positive revenues minus expenses) for this project (as referenced by applicants in their item #3). Moreover, cost overruns and delays often associated with projects of this type may well turn profit projections (once they are made) into actual losses with negative consequences for both current and future residents.

I respectfully request that the four points shown above be included with the final Environmental Impact Report under an appropriate heading as close as possible to the Applicant's Objectives section in the final EIR.

A file (SRC_Operating_Income_Raw_Data.pdf) containing relevant scanned pages from OFHC annual reports supporting item #2 above is attached.

Sincerely,

Frank Tiernan



1.1

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

8/17/23

Linda Umbach
#4121 Saratoga
Retirement
Community

To EIR consultants, Planning Commissioner and City Council

Here are some points that you should consider in the 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?

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.

Linda L. Umbach
412/Saratoga Retirement
Community
8/17/23
Page 2 of 4

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

3.1

Saratoga Retirement Community is widely know for it's 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.

Linda Umbach

8/17/23

#4121 Saratoga
Retirement
Community

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

Dear Planning commissioner and the City Council,

4.1

I came to live at SRC because it was by far the most beautiful senior living place around. As I look out my front window, I see beautiful greenery — large evergreens, a smoke tree, sycamore trees, crepe myrtle trees & more — many of them many years old.

If the expansion plan of PRS is approved, I will see none of these beauties. And I mean NONE. Every single one is destined to be hacked down. EVERY SINGLE ONE.

This is an unbearable loss. I (& the entire community) will lose the beauty, the shade, the oxygen, and the serenity that these lovely trees afford.

Please do not let this happen.

Thank you for listening,

Linda L. Umbach 8/17/23
#4121 Saratoga
Retirement
Community

Rawnsley, Emma

From: Cynthia Richardson <crichardson@saratoga.ca.us>
Sent: Thursday, August 10, 2023 11:43 AM
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 |
[https://urldefense.com/v3/http://www.saratoga.ca.us/!!ETWISUBM!3nuGzGkc-eDp_3GRp3FoaRzAlaKwxPdxZL8J15MZLKIMVLzjsifaEttLSGGVXMhARJGk2uoplh07Q2yfg8cswTwg8xw1\\$](https://urldefense.com/v3/http://www.saratoga.ca.us/!!ETWISUBM!3nuGzGkc-eDp_3GRp3FoaRzAlaKwxPdxZL8J15MZLKIMVLzjsifaEttLSGGVXMhARJGk2uoplh07Q2yfg8cswTwg8xw1$)
Office Hours Mondays and Thursdays

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

From: CuteCatsLaurelAndHardy <anthonyvann79@gmail.com>
Sent: Sunday, August 6, 2023 12:55 PM
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.

- 1.1 Dear Cynthia, I was unable to attend the meeting last week but I have an opinion that I would like to share. Until 2016 my husband and I lived in a quiet Cupertino neighborhood . Our house backed onto Steven's Creek and we were surrounded by trees and wildlife and the sound of running water when the creek was in flow (most of the year) In the summer we spent many hours outside enjoying our environment. We were far enough from 280 that we rarely heard the sound of traffic.
- 1.2 We spent at least one and a half years visiting retirement communities before we decided on our current home, as the campus with its mature trees, beautiful landscaping and very quiet and protected environment most replicated our former home. We were stunned and very upset when Pacific Retirement Communities announced in one fell swoop that they planned to destroy the environment that we had come to love and enjoy. Their plan to add 5 buildings has been revised but any building will involve several years of construction, and its accompanying dust, dirt and noise, not to mention road closings and traffic difficulties. The fact that they want to destroy mature trees, shrink our outdoor space and strain our already limited facilities did not factor in their plan, which was presented as. "Agree or we keep raising your rents". Probably to maintain their profits too.
- 1.3 I could accept a very modified plan for one additional apartment building which would minimize all of the above but not the more recent proposal they have come up with which would destroy our only large , and fairly flat area, ideal for a bocce court and picnic tables for when our families visit. I also agree that our existing

1.3
Cont.

Health Center needs to be remodeled to meet current needs but please help us to keep our campus the way we enjoy it now.

Resident of SRC for almost seven years. Robina Vandersteen

To EIR consultants, Planning Commissioners and City Council,

1.1

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.

Judy Waggoner 8/6/23
Judy Waggoner 4102

To Cynthia Richardson

Comment Letter: FORM-27
WALLACE-B-1

1.1

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 1 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.

Beverly M. Wallace

Cottage 6104

14500 Fruitvale Ave

Saratoga 95070

To Cynthia Richardson

Commenter: WALLACE-B-2

2.1

**EVERY SINGLE TREE YOU SEE in this picture
WILL BE DESTROYED TO BUILD 1 ROOM NEXT TO THE MANOR**
(if PRS's expansion plan goes through)

**THIS IS NEEDLESS DESTRUCTION
of our beautiful Gentle Giants**



Please either deny the PRS Expansion plan
or
adopt the Residents' Alternative 1 Plan

2.2

Beverly M. Wallace 14500 Fruitvale Ave
Cottage 6104 - My cottage is slated
for destruction on PRS plan!
email birdbro @ AOL . com.

To Cynthia Richardson

Comment Letter: FORM-7
WALLACE-B-3

3.1 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.

Beverly M. Wallace

Cottage 6104

14500 Fruitvale Ave

Saratoga 95070

816123

Rawnsley, Emma

From: Cynthia Richardson <crichardson@saratoga.ca.us>
Sent: Thursday, August 17, 2023 10:09 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: Hans N Weiler <weiler@stanford.edu>
Sent: Tuesday, August 15, 2023 7:25 PM
To: Cynthia Richardson <crichardson@saratoga.ca.us>
Cc: Weiler, Frauke <frauke.weiler1@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.

Dear Ms. Richardson:

1.1

This letter responds to the City of Saratoga's invitation to react to the Draft Environmental Impact Report (DEIR) on the Project of a major expansion of the residential capacity of the Saratoga Retirement Community (SRC). The letter is written by a resident couple that has lived at SRC for more than four years now and has carefully followed the discussion over the expansion of SRC; Hans Weiler has been instrumental in conceiving, organizing, and evaluating a major survey in 2021 on residents' views of the expansion; an extensive report on the survey's findings and the overwhelming participation of the SRC residents in the survey is available upon request.

Our reactions to the DEIR are informed by our overall assessment of the expansion project; our assessment concludes that the Project as submitted is going to dramatically alter and diminish the nature and quality of the existing institution and its environment and of the quality of life of present and future residents. It is this assessment that makes us concur in most of our fellow residents' criticisms of the DEIR in general and of Alternatives 2 and 3, in particular.

Our overall assessment of the Project as proposed in the DEIR can be summarized as follows:

- 1.2 (a) The Project will substantially and irreparably shrink the existing natural environment of the SRC campus and the wide open quality of its overall landscaping; this environment not only benefits the quality of life of the current and future residents of SRC, but stands out as an exemplary exhibit of the organic co-existence of human (and senior) habitation and its natural context. Saratoga has every reason to be proud of this remarkable exhibit, but the openness and serenity of the site that is so highly rated by current as well as prospective residents will be substantially compromised by the proposed expansion.
- 1.3 (b) The excavation, construction, and deforestation activities required in the implementation of the Project will subject the current and prospective residents for a multi-year period to a sustained and serious infringement of their quality of life – quite possibly to the point of endangering their physical and mental health.
- 1.4 (c) None of these substantial detriments can be justified by commensurate benefits that would accrue to the long-term quality of the SRC campus. Notably, nowhere does the application for this Project – as the letter of resident Frank Tiernan to Cynthia Richardson of August 10, 2023, clearly shows – provide any evidence for the financial necessity of a major expansion of the current residential capacity of SRC. On the contrary, the much more congested quality of the campus envisaged by the Project and the reduction of the existing campus’ open green spaces will most probably reduce the attractiveness of moving into SRC among prospective future residents. The thorough and overwhelmingly representative survey of current residents conducted in late 2021 provided ample evidence for the important role that the open quality of the existing campus played in residents’ decision to move to SRC. (Having lived for almost 50 years on the wide-open campus of Stanford University with its immensely rich arboretum, the authors of this letter have found the openness of the SRC campus and its precious reserve of protected trees a particularly congenial environment to move into for their senior living.)
- 1.5 (d) The needs of the market for senior living can most likely and adequately be met by the growing number of senior residence facilities in the greater Bay Area.
- 1.6 (d) The needs of the market for senior living can most likely and adequately be met by the growing number of senior residence facilities in the greater Bay Area.
- 1.7 Against the background of these general assessments of the Project, the mitigation measures and alternatives presented in the DEIR need to be critically reviewed and properly amended. The remainder of this letter indicates the kinds of changes that we consider necessary; they attach much less importance than the Project does to expanding the residential capacity of SRC and much more importance to (a) a major transformation of the severely neglected Health Care Center into a state-of-the-art skilled nursing facility for the nursing needs of both the CCRC residents of SRC and outside patients; (b) adequate road, traffic and entrance/exit arrangements to allow for the safe exit of all residents (independent, assisted living, and skilled nursing) in case of evacuation and other emergencies in what is likely to be an increasingly disaster-prone environment.
- This could be accomplished through one or two variants of the “No Project Alternative” in the DEIR, which would (in one variant) be limited to the clearly necessary reconstruction of the Health Care Center (HCC) and the (equally necessary) evacuation arrangements (with no expansion of the overall residential capacity of SRC), or – alternatively in a second variant and on the basis of realistic cost and income projections – combine the reconstruction of the HCC and the evacuation provisions with the modest expansion of the campus’ residential capacity in a Building C (eliminating from the Project and the suggested alternatives the construction of Buildings A, B, and D); in this latter variant, the eventual size of Building C could vary in accordance with reasonable cost and income projections. This latter variant would also have the added advantages, given the peripheral location of Building C, of (a) keeping most of the disturbance of a major construction project away from most of the rest of the SRC campus and (b) of protecting a large share of the rich population of mature trees on the SRC campus.
- We regret that, given the serious objections against the Project contained in this letter and in many of the other reactions to the DEIR, the DEIR totally avoids including these alternative considerations. In other words: The alternatives proposed in the current version of the DEIR do by no means exhaust the full range of important alternatives.

Respectfully submitted, Hans and Frauke Weiler

Hans and Frauke Weiler
14500 Fruitvale Avenue - #5314
Saratoga, CA 95070-6194 – USA
Phone (landline): 408-741-7341
Cell: 650-714-8607 (H) – 650-575-8607 (F)
Email: weiler@stanford.edu

Dear Ms. Richardson:

2.1

This letter responds to the City of Saratoga's invitation to react to the Draft Environmental Impact Report (DEIR) on the Project of a major expansion of the residential capacity of the Saratoga Retirement Community (SRC). The letter is written by a resident couple that has lived at SRC for more than four years now and has carefully followed the discussion over the expansion of SRC; Hans Weiler has been instrumental in conceiving, organizing, and evaluating a major survey in 2021 on residents' views of the expansion; an extensive report on the survey's findings and the overwhelming participation of the SRC residents in the survey is available upon request.

Our reactions to the DEIR are informed by our overall assessment of the expansion project; our assessment concludes that the Project as submitted is going to dramatically alter and diminish the nature and quality of the existing institution and its environment and of the quality of life of present and future residents. It is this assessment that makes us concur in most of our fellow residents' criticisms of the DEIR in general and of Alternatives 2 and 3, in particular.

Our overall assessment of the Project as proposed in the DEIR can be summarized as follows:

2.2

(a) The Project will substantially and irreparably shrink the existing natural environment of the SRC campus and the wide open quality of its overall landscaping; this environment not only benefits the quality of life of the current and future residents of SRC, but stands out as an exemplary exhibit of the organic co-existence of human (and senior) habitation and its natural context. Saratoga has every reason to be proud of this remarkable exhibit, but the openness and serenity of the site that is so highly rated by current as well as prospective residents will be substantially compromised by the proposed expansion.

2.3

(b) The excavation, construction, and deforestation activities required in the implementation of the Project will subject the current and prospective residents for a multi-year period to a sustained and serious infringement of their quality of life – quite possibly to the point of endangering their physical and mental health.

2.4

(c) None of these substantial detriments can be justified by commensurate benefits that would accrue to the long-term quality of the SRC campus. Notably, nowhere does the application for this Project – as the letter of resident Frank Tiernan to Cynthia Richardson of August 10, 2023, clearly shows – provide any evidence for the financial necessity of a major expansion of the current residential capacity of SRC. On the contrary, the much more congested quality of the campus envisaged by the Project and the reduction of the existing campus’ open green spaces will most probably reduce the attractiveness of moving into SRC among prospective future

2.5

residents. The thorough and overwhelmingly representative survey of current residents conducted in late 2021 provided ample evidence for the important role that the open quality of the existing campus played in residents’ decision to move to SRC. (Having lived for almost 50 years on the wide-open campus of Stanford University with its immensely rich arboretum, the authors of this letter have found the openness of the SRC campus and its precious reserve of protected trees a particularly congenial environment to move into for their senior living.)

2.6

(d) The needs of the market for senior living can most likely and adequately be met by the growing number of senior residence facilities in the greater Bay Area.

2.7

Against the background of these general assessments of the Project, the mitigation measures and alternatives presented in the DEIR need to be critically reviewed and properly amended. The remainder of this letter indicates the kinds of changes that we consider necessary; they attach much less importance than the Project does to expanding the residential capacity of SRC and much more importance to (a) a major transformation of the severely neglected Health Care Center into a state-of-the-art skilled nursing facility for the nursing needs of both the CCRC residents of SRC and outside patients; (b) adequate road, traffic and entrance/exit arrangements to allow for the safe exit of all residents (independent, assisted living, and skilled nursing) in case of evacuation and other emergencies in what is likely to be an increasingly disaster-prone environment.

This could be accomplished through one or two variants of the “No Project Alternative” in the DEIR, which would (in one variant) be limited to the clearly necessary reconstruction of the Health Care Center (HCC) and the (equally necessary) evacuation arrangements (with no expansion of the overall

2.7
Cont.

residential capacity of SRC), or – alternatively in a second variant and on the basis of realistic cost and income projections – combine the reconstruction of the HCC and the evacuation provisions with the modest expansion of the campus' residential capacity in a Building C (eliminating from the Project and the suggested alternatives the construction of Buildings A, B, and D); in this latter variant, the eventual size of Building C could vary in accordance with reasonable cost and income projections. This latter variant would also have the added advantages, given the peripheral location of Building C, of (a) keeping most of the disturbance of a major construction project away from most of the rest of the SRC campus and (b) of protecting a large share of the rich population of mature trees on the SRC campus.

We regret that, given the serious objections against the Project contained in this letter and in many of the other reactions to the DEIR, the DEIR totally avoids including these alternative considerations. In other words: The alternatives proposed in the current version of the DEIR do by no means exhaust the full range of important alternatives.

Respectfully submitted, Hans and Frauke Weiler

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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,

Alice Wessling
Cottage 6141

To EIR consultants, Planning Commissioner and City Council

Here are some points that you should consider in the 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?

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.

Alice Wessling
Cottage 6141

To EIR consultants, Planning commission and City council,

I am a resident at the Saratoga Retirement Community.

3.1 When I read the DEIR, I found the report ignoring the environment and the lives of our 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) We lose our Odd Fellows historical park if Building A is allowed. The EIR section 3.15.1 listed 28 acres of existing public park facilities within one mile of project site.. SRC expansion will have no impact on a single existing public recreate facility.”

Let me ask, “Where is the study for the impact on the SRC residents? Even though there are 28 acres nearby, would you ask your elderly parents to take Uber to one of these parks with their walkers? At present, the park on campus is accessible any time and day, residents take their walkers to the park, sit on the chair and enjoy fresh air. Neighbors come with their dogs, walk or bike around the campus. This park serves many citizens. To eliminate this park has a very significant environmental impact. But The DERI REC-1 never studies the impact on the residents if you eliminate the park.

2) Loss of the open space on SRC

Building A and Meeting room take away the remaining 6% of our accessible open green space. EIR 3.15.1 environmental setting listed that the new trail connects the Project to the San Marcos Open Space approx. 300 feet SE of the Project site. Please note the 300 feet is “as 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! While on campus, we currently have safe and smooth paths for the seniors to enjoy the open space. Many senior here have mobility issues, poor eye sight, hard at hearing and limited physical strength, they are not able to go on any of the suggested open space or hiking trails. DEIR ignores the special needs of the Seniors on campus. The analyses are inappropriate, irrelevant and discriminating against the senior population.

Alice Wessling 8/15/23
Cottage 6141

Mr. Richardson

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.

Alice Wessling 8/15/23
Cottage 6141

Cynthia Richardson
13777 Fruitvale Ave.
Saratoga, CA 95070

Dear Ms. Richardson,

5.1

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.

Oliver Wessling 8/15/23
Cottage 6141

Rawnsley, Emma

From: Cynthia Richardson <crichardson@saratoga.ca.us>
Sent: Thursday, August 10, 2023 11:53 AM
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: Carolyn Whipple <ctdwhipple@gmail.com>
Sent: Wednesday, August 9, 2023 4:42 PM
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.

To whom it may concern:

1.1 I moved to SRC from Virginia twelve years ago as it offered many of the advantages I sought that were lacking back there.

Open space: a lovely campus that is safe and attractive for outdoor activities

Beautiful mature trees and gardens

Smaller community: where one knows the other residents; no high-rise buildings, no crowding

1.1
Cont.

Good access: to nearby shops, restaurants, professional help, etc.

I have felt safe and happy here all these years, but now all is being threatened by the expansion plans put forward by Pacific Retirement Services, especially the two story apartment building in the Odd Fellows Historic Park. That would destroy our one open space, force the removal of numerous mature trees and create havoc during the construction

1.2

stage. We have just one main entrance/exit road (San Marcos) for our community, for Fellowship Plaza just beyond us and for our local Saratoga neighbors. This already creates traffic problems, and, if there were an emergency when we all needed to evacuate the property, it would be an impossible, dangerous bottle neck. Now just think of the life-threatening problems that would be added during PRS's proposed construction and the resulting increase in population.

1.3

I strongly oppose the expansion plans that are on your table. Save our trees, our open space, our peace and quiet and our wonderful community.

Carolyn Whipple
Apartment 5225
Saratoga Retirement Community

14500 Fruitvale Ave, Apt 6153
Saratoga
CA 95070

pat@pandcws.com
colin@pandcws.com

August 17th, 2023

Cynthia Richardson
Saratoga City Council
Saratoga City Hall
13777 Fruitvale Avenue
Saratoga, CA 95070

Dear Ms Richardson

Proposed expansion to the Saratoga Retirement Community, DEIR comments

We are residents living in the Saratoga Retirement Community. We write to voice our strong objection to the expansion of SRC being proposed by Pacific Retirement Services. We note the many errors in the Draft EIR, which other objectors have pointed out to you. Our objections include the following:

1. The proposal would destroy the landscaped campus (for example over 100 trees would be removed, the OddFellows Park would be removed, plus various other outdoor amenities), replacing it with an urban environment. As such, environmental impact on both the campus itself and the surrounding neighborhood would be significantly negative and permanent.

2. We see no benefit to the City of Saratoga from the proposal, apart from a modest increase in the amount of retirement accommodation. However, the quality of this accommodation would be negatively impacted by being sited within an urban environment.

3. There would be a significant negative environmental impact on the lives of the approximately 400 residents during the estimated five years of construction. The health of numerous resident with heart/lung and related health issues would be very directly impacted, and this alone makes the proposed development uncaring and irresponsible.

Taking these and other factors into consideration, we strongly recommend that the City take all necessary steps to limit the proposed development and its impact.

Yours sincerely

Pat Whitby-Strevens. Colin Whitby-Strevens.

Pat Whitby-Strevens
Colin Whitby-Strevens

Rawnsley, Emma

From: Cynthia Richardson <crichardson@saratoga.ca.us>
Sent: Thursday, August 10, 2023 11:41 AM
To: Rawnsley, Emma
Subject: FW: Saratoga Retirement Community & Management Plan

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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 |
[https://urldefense.com/v3/http://www.saratoga.ca.us/!!ETWISUBM!zELqp0tLz9aMI7ThBZ7S99KFZ1xqLWv3q3xjS_8iGYHjYy23hXWYC6sN4uC80oYyr2Cpl49QHRf60jlbJ4HmYTByeeSV\\$](https://urldefense.com/v3/http://www.saratoga.ca.us/!!ETWISUBM!zELqp0tLz9aMI7ThBZ7S99KFZ1xqLWv3q3xjS_8iGYHjYy23hXWYC6sN4uC80oYyr2Cpl49QHRf60jlbJ4HmYTByeeSV$)
Office Hours Mondays and Thursdays

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

From: John Zavoshy <drjjz@comcast.net>
Sent: Saturday, August 5, 2023 5:20 PM
To: Cynthia Richardson <crichardson@saratoga.ca.us>
Subject: Saratoga Retirement Community & Management Plan

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

To All Whom It May Concern,

1.1 We have several friends that live in the Saratoga Retirement Community. They have shared with us their sincere concerns of the development plans and Environmental Impact report submitted by their PRS Management Company.

Viewing the plan as proposed, we (my husband and I), feel it would be a great loss to cut down the number of trees proposed and eliminate so much green space for the residents. WE STRONGLY OPPOSE IT.

Green space is so necessary for everyone, and even more so for people that are unable to travel readily to parks and open spaces. Mental and physical health (walking), is necessary and should be encouraged. And pleasant, green, open spaces encourage that. More should be added, rather than taking it away.

Please do not allow the number of structures proposed, be built, with the concomitant EXCESSIVELY LARGE LOSS OF OPEN GREEN SPACE.

Thank you for your consideration of this matter.

Sincerely,

John and Yvonne Zavoshy
Saratoga Residents

Sent from my iPad