



## NOTICE OF AVAILABILITY

### DRAFT ENVIRONMENTAL IMPACT REPORT

#### PALM VILLAS SARATOGA PROJECT

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**Date:** January 31, 2020  
**To:** Responsible agencies and interested parties  
**From:** Nicole Johnson, Planner II, City of Saratoga  
**Subject:** Palm Villas Saratoga Project Draft EIR Available for Review

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The City of Saratoga has completed a Draft Environmental Impact Report (DEIR) for the Palm Villas Saratoga Project. The City is the lead agency responsible for conducting the environmental review of the project under the California Environmental Quality Act (CEQA). A CEQA lead agency is the California government agency with principal responsibility for carrying out or approving a project, and therefore is principally responsible for preparing the CEQA document.

The Palm Villas Saratoga Project (Project) would consist of the construction and operation of a Residential Care Facility for the Elderly (RCFE). The RCFE would consist of two buildings on two adjacent lots that have been designed to function as a single complex. One building would be for individuals with mild stage Alzheimer's/Dementia and the second for individuals with advanced stage Alzheimer's/Dementia. The proposed project (including both buildings), would include a combined total of 78 beds, related support functions (such as food service, pharmacy, laundry, administration, etc.), 47 parking spaces, landscaping (including removal of some trees), utility connections, and an extension of Saratoga Creek Drive.

The Project site is 1.3-acres on two adjacent parcels, with APN 389-06-020 (Lot 1) and 389-06-021 (Lot 2).

The proposed project requires various land use approvals from the City including, a conditional use permit, design review approvals, a tree removal permit, sign permit, and other construction related permits. Other agencies whose approval may be required (e.g., permits, financing approval, or participation agreements) include: California Department of Fish and Wildlife (CDFW), San Jose Water Company, Santa Clara Valley Water District (SCVWD), West Valley Sanitation District, and the Saratoga Fire Protection District.

The DEIR analyzes potentially significant environmental impacts of the Project in the following areas: Aesthetics; Air Quality; Biological Resources; Cultural Resources; Energy; Geology & Soils; Greenhouse Gas Emissions; Hazards & Hazardous Materials; Hydrology & Water Quality; Land Use & Planning; Noise; Public Services & Safety; Recreation; Transportation; Tribal Cultural Resources; Utilities & Service Systems; and Wildfire. The Project location is not located on or adjacent to a site included on the Cortese list of hazardous materials sites.

The DEIR (and all documents referenced in it) is available for public review on the City of Saratoga's website at the following page link:

<http://www.saratoga.ca.us/pv>

Copies are also available for review at:

City of Saratoga  
Community Development Department  
1377 Fruitvale Avenue  
Saratoga, CA 95070  
Phone: (404) 868-1231

City of Saratoga Library  
13650 Saratoga Avenue  
Saratoga, CA 95070  
Phone: (408) 867-6126

**The DEIR is available for review and comment for 30 days, from Friday, January 31, 2020 through Monday, March 2, 2020. All comments on the DEIR must be received no later than 5:00 p.m. on March 2, 2020. Written comments may be e-mailed to [njohnson@saratoga.ca.us](mailto:njohnson@saratoga.ca.us).**

For additional information about this project, please visit the information webpage on the City website at the link included above.

### Vicinity Map

