

**Notice of Preparation of an Environmental Impact Report
and
Notice of Public Scoping Meeting**

To: Affected Agencies, Trustee Agencies, Interested Parties, and Individuals

From: City of Orinda

Date: May 2, 2014

Subject: **Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) for Astoria at Wilder Congregate Care Facility**

Lead Agency: City of Orinda
22 Orinda Way
Orinda, CA 94563-2519
Phone (925)253-4213
Fax (925)253-7719
Contact: Christina Ratcliffe, AICP, Senior Planner
cratcliffe@cityoforinda.org

Project Title: Astoria at Wilder Congregate Care Facility Project

Project Location: 1 Wilder Road, Orinda, CA 94563
Assessor's Parcel Number 273-160-009 (see Figure 1)

Project Applicant: AMG & Associates, LLC, 16633 Ventura Boulevard, Suite 1014,
Encino, California 91436 c/o Mr. Alexis M. Gevorgian

Notice is hereby given that the City of Orinda will be the Lead Agency and will prepare a Draft Environmental Impact Report (EIR) for the project described below. We are requesting comments on the scope and content of the EIR for the project.

Further notice is hereby given that, pursuant to section 15082 of the California Environmental Quality Act (CEQA) Guidelines, a Public Scoping Session will be held to accept comments from Responsible Agencies and the public about the scope of the EIR on **May 21, 2014 at 6 PM, at The Orinda Community Center, Room 7, located at 28 Orinda Way, Orinda, California.**

Please provide comments on the scope of the Draft EIR at the Public Scoping Session described above, or send your comments to Christina Ratcliffe, Senior Planner, at the

address listed above. Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but *no later than 30 days* after receipt of this notice. When the Draft EIR is published, it will be sent to all Responsible Agencies, persons who respond to this NOP, and to persons who otherwise indicate that they would like to receive a copy.

INTRODUCTION: The purpose of an EIR is to inform decision-makers and the general public of the environmental effects of a proposed project; to provide environmental information sufficient to evaluate a proposed project and its potential to cause significant effects on the environment; examine methods of reducing adverse environmental impacts; and consider alternatives to the proposed project. The City of Orinda will prepare a Draft EIR for the Astoria at Wilder Congregate Care Facility Project in accordance with CEQA and the *CEQA Guidelines*. The Astoria at Wilder Congregate Care Project EIR will include the following:

- Summary of the proposed project and its potential environmental effects;
- Description of the proposed project;
- Description of the existing environmental setting, potential environmental impacts of the project, and mitigation measures;
- Cumulative impacts;
- Alternatives to the proposed project; and
- CEQA conclusions.

PROJECT LOCATION: The project site is an undeveloped property, 1.1 acres in size, located at 1 Wilder Road, Orinda, California (APN#: 273-160-009), south of State Route 24 (SR24) in between the Caldecott Tunnel and the downtown Orinda exit from SR24 at the southeast intersection of SR24 and Wilder Road. The property is characterized by non-native annual grassland. The project site is located approximately two miles from Orinda's commercial district. (Figure 1). The General Plan designation for the project site is Public and Semi-Public; and the site is zoned PS, defined as Public/Semi-Public and Utility District.

PROJECT DESCRIPTION: The proposed Astoria at Wilder project consists of a three-story, 55,462 square-foot congregate care facility located on a 1.1-acre relatively flat site. The project proposes 67 units of assisted living, of which 15 would be utilized for Alzheimer's and dementia patients. The project also proposes 18 stalls of surface parking and on-site landscaping improvements. (Figure 2 & Figure 3)

PROBABLE ENVIRONMENTAL EFFECTS: It is anticipated that the proposed project may have significant environmental effects in the following areas:

- Aesthetics
- Air Quality
- Biological Resources
- Greenhouse Gas Emissions
- Hydrology & Water Quality

- Land Use
- Noise
- Public Services
- Recreation
- Traffic & Circulation
- Utilities

The Draft EIR for this project will thoroughly examine the above listed topics. Topics that are not anticipated to be significant and, after review, may be excluded from a detailed analysis in the Draft EIR include: Agricultural Resources, Cultural Resources, Geology, Hazards and Hazardous Materials, Mineral Resources, and Population and Housing. Below is a short description of how the anticipated findings for each of these topics will be confirmed and addressed in the EIR.

Agricultural Resources: California Department of Conservation classifies the property as Other Land, which is not suitable for livestock grazing. Furthermore, the project site is not zoned for agricultural use and is not under a Williamson Act contract. Finally, the project area contains no forest or timberland and is not zoned for forest land, timberland, or timberland production. This finding will be documented in the EIR.

Cultural Resources: The EIR will include an analysis of the sensitivity of the proposed project location for prehistoric and historical archaeological resources. In addition, while there are no standing structures on the subject parcel the potential for the proposed project to impact historical buildings on nearby properties will be addressed. The assessment will include the following and be included in the Draft EIR appendix:

- Preliminary analysis will entail archival research at the Norwest Information Center of the California Historical Resources Information System and other sources.
- A request for information will be made to the Native American Heritage Commission and to local tribes and individuals.
- If archival research shows that the potential for impacts to cultural resources is minimal, a report to that effect will be prepared. If archival research indicates the potential for significant impacts to cultural resources exists, additional work will need to be scoped and undertaken.

It is anticipated that the assessment will find that the potential for impacts to cultural resources is minimal. If the assessment confirms this, a brief summary will be provided in the EIR under effects found not to be significant and the assessment will be included in the Draft EIR Appendix.

Hazards and Hazardous Materials: Based on review of the 2009 Phase I Environmental Site Assessment prepared by Diablo Green Consulting, there are no recognized environmental conditions at the project site relative to historic hazardous materials handling and/or releases. It appears that fill material of unknown origin was placed at the site at some time. This material was sampled and analyzed for metals. Metals were not identified above levels of concern. It is not anticipated that the site soils would be affected by aerially-deposited lead from SR 24 because the site is more than 30 feet from the highway. The EIR will include a brief rationale summarizing why the effect would not be significant.

Geology: Based on review of the 2009 geotechnical report prepared for the project site by Earth Mechanics Consulting Engineers, the site does not appear to present any significant constraints for development related to geology, soils, and seismicity. A brief rationale summarizing why the effect would not be significant will be included in the EIR.

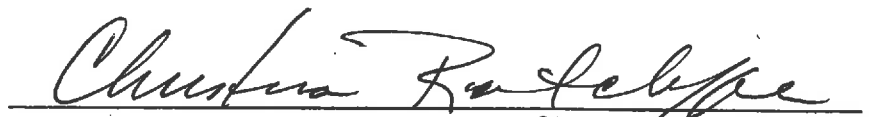
Mineral Resources: There are no known mineral resources present at the project site that would be of value to the region or State. Additionally, the project site is not designated by the City of Orinda General Plan or other land use plans as a local-important mineral recovery site. The General Plan identifies one area as a locally-important mineral recovery site for stone, but this area is approximately 2,500 feet to the south of the project site. This finding will be documented in the EIR

Population and Housing: The proposed project is not anticipated to have a significant impact on population or housing. A brief explanation of the reasons why the impact would not be significant will be included in the EIR.

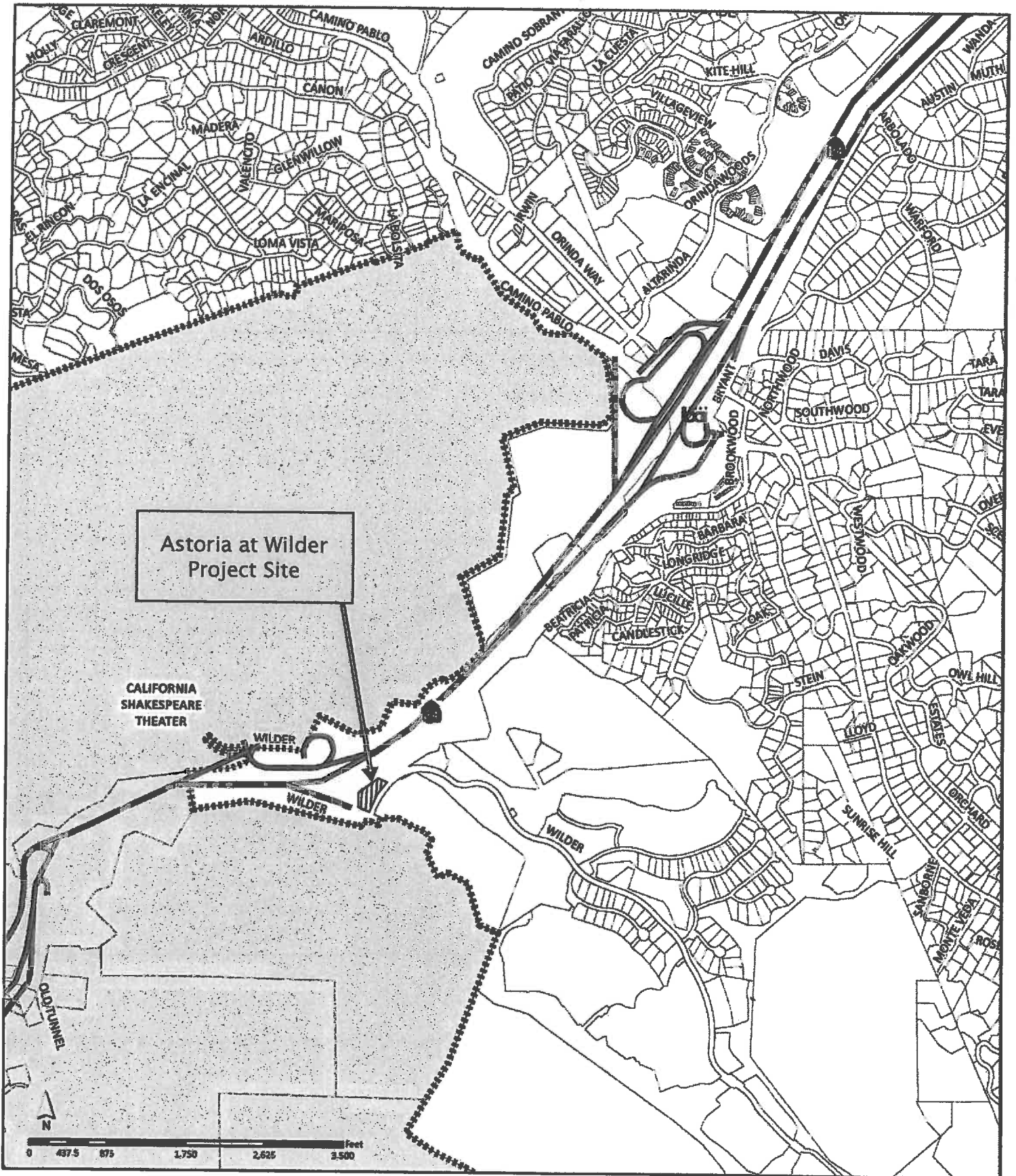
The level of analysis for these subject areas may be refined or additional subject areas may be analyzed based on findings of the EIR analysis, responses to this NOP and/or refinements to the project that may occur subsequent to the publication of this NOP.

The Draft EIR will also examine a reasonable range of alternatives to the project, including the CEQA-mandated No Project Alternative, and other potential alternatives that may be capable of reducing or avoiding potential environmental effects.

May 2, 2014


Christina Ratcliffe, AICP
Senior Planner

Attachments: Figure 1: Project Location
Figure 2: Project Site Plan
Figure 3: Project Elevations



Source: Contra Costa County Mapping Information Center, accessed January 11, 2011





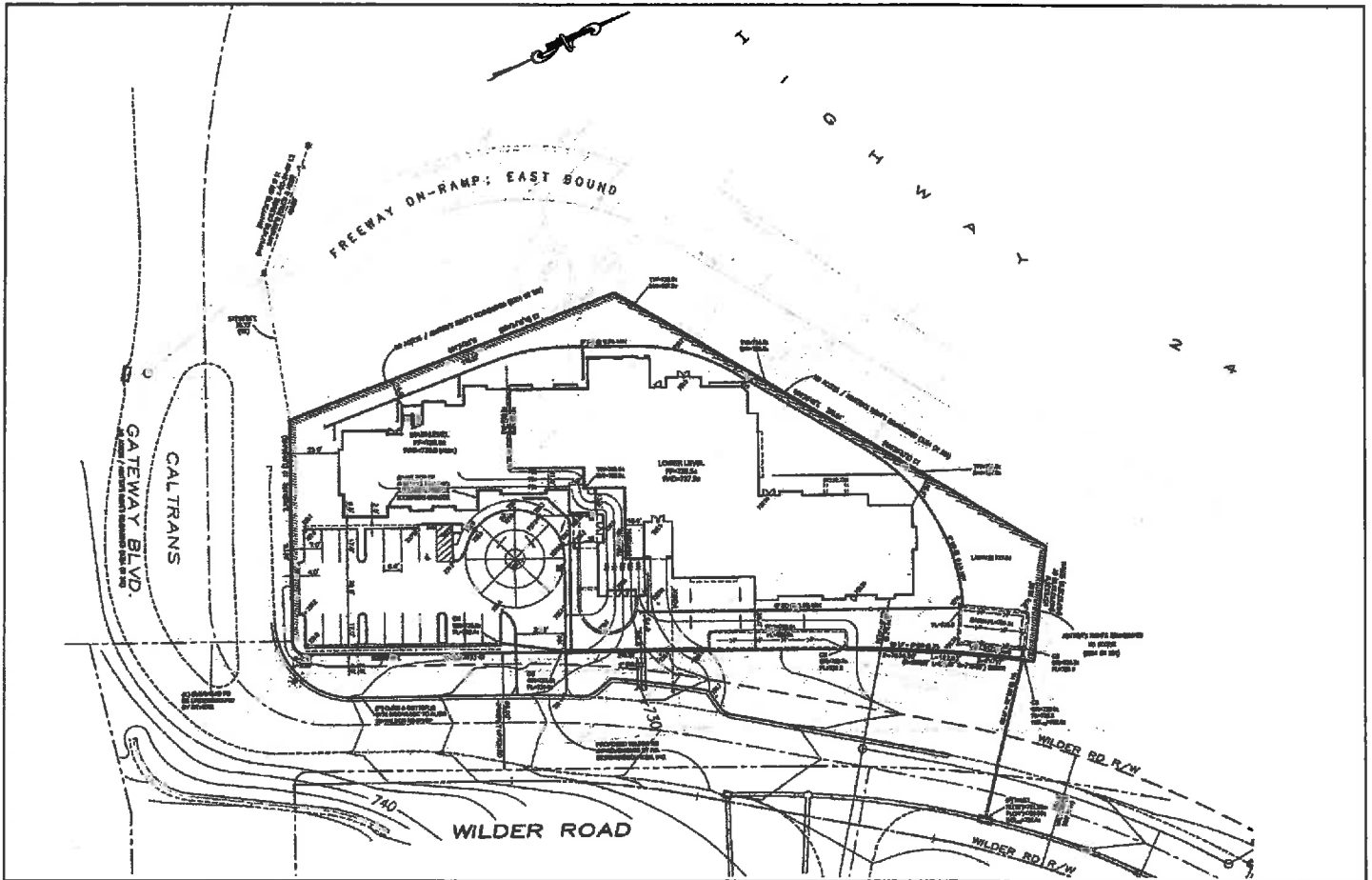
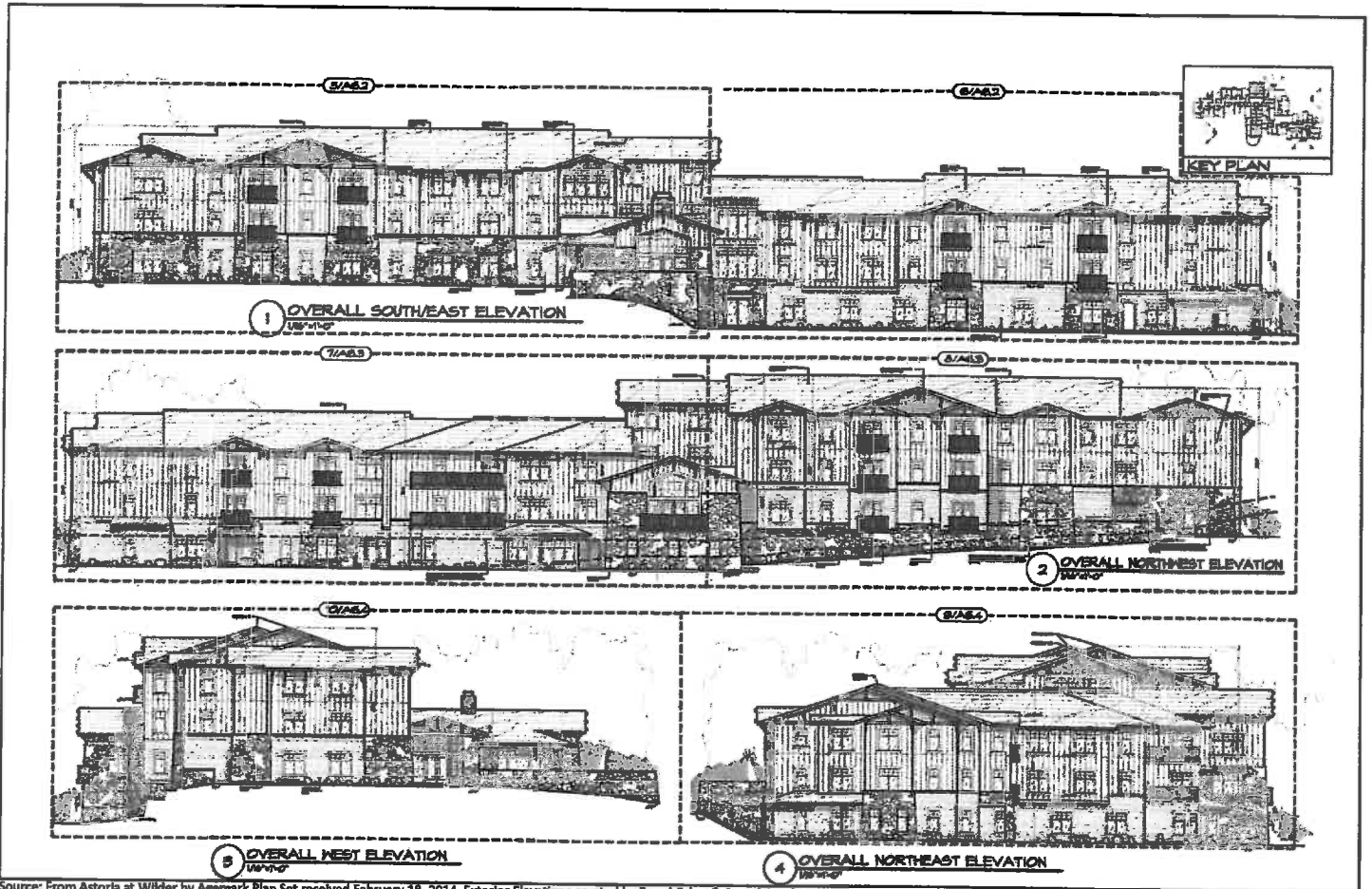
-  City Limits
-  Parcel Boundaries
-  Highway/Freeway
-  Project Site

Figure 1
Astoria at Wilder Project Location



Source: From Astoria at Wilder by Agemark Plan Set received February 18, 2014 Preliminary Grading Plan created by Humann Company, Inc.

Figure 2
Astoria at Wilder Site Plan



Source: From Astoria at Wilder by Agemark Plan Set received February 18, 2014, Exterior Elevations created by Farrel-Faber & Associates, Inc.

Figure 3
Astoria at Wilder Project Elevations

