

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2021110366

Project Title: Saratoga Retirement Community Master Plan Update

Lead Agency: City of Saratoga Contact Person: Cynthia Richardson
 Mailing Address: 13777 Fruitvale Avenue Phone: 408-868-1225
 City: Saratoga Zip: 95070 County: Santa Clara

Project Location: County: Santa Clara City/Nearest Community: Saratoga
 Cross Streets: Fruitvale Avenue and San Marcos Zip Code: 95070

Longitude/Latitude (degrees, minutes and seconds): ° ' " N / ° ' " W Total Acres: 37
 Assessor's Parcel No.: 397-12-012, 397-12-019, and 397-40-006 Section: Twp.: Range: Base:
 Within 2 Miles: State Hwy #: SR85 Waterways: Vasona Creek
 Airports: Railways: Schools: West Valley, Redwood Middle, Marshall Lane, Saratoga

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other:
 Mit Neg Dec Other: FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other:

Development Type:

Residential: Units 52 Acres
 Office: Sq.ft. Acres Employees Transportation: Type
 Commercial: Sq.ft. Acres Employees Mining: Mineral
 Industrial: Sq.ft. Acres Employees Power: Type MW
 Educational: Waste Treatment: Type MGD
 Recreational: Hazardous Waste: Type
 Water Facilities: Type MGD Other: Retirement Community redevelopment

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: tribal resources

Present Land Use/Zoning/General Plan Designation:

R-1-40,000; Community Facilities Sites

Project Description: (please use a separate page if necessary)

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

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>2</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>3</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | <input checked="" type="checkbox"/> Other: <u>BAAQMD</u> |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date 7/6/2023 Ending Date 8/21/2023

Lead Agency (Complete if applicable):

Consulting Firm: <u>AECOM</u>	Applicant: <u>Saratoga Retirement Community/Pacific Retirement Services, Inc.</u>
Address: <u>4 N. Second Street, Suite 675</u>	Address: <u>C/- Ankrom Moison Architects, 38 NW Davis, Ste 300</u>
City/State/Zip: <u>San Jose</u>	City/State/Zip: <u>Portland, OR 97209</u>
Contact: <u>Emma Rawnsley</u>	Phone: <u>(503) 977-5218</u>
Phone: <u>408-386-4182</u>	

Signature of Lead Agency Representative:  Date: 6/22/23

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.