

Appendix A – Written Comments and Transcript of Verbal Comments

Part Three:

- Individual Comments (ABRUZZINI through BRITTAIN)

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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. ~~_____~~

Helen Abruzzini
HELEN ABRUZZINI

14500 FRUITVALE AVE #6120

SARATOGA, CA 95070

To the EIR consultants, Planning Commssioners and City Council,

2.1

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

Emeregecny Evacuation needs more study

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

Regular cars are unable to exit the bump at the Chester exit.

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

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

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

Helen Abruzzini
HELEN ABRUZZINI

14500 FRUITVALE AVE. #6120

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,

3.1

The proposal to attach a Meeting Room building to the historic Manor building on the SRC campus is a wrong-headed plan. This iconic Mission Revival-style structure represents the heart of this community, whose purpose is to provide housing for the elderly. Its solidity and its classic design have set the style and provided the visual anchor to the community for more than 100 years. It has been recognized for its historic merit by the City of Saratoga. Of course, the setting of a historic building deserves as much protection as the building itself, since a building cannot be perceived without it.

The Manor's prominent setting confirmed the importance of its original purpose: the housing of elderly residents. In 1912, before social security and other social services, retirement homes were a new concept and filled a critical need. The Odd Fellows took seriously the care of their elderly members; this building replaced an earlier structure at a different location.

This handsome Mission Revival-style building is impressive for several reasons. First, its size and bulk fit the site, which was doubtless the premier spot on the property when it was built: the crown of a knoll that dominates its surroundings. The classical design of the building is achieved through its symmetry; adding a wing to its west side will forever destroy that.

Besides intruding on the Manor's setting, the current proposal to site the proposed Meeting Room on the downsloping west side of the Manor would also eliminate one of the few spaces left on campus where there is greenery shaded by trees, an area that has no purpose but to please the eye and refresh the soul. Many mature trees will be sacrificed, at a time when the importance of the tree canopy is increasingly appreciated as a hedge against global warming.

The iconic 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 forever ruin the aspect of a beautiful building, perfectly sited. Viewers will never again see its original perfection, try as they might. And when they drive up to SRC, their initial view of the Manor will include the large Meeting Room, obstructing the handsome white structure on the knoll.

Sincerely,

Helen Abruzzini
HELEN ABRUZZINI
14500 FRUITVALE AVE #6120
SARATOGA, CA 95070 8/6/23

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

4.1 I am a resident at the Saratoga Retirement Community.

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

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

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



In contrast, the DEIR suggests that these campus walking paths and open space can be substituted by the nearby San Marcos Open space (p.3-260 DEIR). Can you imagine residents taking their walkers along the Odd Fellows Lane easement, walking along the roads without pedestrian paths, going up the hill to the San Marcos Open Space? Yes, it is only 300 feet to the southeast of the Project site, but that is "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. This shows complete lack of understanding of the seniors' needs nor respect for seniors' quality of life.

Please do NOT allow the apartment building to be built on this open space.

Helen Abruzzini

HELEN ABRUZZINI

AUGUST 1, 2023

14500 FRUITVALE AVE #6120

SARATOGA, CA 95070

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.

Helen Abruzzini
HELEN ABRUZZINI
14500 FRUITVALE, 6120
SARATOGA, CA 95070

8/6/23

6.1 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.

Helen Abruzzini

HELEN ABRUZZINI

14500 FRUITVALE AVE. #6120

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,

7.1

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

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

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

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

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

Sincerely,

Helen Abruzzini
HELEN ABRUZZINI

14500 FRUITVALE AVE #6120
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,

1.1

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Sincerely,

Lita Ackunas #5105
August 6, 2023

Suggested input on DEIR

2.1

The Project Description in the Executive Summary includes the following statement:

“the number of skilled nursing beds within the Health Center would be reduced from 94 to 52 (ie., a reduction of 42 skilled nursing beds)” The number of memory care and skilled nursing beds is proposed to be reduced due to conversion of semi-private double-occupancy rooms to private single-occupancy rooms each with their own fully-accessible bathroom.”

The Project Objectives #4 states:

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

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

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

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

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

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

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

Leta Ackunas #5105
8/6/2023

To: The Planning Commission
and the City Council

Comment Letter: FORM-24
ACKUNAS-L-3

3.1

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-1 increased noise levels, NOI-2 vibrations & dust, POP-2 displacement of people, and MFS-3 adverse impact on human beings.

*Auto Acknowledged #5105
8/6/2023*

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

Dear Planning commissioner and the City Council,

1.1

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.

Ursula M. Anderson
APT 4208

h. M. Anderson
8/7/23

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.

Ursula M. Anderson
14500 Fruitvale Ave #4208
Saratoga 95070

U. M. Anderson 8/7/23

Rawnsley, Emma

From: Cynthia Richardson <crichardson@saratoga.ca.us>
Sent: Thursday, August 10, 2023 11:49 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: Tom Austin <tomaustin726@gmail.com>
Sent: Monday, August 7, 2023 7:45 AM
To: Cynthia Richardson <crichardson@saratoga.ca.us>
Subject: Saratoga Retirement Community

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

Dear Ms. Richardson,

1.1 My name is Tom Austin, and my wife, Jean, and I have been a residents at the Saratoga Retirement Community for over three years.

We were not properly informed about any expansion plans at the time we moved to SRC from our home in Portola Valley, and would not have chosen SRC had we known of the potential destruction to the campus that was being considered.

One of the reasons that my wife and I chose Saratoga Retirement Community is the attractive outdoor green space. The bucolic campus is no only an asset to the

1.1
Cont.

residents of SRC, but an asset of the entire Saratoga City. Here seniors can relax and have fresh air.



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

In addition, the enormous disruption to our lives should this construction proceed, would be devastating to our lives and health.

Thank you in advance for your support in declining this totally unnecessary project.

Regards,

Tom Austin
Pensioner
tomaustin726@gmail.com
M (650) 867-1303

14500 Fruitvale Ave.#6128
Saratoga, CA 95070-6165

Rawnsley, Emma

From: Cynthia Richardson <crichardson@saratoga.ca.us>
Sent: Thursday, August 10, 2023 11:49 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: Tom Austin <tomaustin726@gmail.com>
Sent: Monday, August 7, 2023 8:00 AM
To: Cynthia Richardson <crichardson@saratoga.ca.us>
Subject: Saratoga Retirement Community

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

Dear Ms. Richardson,

My name is Tom Austin, and my wife and I are residents of the Saratoga Retirement Community.

2.1

We are strongly opposed to the entire expansion plan proposed by SRC, and in particular the construction of an enormous apartment building right in the center of our campus.

2.1
Cont

For SRC, the Odd Fellows park is equivalent of NYC's Central Park, and is surrounded by safe and outdoor paths for us to stroll.

These paths are very accessible, even for walkers. In contrast, the DEIR suggests that these campus walking paths can be substituted by the nearby San Marcos Open space (p.3-260 DEIR). The DEIR claims that the San Marcos Open Space is only 300 feet to the southeast of the Project site, but that is the direct air distance, and it is up a steep embankment—inaccessible except by a 2.5-mile round trip along a busy road with no sidewalk. This shows complete lack of understanding of the Seniors' needs nor respect for our peaceful quality of life.

2.2

Had we known of this totally insensitive expansion plan prior to our moving to SRC several years ago we would have chosen a different facility. The fact is that the plan was then being proposed, but SRC chose to keep any notification of the plan from us as they willingly took our enormous payment deposit.

Regards,

Tom Austin
Pensioner
tomaustin726@gmail.com
M (650) 867-1303
14500 Fruitvale Ave.#6128
Saratoga, CA 95070-6165

Rawnsley, Emma

From: Cynthia Richardson <crichardson@saratoga.ca.us>
Sent: Monday, July 17, 2023 10:12 AM
To: Rawnsley, Emma
Subject: FW: Saratoga Retirement Community
Attachments: Comments on Alternative 1 Residents' alternative .pdf

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crichardson@saratoga.ca.us |
[https://urldefense.com/v3/_http://www.saratoga.ca.us_!!ETWISUBM!wDfq3lhCFi9M41zuo3Kr5MCvPpIOTNDRBEJ7fRHYTI6zjvuKP0MajM4Z011Ynt3hZdfy01E34W5gQxYduTHHgc2ryVZZ\\$](https://urldefense.com/v3/_http://www.saratoga.ca.us_!!ETWISUBM!wDfq3lhCFi9M41zuo3Kr5MCvPpIOTNDRBEJ7fRHYTI6zjvuKP0MajM4Z011Ynt3hZdfy01E34W5gQxYduTHHgc2ryVZZ$)
Office Hours Mondays and Thursdays

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

From: Tsing Bardin <tsingtb@gmail.com>
Sent: Sunday, July 16, 2023 6:03 PM
To: Cynthia Richardson <crichardson@saratoga.ca.us>
Cc: Bob Berglund <rcbergie@aol.com>; Dick DuBridge <pddubridge@gmail.com>; Michael Griffin <jazzbuff@comcast.net>; Ravi Ravikumar <mail.raviravikumar@gmail.com>; Don Schmidek <dis6933@gmail.com>; Tony Vandersteen <anthonyvann@att.net>; Colin Whitby-Strevens <colin@pandcws.com>; Tsing Bardin <Tsingtb@gmail.com>; John Brittain <brittainjc@att.net>; Marilyn Manies <marilynmanies@gmail.com>; Marilyn Basham <marilynbasham@mac.com>
Subject: Saratoga Retirement Community

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

Hello Cynthia,

After poring through the section 4 DEIR, I found many items needing attention and correction. I do not expect that the Engineers are going to modify the environmental impact report , but at least I wish to document these items. I am sending them in an attachment.

Instead of sending many emails, I decided to send in one lump. Please let me know if this is the correct and efficient way to send comments. We can of course send in many emails each has different concerns but on the same topic, or we can send in one large email containing all the issues like this one. This is for the DEIR, so I guess numbers do not count, is this correct?

What about commenting on the Project? As I understand numbers count because Planning commissioners and City council will see all the letters referring to Project? Did I get it correctly?

Do the comments on the Project have the same deadline August 21 as the comments on DEIR?

Thanks again for your patience and your help.
Tsing

1.2

Preserve SRC has a few urgent objections to the AECOM DEIR that we feel require immediate consideration and a full reassessment of the Preserve SRC Residents' Plan (Alternative 1).

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

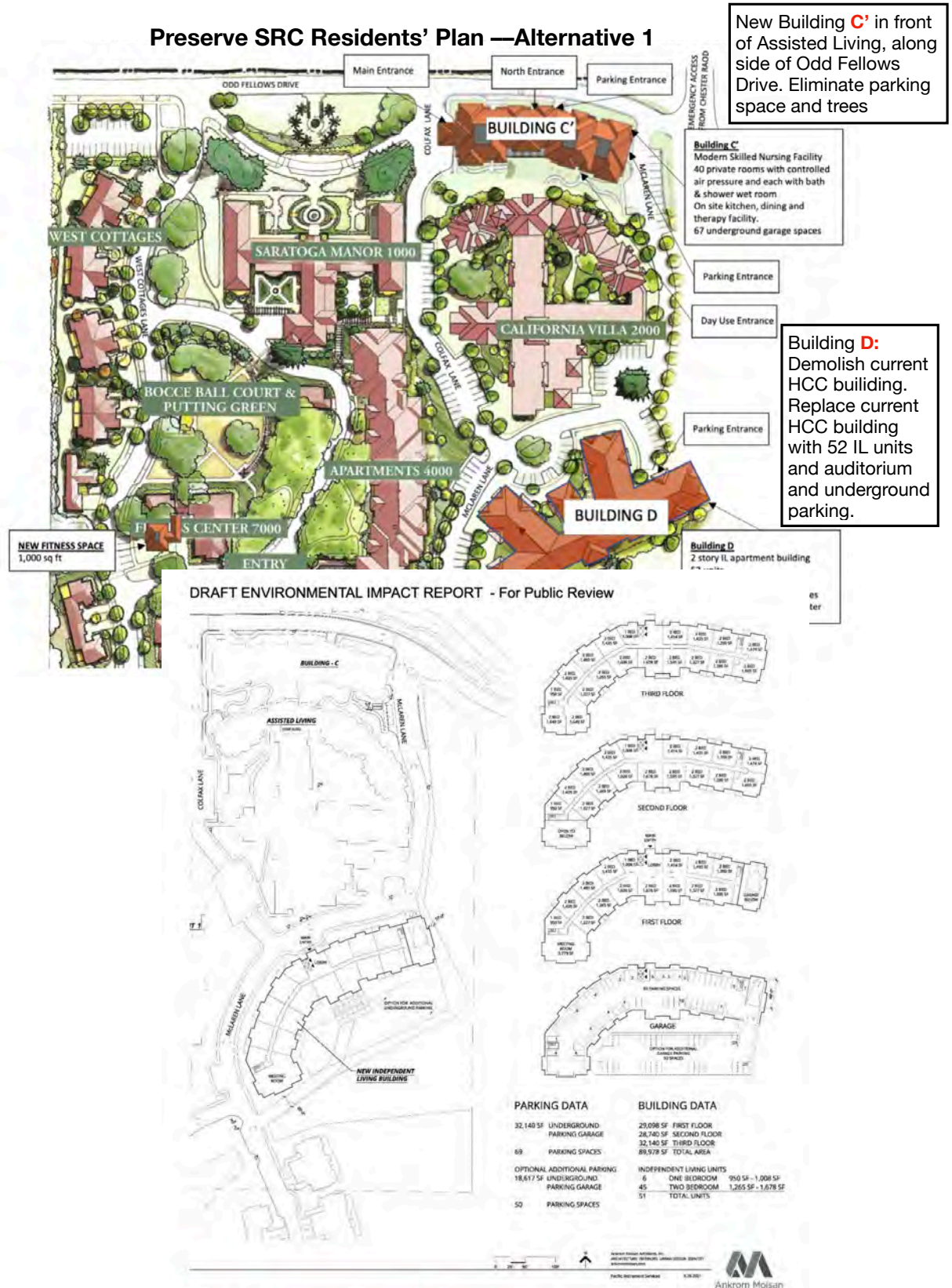


Table 4.4-1 shows the layout of Building D as proposed by Preserve SRC. The footprint is exactly the same as the current Health Center, and the building is two stories high.

Table 4.4-2 shows a much different structure with a completely different footprint and an additional third story and deeper excavation. The AECOM design also extends much closer to the steep grade and riparian area than the Preserve SRC proposal.

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

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

The DEIR incorrectly calculated parking at the Preserve SRC proposed Building D. The Preserve residents' plan provides 20 surface parking spaces and 90 underground parking slots; not the 77 spaces stated in the DEIR.

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

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

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

The DEIR must be changed to evaluate the impacts of Building D as originally proposed by Preserve SRC.

1.3

Additionally, the Preserve SRC proposal for Building C is also inconsistent with the footprint shown by AECOM in the DEIR. As originally proposed, Building C would require neither rerouting Colfax Street and the driveway from the Manor nor removal of the redwood tree at the corner of Colfax and Manor Drive.

1.4

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

Tsing Bardin, member of the Preserve SRC campus group and resident at Saratoga Retirement Community

Rawnsley, Emma

From: Cynthia Richardson <crichardson@saratoga.ca.us>
Sent: Wednesday, August 2, 2023 3:29 PM
To: Rawnsley, Emma
Subject: FW: Saratoga Retirement Community
Attachments: letter to Cynthia 72423.pdf

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[https://urldefense.com/v3/http://www.saratoga.ca.us/!!ETWISUBM!yGUVuJmLdtpdZmnTFVh_hEV6K8aP9vuj-d8ckRXJ-NZDwN-5A7OrwjPgGnAlwW5GK1-izEtQLSsL3_sVp0EMFQlcUjZL\\$](https://urldefense.com/v3/http://www.saratoga.ca.us/!!ETWISUBM!yGUVuJmLdtpdZmnTFVh_hEV6K8aP9vuj-d8ckRXJ-NZDwN-5A7OrwjPgGnAlwW5GK1-izEtQLSsL3_sVp0EMFQlcUjZL$)
Office Hours Mondays and Thursdays

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

From: Tsing Bardin <tsingtb@gmail.com>
Sent: Monday, July 24, 2023 2:56 PM
To: Cynthia Richardson <crichardson@saratoga.ca.us>
Subject: Saratoga Retirement Community

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Hello Cynthia,

2.1 Please find my attachment for comments on DEIR.

Couple of questions here:

- 1) in the Planning commission Study session, may the public speak? If so, now long?
- 2) Will the applicants be at the August 2 DEIR in-person meeting? You mentioned that the EIR consultant and you will be there to listen and a court reporter will take notes. Will it be Zoom meeting as well? If so, May the public speak on the Zoom meeting?

Thank you.
Tsing
Attachment

Cynthia Richardson, Project Planner

This is Tsing Bardin of Saratoga Retirement Community, I would like to make the following comments on the DEIR:

- 2.2 1. A mistake in AECOM DEIR report. There are inconsistencies in their figures . Figure captions in Figure 2.3-2 and Figure 2.3-3 do not match figures and key plan is wrong in one of them.
- 2.3 2. Where is the parking tabulation? It should be included in the DEIR as it talked about parking many times, but there is NO clear comparison of parking spaces. Parking is listed as #10 In project objectives. How many parking spaces in Alt. 2 compared with the current parking spaces? How many surface and underground parking spaces? Where are they?
- 2.4 3. No mention in the details of renovating Skilled Nursing, even though it is the Project objectives #4. Where is the schedule and how will the renovation carry on 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 at least. No compensation for the residents during the entire repair period. Is there any assurance that the renovation will be finished in 2 years? How do you enforce the schedule and the length of renovation? It should be clearly stated in the EIR. If the renovation is lengthened the environmental impact will be bigger.

Thanks you for your attention,

Tsing Bardin
14500 Fruitvale Ave. Apt. 5320
Saratoga, CA 95070.

Submitted on 07/24/23

Rawnsley, Emma

From: Cynthia Richardson <crichardson@saratoga.ca.us>
Sent: Thursday, July 27, 2023 10:35 AM
To: Rawnsley, Emma
Subject: FW: Fire department code for emergency evacuation

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For your information.

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

> -----Original Message-----

> From: Tsing Bardin <tsingtb@gmail.com>

> Sent: Monday, July 24, 2023 4:27 PM

> To: Cynthia Richardson <crichardson@saratoga.ca.us>

> Cc: Bob Berglund <rbergie@aol.com>; Dick DuBridge <pddubridge@gmail.com>; Michael Griffin
<jazzbuff@comcast.net>; Ravi Ravikumar <mail.raviravikumar@gmail.com>; Don Schmidek <dis6933@gmail.com>; Tony
Vandersteen <anthonyvann@att.net>; Colin Whitby-Strevens <colin@pandcws.com>; John Brittain <brittainjc@att.net>;

Marilyn Basham <marilynbasham@mac.com>; Marilyn Manies <marilynmanies@gmail.com>

> Subject: Fire department code for emergency evacuation

>

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>

> Hello Cynthia,

> This may be a question for the City lawyer. We want to know under what conditions the private roads are under the Santa Clara County Fire Department codes.

>

>

> What are the regulations from the fire department for a private place like the Saratoga Retirement Community? We have more than 700 residents and employees on campus, in addition, there are 150 units of Fellowship Plaza residents, all on private property on private roads, except for the easement on the Odd Fellows Lane, what are the regulations for emergency evacuation from the Santa Clara fire department for a community of this size?

>

> Thank you,

> Tsing

>

3.1

Rawnsley, Emma

From: Cynthia Richardson <crichardson@saratoga.ca.us>
Sent: Thursday, July 27, 2023 10:36 AM
To: Rawnsley, Emma
Subject: FW: Fire department code for emergency evacuation

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Cynthia Richardson | Project Planner

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

From: Tsing Bardin <tsingtb@gmail.com>
Sent: Monday, July 24, 2023 5:41 PM
To: Cynthia Richardson <crichardson@saratoga.ca.us>
Cc: Bob Berglund <rcbergie@aol.com>; Dick DuBridge <pddubridge@gmail.com>; Michael Griffin <jazzbuff@comcast.net>; Ravi Ravikumar <mail.raviravikumar@gmail.com>; Don Schmidek <dis6933@gmail.com>; Tony Vandersteen <anthonyvann@att.net>; Colin Whitby-Stevens <colin@pandcws.com>; John Brittain <brittainjc@att.net>; Marilyn Basham <marilynbasham@mac.com>; Marilyn Manies <marilynmanies@gmail.com>; Tsing Bardin <Tsingtb@gmail.com>
Subject: Re: Fire department code for emergency evacuation

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Thank you for your prompt reply.

However, the emergency evacuation plan is for all Independent residents to drive in their own private car as stated in our Executive Director's most recent meeting on June 21, 2023.

When in emergency there will be many perhaps as many as 20 ambulances and fire trucks to take care of the Skilled nursing patients and Assisted living residents, will the Independent Living residents be able to drive their own cars to evacuate? This question has never been answered by the administration. The lengthy discussion in our binder never addresses these issues. They address emergency preparedness in case of power outage, emergency kits, shelter in place, where to gather etc. but not the emergency evacuation. This is a concern most of the residents have but we have not seen any real solid plan from the administration.



- ❖The Independent living resident-"Care level 0" No medical services provided in IL.
- ❖In an emergency, IL residents should be able to follow direction, understand shelter in place and safely self-evacuate if required to do so due to an emergency. Typically, residents would opt to leave campus in their personal vehicles as opposed to AL/HCC where SRC will be providing transportation.
- ❖Amenities and services IL- 1 covered meal per day, activities, housekeeping, maintenance, transportation, Salon, campus security
- ❖Wellness- Pine park health group- coming soon

This is why I was hoping the Fire department may have some guidelines.

Tsing

Rawnsley, Emma

From: Cynthia Richardson <crichardson@saratoga.ca.us>
Sent: Thursday, July 27, 2023 10:39 AM
To: Rawnsley, Emma
Subject: FW: Saratoga retirement community
Attachments: Comments on Alt. 1 via Cynthia .pdf

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crichardson@saratoga.ca.us |
[https://urldefense.com/v3/http://www.saratoga.ca.us/!!ETWISUBM!xdOMkCmUzuSXCq4_YqUuPOzCwjRf0tCmtFAH73koJ1vCNdkzd6dSVtoPSyjUu1nJ93QVmbYdRqan4vEWz7q4bwzoh0u8\\$](https://urldefense.com/v3/http://www.saratoga.ca.us/!!ETWISUBM!xdOMkCmUzuSXCq4_YqUuPOzCwjRf0tCmtFAH73koJ1vCNdkzd6dSVtoPSyjUu1nJ93QVmbYdRqan4vEWz7q4bwzoh0u8$)
Office Hours Mondays and Thursdays

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

From: Tsing Bardin <tsingtb@gmail.com>
Sent: Monday, July 24, 2023 4:54 PM
To: Cynthia Richardson <crichardson@saratoga.ca.us>
Subject: Saratoga retirement community

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5.1 I did not write the date for my last submission. Here it is in the attachment. Thanks.

NOTE: The attachment to this email "Comments on Alt. 1 via Cynthia.pdf" is identical to attachment "Comments on Alternative 1 Residents' alternative.pdf" submitted on Sunday July 16, 2023 by same commenter (with exception that date has been added at end). Attachment is not reproduced, to avoid repetition.

Rawnsley, Emma

From: Cynthia Richardson <crichardson@saratoga.ca.us>
Sent: Monday, July 31, 2023 9:58 AM
To: Rawnsley, Emma
Subject: FW: Saratoga Retirement Community
Attachments: Misc. Response to DEIR PC,CC.pdf

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[https://urldefense.com/v3/http://www.saratoga.ca.us/!!ETWISUBM!wR2a5snqKEaxhE9Ogn1PmlQxb6sssgrfAtH5VvnPh_fMOWoPfQfzUjUxiOh-UnuZtC-lomyO5gfOVF46nhLc3ut-UOKN\\$](https://urldefense.com/v3/http://www.saratoga.ca.us/!!ETWISUBM!wR2a5snqKEaxhE9Ogn1PmlQxb6sssgrfAtH5VvnPh_fMOWoPfQfzUjUxiOh-UnuZtC-lomyO5gfOVF46nhLc3ut-UOKN$)
Office Hours Mondays and Thursdays

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

From: Tsing Bardin <tsingtb@gmail.com>
Sent: Saturday, July 29, 2023 10:14 PM
To: Cynthia Richardson <crichardson@saratoga.ca.us>
Subject: Saratoga Retirement Community

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Hello Cynthia ,
This note is for both the DEIR and the Planning commission and City council.
Thank you.
Tsing

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).

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.

6.1
Cont.

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

In Summary:

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

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

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

Tsing Bardin 7/29/23
14500 Fruitvale Ave. Apt. 5320
Saratoga CA 95070

Rawnsley, Emma

From: Cynthia Richardson <crichardson@saratoga.ca.us>
Sent: Thursday, August 10, 2023 11:39 AM
To: Rawnsley, Emma
Subject: FW: Saratoga Retirement Community
Attachments: meeting room aesthetic.pdf

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Office Hours Mondays and Thursdays

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

From: Tsing Bardin <tsingtb@gmail.com>
Sent: Friday, August 4, 2023 8:35 PM
To: Cynthia Richardson <crichardson@saratoga.ca.us>
Subject: Saratoga Retirement Community

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Hello Cynthia, Here is my letter to the EIR consultants as well as the Planning commissioners and the City council.

To the DIE consultants, Planning Commissioners and City Council,

7.1 I am a resident at the Saratoga Retirement Community. I would like to address the problem of the Meeting Room included in the expansion plan.

Among the many concerns we residents have about the PRS Expansion plan, one is more esthetic, less rational, difficult to quantify: the threat to our historically and architecturally significant central building, known as the Manor. The white stucco-clad building is a glory to behold--graceful in spite of its bulk, symmetrically elegant, 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. Our eyes will never again see its original perfection, try as they might.

This handsome Mission Revival style building is impressive for several reasons. First, its size and bulk fit the site, which was doubtless the premier spot on the property when it was built in 1912: 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. At that time, before social security and other social services, retirement homes were a new concept and filled a critical need. The Odd Fellows took seriously the care of their elderly members; this building replaced an earlier structure at a different location. The Manor is also important as a fine example of the work of architect Ralph Warren Hart, who died in his mid-forties, just a few years after its completion.

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

Saratoga has precious few historic buildings, and the size and magnificence of this one has been deemed worthy of preserving and protecting. Even if the new Meeting Room were to be sensitively designed to compliment the Manor without mimicking it, to riff on its architectural style, to relate to it without competing with it, it will inevitably diminish the visual impact of that grand structure. Future visitors 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. They may crop it out of their photos!

T. Bardin
T. Bardin

8/4/2023
14500 Fruitland Ave #5320
Saratoga, CA 95070

Rawnsley, Emma

From: Cynthia Richardson <crichardson@saratoga.ca.us>
Sent: Thursday, August 10, 2023 11:40 AM
To: Rawnsley, Emma
Subject: FW: Saratoga Retirement Community

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

From: Tsing Bardin <tsingtb@gmail.com>
Sent: Saturday, August 5, 2023 12:33 PM
To: Cynthia Richardson <crichardson@saratoga.ca.us>
Cc: Bob Berglund <rcbergie@aol.com>; Dick DuBridge <pddubridge@gmail.com>; Michael Griffin <jazzbuff@comcast.net>; Ravi Ravikumar <mail.raviravikumar@gmail.com>; Don Schmidek <dis6933@gmail.com>; Tony Vandersteen <anthonyvann@att.net>; Colin Whitby-Stevens <colin@pandcws.com>; Marilyn Manies <marilynmanies@gmail.com>; Marilyn Basham <marilynbasham@mac.com>; John Brittain <brittainjc@att.net>; Tsing Bardin <Tsingtb@gmail.com>
Subject: Saratoga Retirement Community

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Hello Cynthia, please pass this note on. Thanks.

To the EIR consultants, Planning commissioners and City Council,

8.1

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

The residents submitted their alternative plan on June 21 2021 and updated on March 21, 2022 to the City of Saratoga for consideration and inclusion as an alternative in the Environmental Impact Report proceedings for the expansion of the Saratoga Retirement Community project submitted by Pacific Retirement Services (PRS). We believe this alternative plan is a more acceptable alternative for the expansion of the Saratoga Retirement Community (SRC). It provides less construction impact on the current senior residents of SRC, significantly reduces

8.1
Cont.

the environmental impact on the historic rural campus of the Odd Fellows, provides an up to date, competitive right sized Skilled Nursing Facility, and provides the same number of additional Independent Living units (52) as the PRS plan to assure SRC's future sustainability.

We have specifically asked "We would welcome the opportunity to discuss this alternative plan further with you and others at your earliest convenience." We have included our website in the submission http://www.preservesrccampus.org/Residents_Alternative_Submission_for_SRC_Expansion_20210621.pdf

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

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

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

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

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

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

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

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

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

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

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

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

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

8.1
Cont.

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

Tsing Bardin, member of the Preserve SRC campus group and resident at Saratoga Retirement Community

Submitted August 5, 2023.

Rawnsley, Emma

From: Cynthia Richardson <crichardson@saratoga.ca.us>
Sent: Thursday, August 10, 2023 11:51 AM
To: Rawnsley, Emma
Subject: FW: Saratoga Retirement Community
Attachments: meeting room with Manor photos .pdf

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Office Hours Mondays and Thursdays

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

From: Tsing Bardin <tsingtb@gmail.com>
Sent: Monday, August 7, 2023 12:38 PM
To: Cynthia Richardson <crichardson@saratoga.ca.us>
Cc: Tsing Bardin <Tsingtb@gmail.com>
Subject: Saratoga Retirement Community

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Hello Cynthia, Please pass this attachment to the EIR consultants, the Planning Commissioner and the City council. Thank you.

Attachment : comments on Meeting Room issues.

Dear EIR consultant, Planning Commissioners and City Council,

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

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

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

Current View of West Wing of Manor from Entry Parking Lot

Existing green open space and trees will be eliminated



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



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

Same View if PRS plan is approved

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



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



issues of the proposed Meeting Room:

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

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

The Project will replace these majestic

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

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

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

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

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

PLEASE DO NOT ALLOW THE MEETING ROOM!

Rawnsley, Emma

From: Cynthia Richardson <crichardson@saratoga.ca.us>
Sent: Monday, August 14, 2023 11:01 AM
To: Rawnsley, Emma
Subject: FW: Saratoga Retirement Community

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: Tsing Bardin <tsingtb@gmail.com>
Sent: Friday, August 11, 2023 4:02 PM
To: Cynthia Richardson <crichardson@saratoga.ca.us>
Cc: Tsing Bardin <Tsingtb@gmail.com>
Subject: Saratoga Retirement Community

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EIR consultants, Planning Commissioners and City Council,

10.1 After reading the DEIR biological impact (MM-BIO-4) on the SRC expansion, I have the impression that **bats** are more important than the human lives. The study devoted many paragraphs of studying the **bats'** habitats and life cycles etc. and the noise impact on the **bats** when the trees are removed .

I failed to see similar impact study On MM-NOI-1a, NOI-1b on the residents who live near the construction zone on campus. They have to endure many months of construction noise like chain saw, drill, Jackhammer, bulldozers, construction truck and construction traffic. The mitigation on the report is to notify us when it would happen and it would be during day time. This suggestion is totally impractical, where do you expect the elderly senior residents going to hide from these noise environment which is their home?

10.1
Cont.

To give you an example just this afternoon, we had a backhoe digging some drainage trench to repair the road, the noise at 25 feet away was intolerable! This is only for a couple of hours. Imagine you would have to tolerate this kind of noise for many months during day time! Residents have nowhere to escape during day time when the noise levels are maximum. This is a real torture for the residents. Yet the impact on mental health was not mentioned in the DEIR studies.

Tsing Bardin Apt. 5320 8/10/23

Rawnsley, Emma

From: Cynthia Richardson <crichardson@saratoga.ca.us>
Sent: Monday, August 14, 2023 11:01 AM
To: Rawnsley, Emma
Subject: FW: Saratoga Retirement Community

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From: Tsing Bardin <tsingtb@gmail.com>
Sent: Friday, August 11, 2023 4:21 PM
To: Cynthia Richardson <crichardson@saratoga.ca.us>
Cc: Tsing Bardin <Tsingtb@gmail.com>
Subject: Saratoga Retirement Community

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To EIR consultants, Planning Commissioners and City Council,

11.1 The DEIR included the financial conditions in the Project Objectives. I failed to see how the financial impact can be counted as environmental impact. Even if it is included in Project Objectives, the EIR should not evaluate it. It simply does not belong there.

If you have to evaluate this financial item, please collect all the data and do it systematically and scientifically based on the data and facts. So far, how do you compare one alternative over the other when there are no solid numbers to compare with? How do you compare the Alt. 1 to be more expensive than Alt. 2 or Alt. 3 or the original proposal when there is no numbers or models to compare with? If DEIR is to be revised, I should like to see this evaluation to be deleted unless there is solid data for backing. Otherwise it discredits the validity of the EIR.

Thank you for your attention,
Tsing Bardin 14500 Fruitvale Ave. Apt. 5320, Saratoga CA 95070
8/11/2013

Rawnsley, Emma

From: Cynthia Richardson <crichardson@saratoga.ca.us>
Sent: Monday, August 14, 2023 11:02 AM
To: Rawnsley, Emma
Subject: FW: Saratoga Retirement Community
Attachments: Tsing's full speech 82DEIR.pdf

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[https://urldefense.com/v3/_http://www.saratoga.ca.us_!!ETWISUBM!xou0Folir3WqREZCskzV6xuBvoUH4Ev-TeVyce0D5pch994U8Qw68fgxZ1kp8AdFyOp0ctPnG66vQKqOrNMv7z28ilva\\$](https://urldefense.com/v3/_http://www.saratoga.ca.us_!!ETWISUBM!xou0Folir3WqREZCskzV6xuBvoUH4Ev-TeVyce0D5pch994U8Qw68fgxZ1kp8AdFyOp0ctPnG66vQKqOrNMv7z28ilva$)
Office Hours Mondays and Thursdays

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

From: Tsing Bardin <tsingtb@gmail.com>
Sent: Friday, August 11, 2023 4:38 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.

Hello Cynthia,
I used this attachment in part of my speech on August 2 DEIR in-person meeting.
Here is the full text, which I did not have time to present in the three minutes.

12.1

First of all, thank you EIR consultants for your hard work. I am a resident at the Saratoga Retirement Community since 2006 and have enjoyed my life here for the last 17 years.

12.2

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

12.2
Cont.

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.

12.3

3) 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 or bike around the campus in the evenings or weekends. This park serves many citizens. To eliminate this park has a vey significant environmental impact. But The DERI REC-1 never studies the impact if you eliminate the park.

4) Loss of the open space on Saratoga Retirement Community campus

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 residents 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 never considers the special needs of the Seniors on campus. The analyses are inappropriate and irrelevant.

Rawnsley, Emma

From: Cynthia Richardson <crichardson@saratoga.ca.us>
Sent: Thursday, August 24, 2023 10:23 AM
To: Rawnsley, Emma
Subject: FW: Saratoga Retirement Community
Attachments: Letter against Building A Tsing.pdf

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[https://urldefense.com/v3/http://www.saratoga.ca.us/!!ETWISUBM!0kYm5CUs6Z0jBei--pn-2f5EY-KmCi6-Z6K5IqNXh0ydK3Tm6Bwt1XTL2K48abwfD9BfHnmfxC9tqh2aucX_k0T0pNIh\\$](https://urldefense.com/v3/http://www.saratoga.ca.us/!!ETWISUBM!0kYm5CUs6Z0jBei--pn-2f5EY-KmCi6-Z6K5IqNXh0ydK3Tm6Bwt1XTL2K48abwfD9BfHnmfxC9tqh2aucX_k0T0pNIh$)
Office Hours Mondays and Thursdays

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

From: Tsing Bardin <tsingtb@gmail.com>
Sent: Thursday, August 17, 2023 9:42 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.

Hi Cynthia,
Please find the attachment which is for the EIR consultants, the Planning Commissioners and the City Council.
Thank you.
Tsing Bardin

To:
EIR Consultants, Planning commissioners and Saratoga City Council

August 17, 2023

13.1

As you must be well aware, residents of the Saratoga Retirement Community (SRC) have much to say about the proposals for further development of our facility and the environmental impact study of the various proposals. Today I am writing ask you to please *block any proposal involving construction of the proposed meeting room appendage to the Manor building and Building A.*

The DEIR (draft environmental impact study) submitted by AECOM addresses some of the residents' concerns, but in many cases the impact on SRC residents and nearby neighbors is played down or even dismissed as unimportant. Too often, the impact on nonresidents is given priority over the effect on those of us actually, daily, affected by this project. Apparently SRC residents have not made their case clearly and loudly enough, so we will have to up our game until we are heard and taken seriously.

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

1. Obliteration of Odd Fellows Historical Park

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



2. Loss of Mature Trees and Green Vista

13.1
Cont.

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

The DEIR also mentions that removal of trees and the subsequent noise generated by their removal would have a significant impact on the habitats and lifecycles of local bats. While I agree that this is an important consideration (and argument against tree removal), the DEIR makes no mention of the impact of these losses on

- 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

13.1
Cont.

the elderly residents who are not able to easily relocate their residences to a nearby open area and must endure the noise and disruption in their homes.

3. Loss of Green Space and Outdoor Recreation Facilities

The proposed Building A and meeting room addition to the Manor building would remove *all* of the current green space and outdoor recreation facilities at SRC. The DEIR says that this will have “no impact on open space and recreation facilities for City residents.” This statement seems to relegate SRC residents and many of our neighbors to nonresident status and completely dismisses the impact of the loss of outdoor facilities on these people. SRC residents and our neighbors shop and pay taxes in Saratoga—and we vote.

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

In addition to SRC residents, many neighbors visit the Historical Park regularly to walk their dogs or bicycle in the safe, quiet area. Removing the park means that everyone in the area would have to travel elsewhere to find a similar quiet green space.

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

The current 91-foot, regulation size bocce ball court and other outdoor recreation facilities such as a putting green would be removed if Building A is constructed. The DEIR states that *smaller* replacements would be built in a tiny area west of Building A, and these smaller facilities would be enough for SRC residents and not impact most Saratoga residents

. The “replacements” are not fine with us. At present, more than 60 residents regularly play bocce ball here. Bocce ball is also a popular spectator sport for many more residents, especially those with limited mobility, for whom it is easily accessible by the paved paths through the Historic Park.

13.1
Cont.

The “replacement” bocce ball court would be only 60 feet in length, 2/3 of regulation size. Some of the SRC teams compete with outside teams on regulation 91-foot courts. Losing our 91-foot court means that those residents would have to find another court, who knows where, to practice for competition. The proposed 60-foot “replacement” is unacceptable and indicates another example of the devaluation of the impact of this project on residents.



In summary, there are many reasons why constructing Building A and the meeting room addition to the Manor building would have a negative effect on the historic, environmental, and human aspects of the Saratoga Retirement Community and its neighbors. Here I have listed only a few of the most important reasons for me. There are other options for development that can meet all goals without either of those buildings, and I implore you to consider any of those options instead (including the option of doing nothing).

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

Sincerely,

Tsing Bardin
14500 Fruitvale Ave. #5320
Saratoga, CA 95070

Rawnsley, Emma

From: Cynthia Richardson <crichardson@saratoga.ca.us>
Sent: Thursday, August 24, 2023 10:23 AM
To: Rawnsley, Emma
Subject: FW: Saratoga Retirement Community
Attachments: traffic with photos copy.pdf

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Cynthia Richardson | Project Planner
City of Saratoga | Community Development Department
13777 Fruitvale Avenue | Saratoga, CA 95070
crichardson@saratoga.ca.us |
[https://urldefense.com/v3/_http://www.saratoga.ca.us_!!ETWISUBM!z6MrjBDmYaAeO3q40N3O2M2n8VF0t6wckj6JCD_2_TYSRoMockBU8pjfBEeesfL6tduC_l6GMiedVrqGhQZTch4qbYLF\\$](https://urldefense.com/v3/_http://www.saratoga.ca.us_!!ETWISUBM!z6MrjBDmYaAeO3q40N3O2M2n8VF0t6wckj6JCD_2_TYSRoMockBU8pjfBEeesfL6tduC_l6GMiedVrqGhQZTch4qbYLF$)
Office Hours Mondays and Thursdays

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

From: Tsing Bardin <tsingtb@gmail.com>
Sent: Saturday, August 19, 2023 12:15 AM
To: Cynthia Richardson <crichardson@saratoga.ca.us>
Subject: Saratoga Retirement Community

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Hello Cynthia,
Here is a comment on Traffic. Please pass it to the EIR consultant , the Planning commissioners and the City Council.
Thanks.
Tsing Bardin

14.1

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

iv that the Project Applicant clearly communicate with the delivery vehicles that they need to park in designated areas on site.

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 space.”



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.

14.2

We disagree with the Mm-TRA-3a

- **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.**
- **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.**

To EIR Consultants, Planning Commissioners + City Council,
REVIEW OF DEIR FOR SARATOGA RETIREMENT COMMUNITY EXPANSION PLAN

15.1

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.

15.1
Con.t.

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

In Summary:

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

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

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



Tsing Bardin

14500 Fruitvale Ave. #5320

8/12/2023

16.1

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

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.

16.2

We do Not need the 52 units to renovate
52 private rooms in HCC!

Tsing Bard

Tsing Bardon. #5320
8/13/2023

To EIR Consultants, Planning Commissioners +
City Council.

17.1

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.

17.2

Remove the proposed Meeting Room Please.

Tsing Bardin, Tsing Bardin
8/6/23. #5320

To EIR Consultants, Planning Commissioners and City Council,

I find the EIR studies are inadequate, here are my concerns,

18.1

1. Where is the parking tabulation? It should be included in the DEIR as it talked about parking many times, but there is NO clear comparison of parking spaces. Parking is listed as #10 In project objectives. How many parking spaces in Alt. 2 compared with the current parking spaces? How many surface and underground parking spaces? Where are they?
2. No mention in the details of renovating Skilled Nursing, even though it is the Project objectives #4. Where is the schedule and how will the renovation carry on 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 at least. No compensation for the residents during the entire repair period. Is there any assurance that the renovation will be finished in 2 years? How do you enforce the schedule and the length of renovation? It should be clearly stated in the EIR. If the renovation is lengthened the environmental impact will be bigger.

Thank you for your attention,

Tsing T. Bardin
Tsing T. Bardin 8/6/2023
14500 Fruitvale Ave. #5320

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

19.1

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.

19.2

PRS has never justified the need of 52 apartments
in order to renovate the HCC from 92 beds to 52 beds.
PRS has never given the residents a financial
comparison between their Master plan vs. the Residents'
Alternative plan, yet they ALWAYS told us the
alternative plan is much more expensive. — there
is No data to support their claim. In addition,
they threaten us our rent will be double digit increase,
again with No data to back up these threats!
Tsing Bardin. Tsing Bardin 8/6/23. #5320

Dear EIR consultant, Planning Commissioners and City Council,

20.1

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

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

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

Current View of West Wing of Manor from Entry Parking Lot

Existing green open space and trees will be eliminated



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



Same View if PRS plan is approved

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

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



20.2

Please delete the Meeting Room! It is an insult to the majestic Historical Manor Building

Tsins Bardin 8/12/23
Tsins Bardin #5320

August 6, 2023

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

Dear Ms. Richardson,

21.1

The proposal to attach a Meeting Room building to the historic Manor building on the SRC campus is a wrong-headed plan. This iconic Mission Revival-style structure represents the heart of this community, whose purpose is to provide housing for the elderly. Its solidity and its classic design have set the style and provided the visual anchor to the community for more than 100 years. It has been recognized for its historic merit by the City of Saratoga. Of course, the setting of a historic building deserves as much protection as the building itself, since a building cannot be perceived without it.


The Manor's prominent setting confirmed the importance of its original purpose: the housing of elderly residents. In 1912, before social security and other social services, retirement homes were a new concept and filled a critical need. The Odd Fellows took seriously the care of their elderly members; this building replaced an earlier structure at a different location.

This handsome Mission Revival-style building is impressive for several reasons. First, its size and bulk fit the site, which was doubtless the premier spot on the property when it was built: the crown of a knoll that dominates its surroundings. The classical design of the building is achieved through its symmetry; adding a wing to its west side will forever destroy that.

Besides intruding on the Manor's setting, the current proposal to site the proposed Meeting Room on the downsloping west side of the Manor would also eliminate one of the few spaces left on campus where there is greenery shaded by trees, an area that has no purpose but to please the eye and refresh the soul. Many mature trees will be sacrificed, at a time when the importance of the tree canopy is increasingly appreciated as a hedge against global warming.

The iconic 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 forever ruin the aspect of a beautiful building, perfectly sited. Viewers will never again see its original perfection, try as they might. And when they drive up to SRC, their initial view of the Manor will include the large Meeting Room, obstructing the handsome white structure on the knoll.

Sincerely,


Tsing Bardin. 8/6/2023
14500 Fruitvale Ave. #5320

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

22.1

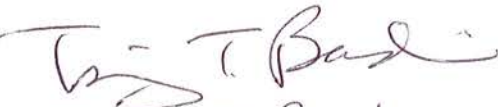
Support for the Alternate 1 Plan
at Saratoga Retirement Community

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.


Tsing T. Bardin 8/15/2023
14500 Fruitvale Ave #5320, Saratoga, CA 95070

23.1

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.

23.2

T. Bardin

Using T. Bardin. #5320
8/13/23

Meeting Room does not belong here!
It should not be built!

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

24.2 To Planning Commissioners + City Council,
Please read the above opinion from a resident who
has substantial architectural background!

Thank you.

Tsing Bardin

Tsing Bardin #5320

8/13/2023

August 6, 2023

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

Dear Ms. Richardson,

25.1

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,

Tsing Bardin
Tsing Bardin #5320
8/13/23

Please delete the Meeting Room!


To EIR Consultants, Planning Commissioners and City Council,

I find the EIR studies are inadequate, here are my concerns,

26.1

1. Where is the parking tabulation? It should be included in the DEIR as it talked about parking many times, but there is NO clear comparison of parking spaces. Parking is listed as #10 In project objectives. How many parking spaces in Alt. 2 compared with the current parking spaces? How many surface and underground parking spaces? Where are they?
2. No mention in the details of renovating Skilled Nursing, even though it is the Project objectives #4. Where is the schedule and how will the renovation carry on 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 at least. No compensation for the residents during the entire repair period. Is there any assurance that the renovation will be finished in 2 years? How do you enforce the schedule and the length of renovation? It should be clearly stated in the EIR. If the renovation is lengthened the environmental impact will be bigger.

Thank you for your attention,


Tsing T. Bardin 8/6/2023
14500 Fruitvale Ave. #5320.

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

27.1

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

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

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

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

27.2

We do NOT need it!



Tsing T. Bardin. #5320

8/23/2023

Have you ever been bombarded by
loud noise for even 30 mins?

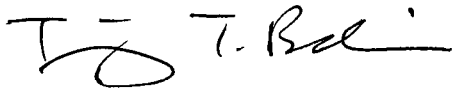
28.1

EIR consultants, Planning Commissioners and City Council,
After reading the DEIR biological impact (MM-BIO-4) on the SRC expansion, I have the impression that **bats** are more important than the human lives. The study devoted many paragraphs of studying the bats' habitats and life cycles etc. and the noise impact on the **bats** when the trees are removed .

I failed to see similar impact study On MM-NOI-1a, NOI-1b on the residents who live near the construction zone on campus. They have to endure many months of construction noise like chain saw, drill, Jackhammer, bulldozers, construction truck and construction traffic. The mitigation on the report is to notify us when it would happen and it would be during day time. This suggestion is totally impractical, where do you expect the elderly senior residents going to hide from this noisy environment which is their home.

To give you an example just this afternoon, we had a backhoe digging some drainage trench to repair the road, the noise at 25 feet away was intolerable! This is only for a couple of hours. Imagine you would have to tolerate this kind of noise for many months during day time! Residents have nowhere to escape during day time when the noise levels are maximum. This is a real torture for the residents. Yet the impact on mental health was not mentioned in the DEIR studies.

Tsing Bardin Apt. 5320 8/10/23

A handwritten signature in black ink, appearing to read 'Tsing Bardin', with a stylized, cursive script.

ETR
To the ~~DR~~ consultants, Planning Commissioners and City Council,

I am a resident at the Saratoga Retirement Community. I would like to address the problem of the Meeting Room included in the expansion plan.

29.1

Among the many concerns we residents have about the PRS Expansion plan, one is more esthetic, less rational, difficult to quantify: the threat to our historically and architecturally significant central building, known as the Manor. The white stucco-clad building is a glory to behold--graceful in spite of its bulk, symmetrically elegant, 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. Our eyes will never again see its original perfection, try as they might.

This handsome Mission Revival style building is impressive for several reasons. First, its size and bulk fit the site, which was doubtless the premier spot on the property when it was built in 1912: 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. At that time, before social security and other social services, retirement homes were a new concept and filled a critical need. The Odd Fellows took seriously the care of their elderly members; this building replaced an earlier structure at a different location. The Manor is also important as a fine example of the work of architect Ralph Warren Hart, who died in his mid-forties, just a few years after its completion.

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

Saratoga has precious few historic buildings, and the size and magnificence of this one has been deemed worthy of preserving and protecting. Even if the new Meeting Room were to be sensitively designed to compliment the Manor without mimicking it, to riff on its architectural style, to relate to it without competing with it, it will inevitably diminish the visual impact of that grand structure. Future visitors 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. They may crop it out of their photos!

Tsing T. Bardin
Tsing T. Bardin

8/4/2023

14500 Fruitvale Ave #5320
Saratoga, CA 95070

To the EIR consultants, Planning commissioners and City Council,

30.1

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

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

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

We have specifically asked "We would welcome the opportunity to discuss this alternative plan further with you and others at your earliest convenience." We have included our website in the submission [http://www.preservesrccampus.org/Residents Alternative Submission for SRC Expansion 20210621.pdf](http://www.preservesrccampus.org/Residents%20Alternative%20Submission%20for%20SRC%20Expansion%2020210621.pdf)

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

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

30.1
Cont.

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

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

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

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

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

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

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

30.1
Cont.

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

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

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

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

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

Tsing Bardin, member of the Preserve SRC campus group and resident at Saratoga Retirement Community

Submitted August 5, 2023.

 #5320

To the EIR consultants, Planning commissioners and City Council,

31.1

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

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

31.1
Cont.

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

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

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

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

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

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

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

31.1
Cont.

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

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

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

Tsing Bardin, member of the Preserve SRC campus group and resident at Saratoga Retirement Community

Submitted August 5, 2023.

Ts Bardin 8/5/23

Tsing Bardin #5320

REVIEW OF DEIR FOR SARATOGA RETIREMENT COMMUNITY EXPANSION PLAN

1.1

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

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

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

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

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

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

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

1.1
Cont.

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

In Summary:

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

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

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

Sincerely,

Marilyn Basham, representative for city of Saratoga to Area Agency on Aging,
Independent Resident SRC

Marilyn Basham #5317

REVIEW OF DEIR FOR SARATOGA RETIREMENT COMMUNITY EXPANSION PLAN

2.1

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

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.

2.1
Cont.

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

In Summary:

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

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

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

Rawnsley, Emma

From: Cynthia Richardson <crichardson@saratoga.ca.us>
Sent: Monday, July 31, 2023 11:18 AM
To: Rawnsley, Emma
Subject: FW: Saratoga retirement community proposal plan

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Here is a new comment.

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!0s8-OzO0_bMbojiV348BjGkQKAH0s0zT2RwDZujhhhDSprRmswB50-0abvXo4bitN1ZWkDDQDqboTMTz3ND2AfimHKwT\\$](https://urldefense.com/v3/http://www.saratoga.ca.us;!!ETWISUBM!0s8-OzO0_bMbojiV348BjGkQKAH0s0zT2RwDZujhhhDSprRmswB50-0abvXo4bitN1ZWkDDQDqboTMTz3ND2AfimHKwT$)
Office Hours Mondays and Thursdays

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

From: Joseph U Berg <joesephuberg@gmail.com>
Sent: Monday, July 31, 2023 10:13 AM
To: Cynthia Richardson <crichardson@saratoga.ca.us>
Subject: Saratoga retirement community proposal plan

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Dear Cynthia,

1.1 After reading the attributes that IOOF cites about their location, which is the lack of the “hustle and bustle” of city life contributing to the peacefulness of their community, this proposed plan directly conflicts with the attributes they cite. Go look at their website and under “location” is where they quote this.

I personally have gone there visiting my mother-in-law and holding bible studies there. It was always very peaceful and quiet as it is today. Adding more buildings will create an atmosphere of the “hustle and bustle” of city life. I would approve of any remodeling of existing buildings without adding space or changing their footprint.

Thank you for your consideration.

Joe Berg

Rawnsley, Emma

From: Cynthia Richardson <crichardson@saratoga.ca.us>
Sent: Monday, July 31, 2023 10:00 AM
To: Rawnsley, Emma
Subject: FW: Saratoga Retirement Community Proposal

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Cynthia Richardson | Project Planner

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

From: Marilyn Berg <marilynberg37@gmail.com>
Sent: Monday, July 31, 2023 9:58 AM
To: Cynthia Richardson <crichardson@saratoga.ca.us>
Subject: Saratoga Retirement Community Proposal

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Dear Cynthia,

1.1

I am writing to request that the proposal to add more living spaces to the Saratoga Retirement Community be discontinued. My reasons are many including:

1. The beautiful oak trees and other natural landscape will be destroyed, leaving more buildings and noise.
2. More buildings will bring more cars, more people and a busy atmosphere.

My daughter attended West Valley College and trained with the track team, running through the peaceful and safe retirement community. Many residents there enjoy their beautiful surroundings while walking among the peaceful and safe streets.

Our family placed our mother in the full time residence there because we knew she would enjoy the beauty of the open space surroundings. More living spaces/buildings would be a detriment to the peaceful environment Saratoga Retirement Community now provides.

I ask that you please consider keeping this lovely place so many call "home" as is or find another solution to the proposal. Thank you for your consideration.

Best,
Marilyn Berg

Rawnsley, Emma

From: Cynthia Richardson <crichardson@saratoga.ca.us>
Sent: Thursday, August 3, 2023 10:38 AM
To: Rawnsley, Emma
Subject: FW: Comments on the SRC Expansion DEIR

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

From: rcbergie@aol.com <rcbergie@aol.com>
Sent: Thursday, August 3, 2023 9:38 AM
To: Cynthia Richardson <crichardson@saratoga.ca.us>
Subject: Comments on the SRC Expansion DEIR

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1.1

The Project Description in the Executive Summary of the draft Environmental Impact Report (DEIR) includes the following statement:

The number of skilled nursing beds within the Health Center would be reduced from 94 to 52. The number of skilled nursing beds is proposed to be reduced due to conversion of double-occupancy rooms to private single-occupancy rooms each with their own fully-accessible bathroom & shower. Later on the Project Objective #4 states essentially the same thing
That seems to be where references to the Renovation of the Health Center stop.

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

I Refer to table ES-1 Impact area MFS-3 (Direct or indirect Adverse Effects on Human Beings).

1.1
Cont

Additionally, there are no references to required mitigation of the noise, vibrations, dirt and dust or displacing these senior patients to make way for the demolitions and construction which will raise significant hazards to their health.
I Refer to Table ES-1 numerous Impact areas; such as HAZ-1 and -5, LUP-1, NOI-1 and -2, POP-2, UTI-1 and-3, WF-3 and MFS-3.

By the way the only Alternative which avoids this particular problem is the Residents' Alternative 1.

1.2

Speaking of Alternative 1 -the Draft Report does not represent Section 4.4 , correctly. A number of glaring errors are included in this Section.

Starting with Figure 4.4-1 , the Conceptual Site plan for the Residents' Alternative shows the layout of 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 , shows a completely different shaped building and claims the building needs 3 stories. This Layout was provided by the architect for the Project Applicant, who changed the design, thereby attempting to discredit the Residents' Alternative. They also misrepresented other features in Alternative 1, such as the size and shape of the Residents proposed New Health Center, Building C' and they misrepresented the number of Parking spaces in the Residents' Building D underground garage.

Based on these errors and omissions the DEIR needs major corrections.

**Thank you for your attention to these comments.
Robert Berglund**

Rawnsley, Emma

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

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

From: rcbergie@aol.com <rcbergie@aol.com>
Sent: Sunday, August 6, 2023 3:34 PM
To: Cynthia Richardson <crichardson@saratoga.ca.us>
Subject: Saratoga Retirement Community

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I wish to file the following as objections to the DEIR on the SRC Expansion Project

2.1

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"

2.1
Cont. 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 current 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-1 Scenic Vista, HAZ-1 hazardous emissions, NOI-1 increased noise levels, NOI-2 vibrations & dust, POP-2 displacement of people, and MFS-3 adverse impact on human beings.

Sincerely
Robert Berglund
SRC Resident & President SRC Residents' Association/Council

Rawnsley, Emma

From: Cynthia Richardson <crichardson@saratoga.ca.us>
Sent: Thursday, August 10, 2023 11:55 AM
To: Rawnsley, Emma
Subject: FW: Planning Commission Aug. 9,2023

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

From: rcbergie@aol.com <rcbergie@aol.com>
Sent: Thursday, August 10, 2023 11:39 AM
To: Cynthia Richardson <crichardson@saratoga.ca.us>
Subject: Planning Commission Aug. 9,2023

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Cynthia

For your information and as part of the record input in response to the SRC Expansion project, the following statement was made verbally to the Planning Commission at their meeting on August 9, 2023:

3.1

My name is Robert Berglund, I've been a resident of Saratoga since 1969, that's 54 years. 8 years ago my wife and I decided to move to a Retirement community. We looked at a lot of them in this area and other parts of the state. We chose to stay in Saratoga and bought into the Saratoga Retirement Community (SRC) owned by the Odd Fellows. We chose this community as it was compatible with the life style we had grown accustom to in Saratoga. open spaces, green and rural landscape, lots of mature trees and an organization with a positive history of service in Saratoga toward senior citizens.

Now we are faced with a dramatic change in our retirement years. The proposed expansion of the SRC community by 52 units encompassing 4 new two story buildings, 4 underground garages and elimination of 124 trees, 65 of these trees being in protected status, is an insult to Saratoga, a Tree City USA, and to over 200 resident senior citizens. This expansion will destroy the campus.

3.1
Cont

The residents are not against change. In fact, the residents proposed an alternative that preserved the rural campus while accomplishing the same number of new units, 52 in two buildings and two underground garages. That alternative also preserved the dignity and perspective of the Historic manor building and the Odd fellows historic park and resident recreation area.

This issue is coming your way.

We trust you'll view it in terms of what's good for Saratoga and the quality of life for your resident senior citizens.

Thank You

Rawnsley, Emma

From: Cynthia Richardson <crichardson@saratoga.ca.us>
Sent: Monday, August 14, 2023 10:57 AM
To: Rawnsley, Emma
Subject: FW: SRC Expansion Project

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

From: rcbergie@aol.com <rcbergie@aol.com>
Sent: Thursday, August 10, 2023 8:47 PM
To: Cynthia Richardson <crichardson@saratoga.ca.us>
Subject: SRC Expansion Project

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4.1

The Project Objectives set forth in the Executive Summary includes Project Objective #3

“Generate an additional income stream from the new independent living units, to help upgrade other parts of the campus including a major renovation of the health Center. Always maintain a strong financial position to insure the future of the campus.”

In Section 4.4.2 Ability of Alternative 1 to meet Project Objectives, Alternative 1 is recorded as meeting ALL Project Objectives except #3

“Alternative 1 would not meet Objective 3, as the proposed new independent living units would not be constructed until after the new skilled nursing facility is constructed and existing Health Center is demolished, meaning that no additional revenue stream would be generated for several years to offset the costs of the proposed campus expansion.”

Why is a financial/economic objective included in an Environmental Impact Report ?

4.1
Cont

No one has submitted any financial data which says that SRC would not maintain a strong financial position under Alternative 1. In fact, SRC has a sustained performance over the last 12 years of positive operational performance and there is no basis to expect a change in this performance.

Alternative 1 meets all environmental objectives that have been reviewed in this DEIR.

The DEIR should not be judging alternatives on a financial/economic basis and needs correcting.

Robert Berglund
Saratoga Resident

Rawnsley, Emma

From: Cynthia Richardson <crichardson@saratoga.ca.us>
Sent: Thursday, August 24, 2023 10:45 AM
To: Rawnsley, Emma
Subject: FW: Sarata Retirement Community DEIR

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

From: cjbrewer@mcn.org <cjbrewer@mcn.org>
Sent: Sunday, August 20, 2023 4:30 PM
To: Cynthia Richardson <crichardson@saratoga.ca.us>
Subject: Sarata Retirement Community DEIR

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1.1 As a 5-year resident at SRC, I support the needed expansion desired by management, but the current design is heavy-handed. The number of old trees to be removed is astounding, and the promised replacements will take many years to grow to a useful size. For whatever reason, PRS refuses to consider an alternate plan which offers the same benefits with less disruption to the campus.

Many residents are against the current plan, and I am one of them.

Thank you,
Celia Brewer

To

Cynthia Richardson, City of Saratoga Project Planner

13777 Fruitvale Ave

Saratoga CA, 95070

From

Dave Brewer

14500 Fruitvale Ave #6142

Saratoga CA, 95070

1.1

I understand the need to make changes at the Saratoga Retirement Community. The current arrangement is based on a level of income from the Health Center which is no longer possible. It seems to me that the changes should be ones that are best for all concerned.

1.2

The proposal from PRS involves new construction throughout the campus. The alternative plan restricts changes to new buildings east of the manor and on the site of the current Health Center. During construction, traffic can be redirected to the south, east, and north of the Manor. It will still be messy but the worst of the mess can be avoided. The alternative plan is the one which is best for residents of the community.



David M. Brewer

To the EIR consultants, Planning commissioners and City Council,

1.1

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

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

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

We have specifically asked "We would welcome the opportunity to discuss this alternative plan further with you and others at your earliest convenience." We have included our website in the submission [http://www.preservesrccampus.org/Residents Alternative Submission for SRC Expansion 20210621.pdf](http://www.preservesrccampus.org/Residents%20Alternative%20Submission%20for%20SRC%20Expansion%2020210621.pdf)

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

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

1.1
Cont.

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

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

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

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

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

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

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

1.1
Cont.

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

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

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

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

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

Tsing Bardin, member of the Preserve SRC campus group and resident at Saratoga Retirement Community

Submitted August 5, 2023.

Carol Brittain

Carol Brittain

SRC Resident

8-10-2023

To the EIR consultants, Planning commissioners and City Council,

2.1

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

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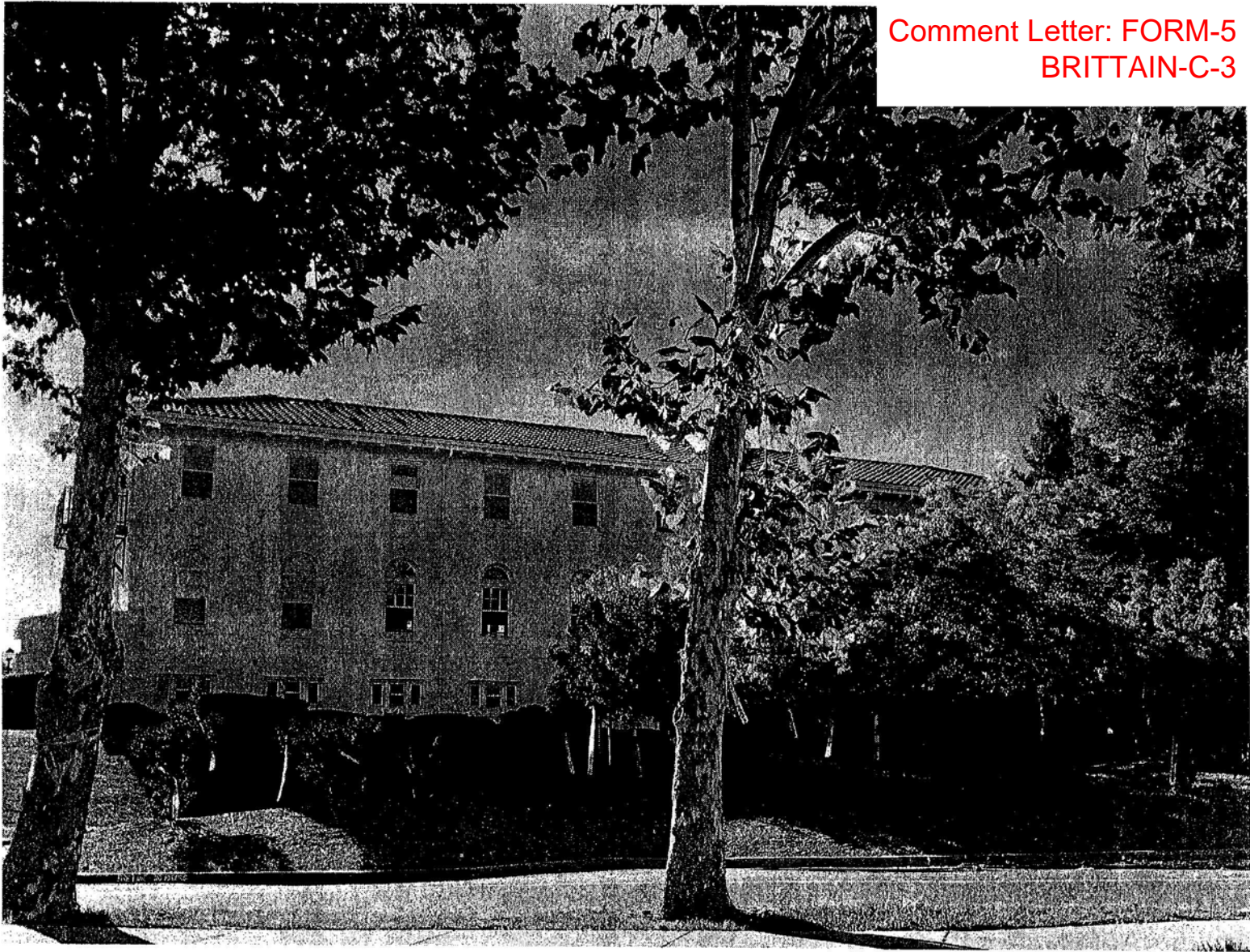
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Carol Brittan
Carol Brittan
SRC Resident
8-10-2022



3.1

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

Carol Brittain

Carol Brittain

SRG Resident

8-10-2023

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.

Suggested input on DEIR

5.1

The Project Description in the Executive Summary includes the following statement:

“the number of skilled nursing beds within the Health Center would be reduced from 94 to 52 (ie., a reduction of 42 skilled nursing beds)” The number of memory care and skilled nursing beds is proposed to be reduced due to conversion of semi-private double-occupancy rooms to private single-occupancy rooms each with their own fully-accessible bathroom.”

The Project Objectives #4 states:

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

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

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

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

Additionally, there are no references to the noise, vibrations, dirt and dust or displacing these senior patients to make way for construction while raising significant hazards to their health. Reference HAZ-1, HAZ-5, LUP-1, NOI-1, NOI-2, POP-2, UTI-1, UTI-3, WF-3 and MFS-3.

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

Carol Brittain

Carol Brittain

SPC Resident

8-10-2023

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: Carol Brittain
4. Residence of Submitter: Street: ___ 14500 Fruitvale Ave, ___ Apt ___
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.

6.1

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.

Carol Brittain
Carol Brittain
SRC Resident
8-10-2023

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

Dear Planning commissioner and the City Council,

7.1

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 Brittain

SRC Resident

8-10-2023

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

8.1

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.

Carol Brittain

Carol Brittain

SRP Resident

8-10-2023

9.1

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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.

Carol Brittain

Carol Brittain

SAC Resident

8-8-2023

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

10.1

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

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

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

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

We do NOT need it!

Carol Brittain

Carol Brittain

SRS Resident

8-10-2033

To EIR Consultants, Planning Commissioners and City Council,

I find the EIR studies are inadequate, here are my concerns,

11.1

1. Where is the parking tabulation? It should be included in the DEIR as it talked about parking many times, but there is NO clear comparison of parking spaces. Parking is listed as #10 In project objectives. How many parking spaces in Alt. 2 compared with the current parking spaces? How many surface and underground parking spaces? Where are they?
2. No mention in the details of renovating Skilled Nursing, even though it is the Project objectives #4. Where is the schedule and how will the renovation carry on 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 at least. No compensation for the residents during the entire repair period. Is there any assurance that the renovation will be finished in 2 years? How do you enforce the schedule and the length of renovation? It should be clearly stated in the EIR. If the renovation is lengthened the environmental impact will be bigger.

Thank you for your attention,

Carol Brittain

Carol Brittain

BRL Resident

8-10-2027

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

Dear Planning commissioner and the City Council,

12.1

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.

Carol Brittain
Carol Brittain
SRP Resident
8-10-2023

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

Dear Planning commissioner and the City Council,

13.1

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

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

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

Carol Brittain

Carol Brittain

SRC Resident

8-18-2023

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

14.1

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 Brittain
Carol Brittain
SRC Resident
8-10-2023

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

15.1

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.

Carol Brittain

Carol Brittain

SRC Resident

8-10-2023

16.1

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

Carol Brittain

Carol Brittain

SRC Resident

8-10-2023

To EIR consultants, Planning Commissioner and City Council

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

17.1

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.

Carol Brittan

Carol Brittan

SRC Resident

8-10-2022

REVIEW OF DEIR FOR SARATOGA RETIREMENT COMMUNITY EXPANSION PLAN

1.1

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1.1
Cont.


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


John Brittain
SRC Resident
8/8/2023

To the EIR consultants, Planning commissioners and City Council,

2.1

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

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

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

We have specifically asked "We would welcome the opportunity to discuss this alternative plan further with you and others at your earliest convenience." We have included our website in the submission [http://www.preservesrccampus.org/Residents Alternative Submission for SRC Expansion 20210621.pdf](http://www.preservesrccampus.org/Residents%20Alternative%20Submission%20for%20SRC%20Expansion%2020210621.pdf)

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

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

2.1
(Cont.)

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

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

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

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

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

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

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

2.1
(Cont.)

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

2.2

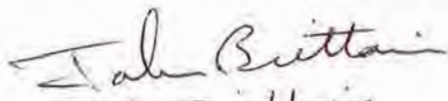
The Residents' Alternative plan is the ONLY plan which addresses how to take care of the Health Care Center patients during construction. None of the other plans even mentioned it.

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

2.3

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

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


John Brittain
SRC Resident
8/8/2023

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.

John Brittain
John Brittain
SRC Resident
8/8/2023

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

4.1

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

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

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

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

We do NOT need it!

John Brittain
John Brittain
SRC Resident
8/8/2013

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

5.1

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,

John Britain
John Britain
SRC Resident
8/8/2023

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

6.1 I am a resident at the Saratoga Retirement Community.

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

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

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



In contrast, the DEIR suggests that these campus walking paths and open space can be substituted by the nearby San Marcos Open space (p.3-260 DEIR). Can you imagine residents taking their walkers along the Odd Fellows Lane easement, walking along the roads without pedestrian paths, going up the hill to the San Marcos Open Space? Yes, it is only 300 feet to the southeast of the Project site, but that is "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. This shows complete lack of understanding of the seniors' needs nor respect for seniors' quality of life.

Please do NOT allow the apartment building to be built on this open space.

John Brittain
John Brittain
SRC Resident
8/8/2023

To EIR consultants, Planning Commissioners and City Council,

7.1

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:

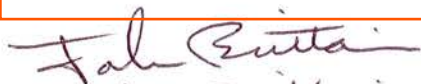
1) The full size 91-foot long Bocce ball court cannot be replaced by the shorter 2/3 length court. DEIR 3-260 stated, "These facilities would be reconstructed elsewhere on campus, although some of the reconstructed facilities may be of a smaller size than the existing facilities."

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.


John Brittain
SRC Resident
8/8/2023

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

8.1

I am a resident at the Saratoga Retirement Community

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

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

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



John Brittain
John Brittain
SPC Resident
8/8/2023

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

Dear Planning commissioner and the City Council,

9.1

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.

John Brittain
John Brittain
SRC Resident
8/8/2023

10.1

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

Johu Brittain
Johu Brittain
SPC Resident
8/8/2023

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

11.1

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.

John Brittain
John Brittain
SRC Resident
8/8/2023

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

12.1 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.


John Brittain
SRC Resident
8/8/2023

Dear EIR consultant, Planning Commissioners and City Council,

13.1

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

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

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

Current View of West Wing of Manor from Entry Parking Lot

Existing green open space and trees will be eliminated



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



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

Same View if PRS plan is approved

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



John Brittain
John Brittain
SRC Resident
8/8/2023

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: John Brittain
4. Residence of Submitter: Street: 14500 Fruitvale Ave, Apt
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.

14.1

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.

John Brittain
John Brittain
SRC Resident
8/8/2023

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

Dear Planning commissioner and the City Council,

15.1


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,


John Brittain
8/8/2023
SRC Resident

16.1

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.

Tal Brittan
John Brittain
SRC Resident
8/8/2023

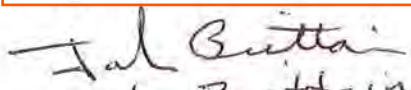
17.1 Support for the Alternate 1 Plan
at Saratoga Retirement Community

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.


John Brittain
SRC Resident
8/8/2023

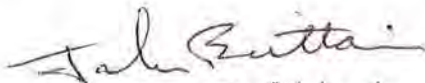
To EIR Consultants, Planning Commissioners and City Council,

I find the EIR studies are inadequate, here are my concerns,

18.1

1. Where is the parking tabulation? It should be included in the DEIR as it talked about parking many times, but there is NO clear comparison of parking spaces. Parking is listed as #10 In project objectives. How many parking spaces in Alt. 2 compared with the current parking spaces? How many surface and underground parking spaces? Where are they?
2. No mention in the details of renovating Skilled Nursing, even though it is the Project objectives #4. Where is the schedule and how will the renovation carry on 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 at least. No compensation for the residents during the entire repair period. Is there any assurance that the renovation will be finished in 2 years? How do you enforce the schedule and the length of renovation? It should be clearly stated in the EIR. If the renovation is lengthened the environmental impact will be bigger.

Thank you for your attention,


John Brittain
SRC Resident
8/8/2023

To the EIR consultants, Planning Commssioners and City Council,

19.1

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

Emeregecnny Evacuation needs more study

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

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

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

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

John Brittain
John Brittain
SRC Resident
8/8/2023

Suggested input on DEIR

20.1

The Project Description in the Executive Summary includes the following statement:

“the number of skilled nursing beds within the Health Center would be reduced from 94 to 52 (ie., a reduction of 42 skilled nursing beds)” The number of memory care and skilled nursing beds is proposed to be reduced due to conversion of semi-private double-occupancy rooms to private single-occupancy rooms each with their own fully-accessible bathroom.”

The Project Objectives #4 states:

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

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

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

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

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

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

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

John Brittain
John Brittain
SRC Resident
8/8/2023



21.1

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

John Brittain
John Brittain
SRC Resident
8/8/2023

22.1

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.



John Brittain
SRC Resident
8/8/2023

To EIR consultants, Planning commission and City council,

I am a resident at the Saratoga Retirement Community.

23.1 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.

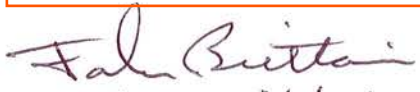
Here are a few examples on Recreation and Open Space:

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.


John Brittain
SRC Resident
8/8/2023

To the EIR consultants, Planning commissioners and City Council,

24.1

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

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

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

We have specifically asked "We would welcome the opportunity to discuss this alternative plan further with you and others at your earliest convenience." We have included our website in the submission [http://www.preservesrccampus.org/Residents Alternative Submission for SRC Expansion 20210621.pdf](http://www.preservesrccampus.org/Residents%20Alternative%20Submission%20for%20SRC%20Expansion%2020210621.pdf)

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

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

24.1
Cont.

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

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

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

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

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

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

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

24.1
Cont.

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

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


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

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

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

Tsing Bardin, member of the Preserve SRC campus group and resident at Saratoga Retirement Community

Submitted August 5, 2023.


John Brittain
SRC Resident
8/8/2023

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


25.1

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.


John Brittain
SRC Resident
8/8/2023

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

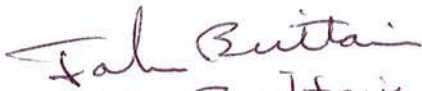
Dear Planning commissioner and the City Council,

26.1

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

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

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


John Brittain
SRC Residents
8/8/2023

August 6, 2023

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

Dear Ms. Richardson,

27.1

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,


John Brittain
SRC Resident
8/8/2023

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

Dear Planning commissioner and the City Council,

28.1


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,


John Brittain
SRC Resident
8/8/2023

Rawnsley, Emma

From: Cynthia Richardson <crichardson@saratoga.ca.us>
Sent: Thursday, August 17, 2023 10:08 AM
To: Rawnsley, Emma
Subject: FW: Saratoga Retirement Community Proposal
Attachments: DIER Input - 2023-08-04b.docx

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: John Brittain <brittainjc@att.net>
Sent: Tuesday, August 15, 2023 4:51 PM
To: Cynthia Richardson <crichardson@saratoga.ca.us>
Subject: Saratoga Retirement Community Proposal

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

Hi Cynthia,

Attached is my input for the DEIR that has been prepared for the Saratoga Retirement Community Proposal.

Please include it with the other input to the DEIR.

Thank you,

John Brittain, SRC Resident, Apt. 5318

SRC Proposal - DEIR Response

August 8, 2023

Even though the Draft Environmental Impact Report (DEIR) has 680 pages and weighs multiple pounds, it fails to directly address the most important aspect of the environment.

1.1 It covers living aspects like trees and animals including bats, birds, etc. It even includes things that are no longer living for example paleontology considerations and buried artifacts. But it doesn't include the direct impact on people, the elderly residents of the Saratoga Retirement Community (SRC). The residents are a special category of people. Their average age is well into their 80s and when compared to the general public, they have more medical, cognitive, and emotional problems.

The DEIR considers noise, dust, traffic and other construction problems and all of these have been mitigated. They have been mitigated concerning the general public; however, they should not be mitigated concerning the elderly population of SRC residents.

The elderly residents just lived through a terrible pandemic. To remain healthy and be safe, they had to stay inside of their apartments or cottages. This was a horrendous ordeal for over two years. With the construction they will have to live through another similar horrendous ordeal. The only way for them to deal with the noise, dust, etc. will be to stay inside their apartments and cottages. Sadly, to the elderly residents the construction will be quite similar to the ordeal of the pandemic...isolation!

The elderly residents want a simple, peaceful life, but the construction activity will cause considerable confusion. For them adding this confusion to their lives will cause emotional, worry and anxiety problems.

Because of the number of residents and their average age, SRC is the largest user of emergency response teams in Saratoga. On average the Fire Department is called slightly less than one call per day. With the traffic problems caused by the construction, the access of emergency vehicles, in all probability, will at times be delayed. In medical emergencies minutes count and any delay in response times can be the difference between life and death.

It doesn't take a medical doctor or a scientist to realize that the pollution, noise, confusion, etc. problems, during construction, will cause an adverse impact on the health and safety of the elderly residents. Because of these environmental problems, there is an increased likelihood that at least some of the lives of the elderly residents will be shortened.

1.2 PRS has scared the elderly residents by telling them, without the expansion, probably the monthly rates will have to be significantly increased and SRC might not even be able to survive. Although the residents have consistently asked for information supporting these claims, none has ever been provided. From examination of SRC financial condition and history, the expansion is not needed to ensure the viability of SRC. This conclusion is described in detail by Frank Tiernan and his analysis has also been provided as input to the DEIR.

PRS forgets that they are a service organization. They have not seriously considered the environmental impact on the elderly residents they serve. They are mainly concerned about increasing their company's revenue. Their revenue is more important to them than the elderly people they serve.

1.3 There are 143 apartments and cottages currently available for independent living residents. 119 or 83% of them surround where Building A is proposed to be erected. All of the elderly residents living in these apartments and cottages will be directly and adversely affected by the environmental conditions as previously described. The environmental impact on the health and safety of the elderly residents will be enormous and therefore Building A must not be built.

The obvious preferred expansion alternative is to not approve the expansion for the health and safety reasons of the elderly residents.

However, if the No Alternative is not a valid option and considering the city's need to add housing units, the only alternatives to be considered should not include Building A. The only buildings that should be

1.4 considered are Building C and the building which is currently the Health Care Center. At least both of these buildings are not in the center of the SRC campus and thereby reduces the impact of the adverse effects of the environmental problems. When considering the current DEIR alternatives, only two of them should be considered. They are:

- A modified Alternative 2 which would only include the Building C apartments. Building A needs to be eliminated from the alternative. The height of Building C should be limited to not adversely affect the view associated with the Historic Manor.
- Alternative 1 which has been proposed by the SRC residents. This alternative includes erecting Building C as a new and modern Health Care Center and replacing the current Health Care Center with a new apartment building. However, Alternative 1 is not correctly described in the DEIR. For the correct description, the DEIR input by Tsing Bardin should be read.

1.5 Please add these identified environmental impacts to the DEIR considering the adverse effects on elderly residents at SRC concerning their health and safety. The issues for the elderly resident's concern both the project itself and the environmental impact.

If your parents and/or grandparents lived at SRC, would you want them to live through the expansion construction that will directly and adversely affect their health and safety?

Thank you for your consideration.

John Brittain, SRC Resident

Carol Brittain, SRC Resident

SRC Proposal - DEIR Response

August 8, 2023

2.1

Even though the Draft Environmental Impact Report (DEIR) has 680 pages and weighs multiple pounds, it fails to directly address the most important aspect of the environment.

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The DEIR considers noise, dust, traffic and other construction problems and all of these have been mitigated. They have been mitigated concerning the general public; however, they should not be mitigated concerning the elderly population of SRC residents.

The elderly residents just lived through a terrible pandemic. To remain healthy and be safe, they had to stay inside of their apartments or cottages. This was a horrendous ordeal for over two years. With the construction they will have to live through another similar horrendous ordeal. The only way for them to deal with the noise, dust, etc. will be to stay inside their apartments and cottages. Sadly, to the elderly residents the construction will be quite similar to the ordeal of the pandemic...isolation!

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PRS forgets that they are a service organization. They have not seriously considered the environmental impact on the elderly residents they serve. They are mainly concerned about increasing their company's revenue. Their revenue is more important to them than the elderly people they serve.

2.1 Cont.

There are 143 apartments and cottages currently available for independent living residents. 119 or 83% of them surround where Building A is proposed to be erected. All of the elderly residents living in these apartments and cottages will be directly and adversely affected by the environmental conditions as previously described. The environmental impact on the health and safety of the elderly residents will be enormous and therefore Building A must not be built.

The obvious preferred expansion alternative is to not approve the expansion for the health and safety reasons of the elderly residents.

However, if the No Alternative is not a valid option and considering the city's need to add housing units, the only alternatives to be considered should not include Building A. The only buildings that should be considered are Building C and the building which is currently the Health Care Center. At least both of these buildings are not in the center of the SRC campus and thereby reduces the impact of the adverse effects of the environmental problems. When considering the current DEIR alternatives, only two of them should be considered. They are:

- A modified Alternative 2 which would only include the Building C apartments. Building A needs to be eliminated from the alternative. The height of Building C should be limited to not adversely affect the view associated with the Historic Manor.
- Alternative 1 which has been proposed by the SRC residents. This alternative includes erecting Building C as a new and modern Health Care Center and replacing the current Health Care Center with a new apartment building. However, Alternative 1 is not correctly described in the DEIR. For the correct description, the DEIR input by Tsing Bardin should be read.

Please add these identified environmental impacts to the DEIR considering the adverse effects on elderly residents at SRC concerning their health and safety. The issues for the elderly resident's concern both the project itself and the environmental impact.

If your parents and/or grandparents lived at SRC, would you want them to live through the expansion construction that will directly and adversely affect their health and safety?

Thank you for your consideration.

John Brittain, SRC Resident

Carol Brittain, SRC Resident