

TABLE OF CONTENTS

4.0	PROJECT DESCRIPTION	4-1
4.1	Project Objectives.....	4-1
4.2	Project Characteristics.....	4-1
4.3	Intended Uses of the EIR.....	4-21

Figures

Figure 4-1	Site Plan	4-3
Figure 4-2	A Unit Casitas	4-7
Figure 4-3	B Unit Casitas.....	4-9
Figure 4-4	C Unit Casitas	4-11
Figure 4-5	Assisted Care Facility	4-13
Figure 4-6	Memory Care Facility	4-15

Tables

No table of figures entries found.

4.0 Project Description

4.1 PROJECT OBJECTIVES

The objectives of the proposed project, provided by the applicant, are:

- To develop a state of the art facility to provide a Continuum of Care Residential Community designed to provide care to seniors over the age of 55 and to persons with diminishing mental capacity due to Alzheimer's, dementia, or similar causes.
- To provide a range of care options for persons who do not require 24-hour skilled nursing care but are in need of a range of personal assistance with the activities of daily living such as dressing, bathing, grooming, and medication management.
- To provide a range of accommodations which will allow persons who only need some help to maintain a modicum of an independent lifestyle to move into smaller home-like suites and then transition to other on site facilities which can provide a greater level of daily personal assistance as needed.
- To provide such a facility in a geographic location where the need for such a facility is clearly needed and where adequate public facilities currently exist or can be readily provided.
- To provide such a facility in and near an established community so that residents in the facility can feel a sense of connection with local residents and where in turn local residents as they age or their circumstances change can relocate to an assisted living facility without the need to move from their community or far away from their families.
- To provide a range of job and volunteer opportunities for persons in the area and in the Las Palmas community.
- Be licensed by the State of California as a Residential Care Facility for the Elderly (RCFE).

4.2 PROJECT CHARACTERISTICS

River View at Las Palmas Senior Living Community (the proposed project) is designed to provide a range of assisted care to seniors over the age of 55 and to persons with diminishing mental capacity due to Alzheimer's, dementia, or similar causes. The entire facility would be licensed by the State of California as a Residential Care Facility for the Elderly.

The community is designed for residents who do not require 24-hour skilled nursing care, but are frail and require personal assistance with activities of daily living such as dressing, bathing, grooming, and medication management. This setting allows residents who are experiencing difficulty with maintaining totally independent lifestyles to move into smaller, home-like suites where they can receive daily personal assistance as needed.

General assisted living communities provide the following services:

- monitoring of medication;
- approximately twice a week bathing assistance;
- assistance with dressing and grooming;
- 24-hour per day supervision and security;
- one to three meals per day in one of two communal dining rooms or in their units, depending on their condition and mobility;
- full linen and personal laundry service, if desired;
- weekly housekeeping/maid service;
- daily bed making, if needed;
- activity program five days a week;
- scheduled transportation to doctor appointments;
- ambulating;
- phone use;
- transferring; and
- assistance with toileting.

Project Facilities

The senior community would be comprised of three levels of residence, each with their own level of assistance: Casitas, Assisted Living Facility, and Memory Care Facility. [Figure 4-1, Site Plan](#), displays the layout of the proposed project.

Casitas

Casitas are designed specifically for seniors who may require varying levels of assistance in their basic living needs. One meal a day, shuttle service, maintenance and cleaning will be included in the residential agreement for each Casitas resident. Although Casitas residents may maintain some independence in their life style, including the option of fixing their own meals and keeping their vehicles, a full range of assisted living services will be available to them.



Source: R.L. Davidson 2015

Figure 4-1
Site Plan



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There are 13 Casitas structures providing 26 separate units (referred to as A, B or C units) with a total of 42 beds. The Casitas structures are all single stories, approximately 18 feet in height, and range in size from 1,513 to 3,757 square feet. The unit breakdown is:

- “A” units: There will be a total of 10 “A” units. “A” units are 893 square feet, and include 1 bedroom, 1 bath, kitchen, patio and 1 car garage. [Figure 4-2, A Unit Casitas](#), presents the proposed exterior appearance and a layout of these units.
- “B” units: There will be a total of 12 “B” units. “B” units are 1,138 square feet, 2 bedroom, 2 bath, kitchen, patio and 1 car garage. [Figure 4-3, B Unit Casitas](#), presents the proposed exterior appearance and a layout of these units.
- “C” units: There will be a total of 4 “C” units. “C” units are 1,307 square feet, 2 bedroom, 2 bath, kitchen, study, patio and 2 car garage. [Figure 4-4, C Unit Casitas](#), presents the proposed exterior appearance and a layout of these units.

The Casitas provide 30 garage stalls and 16 open parking stalls. Total coverage for the 13 structures is approximately 37,700 square feet.

Assisted Living Facility

The assisted living facility is designed specifically for seniors who may need a full range of assistance to meet their living needs. A full range of services including meals, medical assistance, transportation, cleaning and laundry service is available for each resident.

The assisted living facility is a two-level structure approximately 28 feet in height and will cover about 27,000 square feet. The assisted living facility includes 40 living units ranging from 360 to 587 square feet and a total of 52 beds. The exterior elevations of the assisted living facility are displayed in [Figure 4-5, Assisted Care Facility](#). The unit breakdown is:

- “A” units (19 units): “A” units are 413 square feet and include 1 bedroom and 1 bath. No kitchen or cooking facilities are included in the A units.
- Studio units (9 units): Studio units range from 360-394 square feet and include a combined living room/bedroom and a bathroom. No kitchen or cooking facilities are included in the Studio units.
- Companion units (12 units): Companion units range from 527-587 square feet. Each unit contains 2 living room/bedroom areas, some with their own bathroom, others have shared bathrooms. No kitchen or cooking facilities are included in the Companion units.

The assisted living facility includes a reception area, lobby, activity/exercise/arts and craft/hobby rooms, theatre, residents’ business center, self-operated laundry and other common areas, outdoor plazas staff offices and nurses’ offices. The lobby is flanked by two fireplaces and stairways, with multiple conversation areas in the lobby as well as throughout the two floors. A small “bistro” and a library are located on the upper level, with both a

grand dining hall and a private dining room. The building is serviced by a larger elevator for residents and a smaller one for food supply transfer. Residents can take all their meals in the dining room but can arrange for meals to be delivered to their rooms. Staff have lounge and break facilities as well. A 28-space parking lot is provided for staff and visitors.

Memory Care Facility

The memory care facility is designed specifically for persons who, due to diminished mental capacity, need full range of assistance to meet their living needs. All meals, medical assistance, transportation, cleaning and laundry service are available for each resident. The memory care facility is a three-level structure approximately 30 feet in height and will cover about 21,600 square feet. The memory care facility includes 39 living units ranging from 313 to 453 square feet and a total of 48 beds. The exterior elevations of the memory care facility are displayed in [Figure 4-6, Memory Care Facility](#). The unit breakdown is:

- Studio units (30 units): Studio units range from 313-368 square feet and include a combined living room/bedroom and a bathroom. No kitchen or cooking facilities are included in the Studio units.
- Companion units (9 units): Companion units are up to 453 square feet in area. Each unit contains 2 living room/bedroom areas and 1 bathroom. No kitchen or cooking facilities are included in the Companion units.

The memory care facility includes a reception area, lobby, cafe, resident lounges and sitting rooms, and other common areas, outdoor plazas, kitchen and resident dining and private dining rooms, staff offices and lounges and a nurses' office. The building is serviced by two residents' elevators. A 32-space parking lot is provided for staff and visitors.

Total Site Coverage

Total site coverage is approximately 190,000 square feet (27.6 percent of the project site) and is comprised of:

- Casitas - 41,341 square feet (6 percent);
- Assisted Living – 27,052 square feet (4 percent);
- Memory Care – 21,613 square feet (3 percent); and
- Roads, driveways, parking – 99,523 square feet (14.6 percent).

The total floor area, including casitas units, is approximately 110,085 square feet.

Site Access

River Road provides the northern boundary of the property. There is no direct access from River Road and none is proposed. Access to the site is from the signalized intersection at

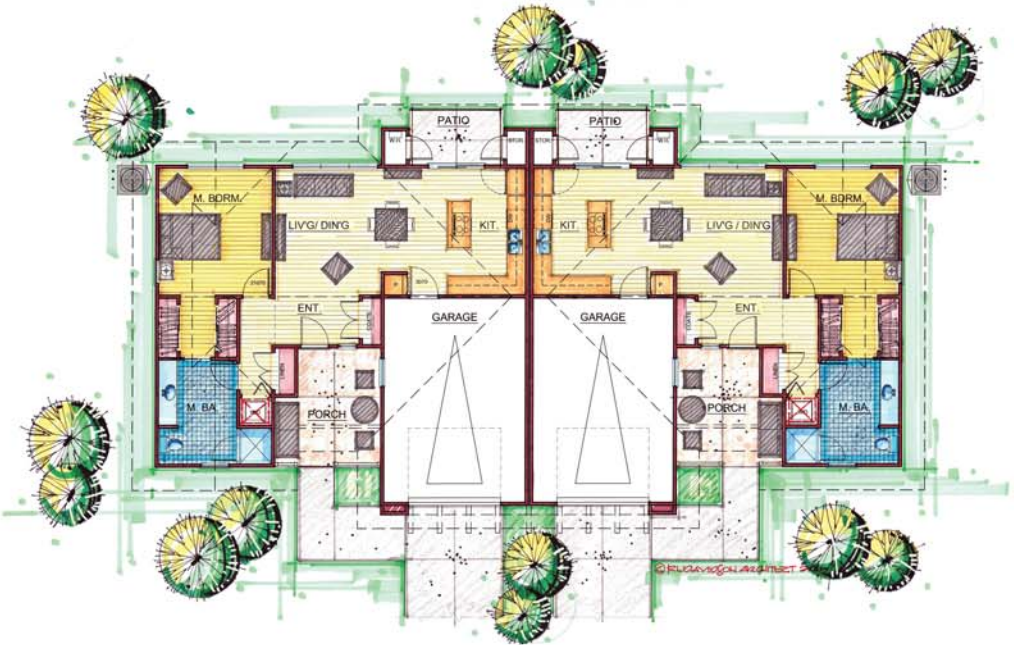
River Road and Las Palmas Road to River Run, then Woodridge Court. River Road is a public road maintained by the County of Monterey. Las Palmas Road, River Run and Woodridge Court are private roads maintained by the Las Palmas Ranch Home Owners

Figure 4-2 A Unit Casitas



ASSISTED CARE FACILITY - CASITAS
 FRONT ELEVATION - BUILDING TYPE 1 - A / A UNITS

NOTE: MATERIALS ARE TYPICAL
 AT ALL ELEVATIONS AS SHOWN



Source: R.L. Davidson 2015

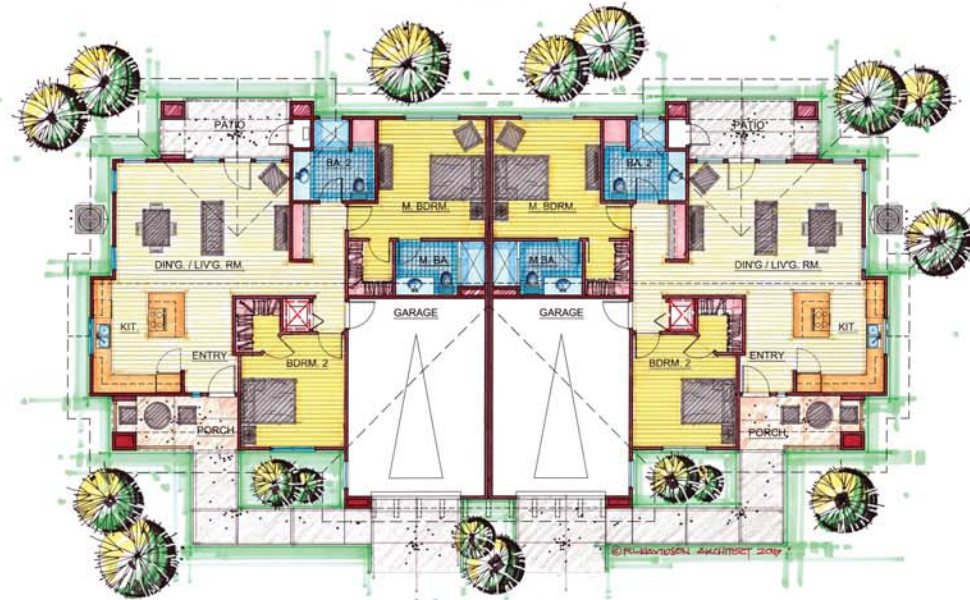
Figure 4-2
 A Unit Casitas

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ASSISTED CARE FACILITY - CASITAS
 FRONT ELEVATION - BUILDING TYPE 3 - B / B UNITS

NOTE: MATERIALS ARE TYPICAL
 AT ALL ELEVATIONS AS SHOWN



Source: R. L. Davidson 2015

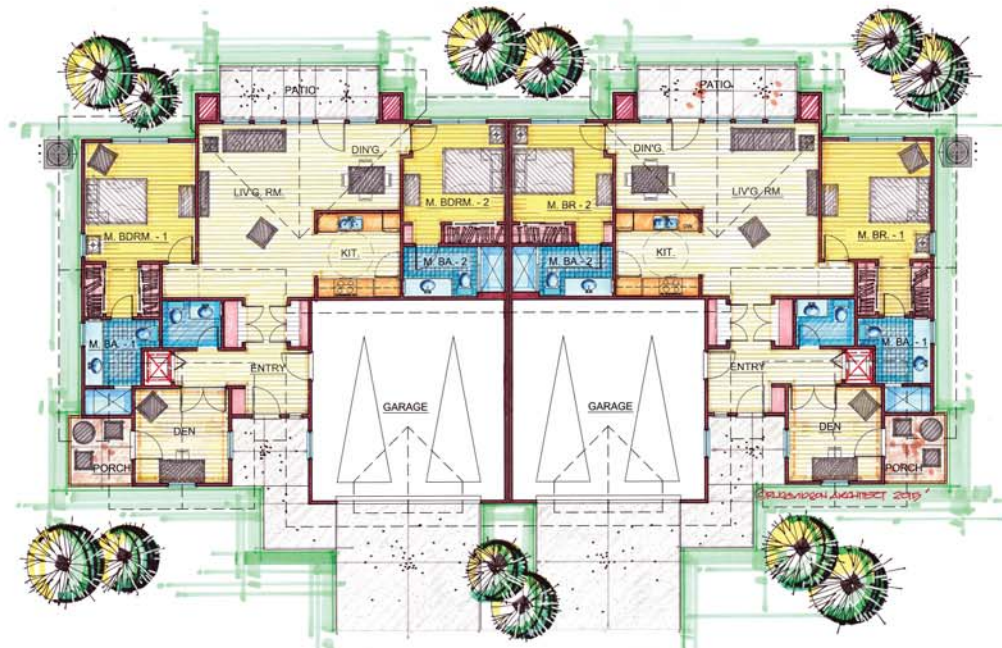
Figure 4-3
 B Unit Casitas

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ASSISTED CARE FACILITY - CASITAS
 FRONT ELEVATION - BUILDING TYPE 4 - C / C UNITS

NOTE: MATERIALS ARE TYPICAL
 AT ALL ELEVATIONS AS SHOWN



Source: R. L. Davidson 2015

Figure 4-4
 C Unit Casitas

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ASSISTED CARE FACILITY
FRONT ELEVATION

Source: R. L. Davidson 2015

Figure 4-5
Assisted Care Facility

River View at Las Palmas Senior Living Community Project Draft EIR

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MEMORY CARE FACILITY
FRONT ELEVATION

Source: R. L. Davidson 2015

Figure 4-6
Memory Care Facility

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Association. Woodridge Court terminates at the entrance to the project site. Access to the proposed development will be by a private loop drive. The project applicants, who own the site, are currently members of the Las Palmas Ranch Home Owners Association and have paid dues to the association. The applicants will pay a proportionate share for the use of the roads and drainage system.

Shuttle services will be provided to residents to access areas on the Monterey Peninsula and Salinas, including regular shuttle service for employees to transportation hubs nearby.

Tree Removal and Conceptual Landscaping

Most of the non-native eucalyptus trees on site, approximately 80 trees, will be removed and will be replaced with a significant amount of landscaping designed to both enhance residents living environment and to screen views of the project from neighboring properties and distant views from State Route 68. A grove of eucalyptus at the north side of the Memory Care facility will remain to provide significant screening of that portion of the project from State Route 68 until the project landscaping matures and provides adequate screening.

Grading

Development of the project will require approximately 60,000 cubic yards of cut, most of which will be compacted and used on site, and 34,500 cubic yards of fill.

Background

The project site is a lot created when the Las Palmas Ranch Subdivision #1 was recorded. The site was identified in the Las Palmas Ranch Specific Plan adopted by the Board of Supervisors September 20, 1983. The project site was identified as an area for medium density residential use. The Monterey County Board of Supervisors then adopted the Toro Area Plan on December 13, 1983 and incorporated the Las Palmas Ranch Specific Plan by reference.

As Las Palmas Ranch developed in the late 1980s and early 1990s, the developers chose, in light of the market demand for larger homes with view potential, to relocate the units that were anticipated to be built on the project site to areas of Las Palmas Ranch that are accessed from Las Palmas Parkway. Although the “relocation” was approved by the County, it was not based on an amendment to the specific plan to reduce the overall development potential of the Las Palmas Ranch Specific Plan or of the project site. Even after the residential limit of the specific plan was nearly met (the specific plan residential building cap is 1,031; presently, 1,028 units have been built), there was no requirement or amendment to reduce the development potential of the project site. The 2010 Monterey County General Plan and 2010 Toro Area Plan maintained the Medium Density Residential land use and zoning designations established with through the adoption of the Las Palmas Ranch Specific Plan.

Applications

Specific Plan Amendment

The proposed project includes an amendment to the Las Palmas Ranch Specific Plan. The Specific Plan designates the project site Medium Density Residential (MDR), a designation that is generally used to develop single-family detached residences at a density between one and five units per acre. However, in addition to residential uses, the MDR designation also allows public/quasi-public uses (Zoning Ordinance 21.12.050(D)), including assisted living facilities, through the approval of a conditional use permit. Residential care facilities are similarly allowed with a conditional use permit (Zoning Ordinance 21.12.050(C)) in the MDR Zoning District. The proposed project falls under the County's general definition of a residential care facility in that the project will be licensed by the State of California to provide "...24-hour residential care and varying levels and intensities of medical or non-medical care, supervision, services or assistance to persons living in a residential setting." The proposed project is not a residential use under the County codes or the Specific Plan and the project does not provide dwelling units that will operate or function as independent units.

For clarity in regard to the future use and development of the project site for the proposed project, the following amendment to the specific plan is proposed:

"Assisted living facilities are allowable uses in the MDR district in that they are similar to other uses such as rest homes and public quasi-public uses currently allowed in the district through the approval of a conditional use permit. Assisted living facilities are not considered residential units and are not subject to the current 1,031 residential limitation of the Specific Plan. An assisted living facility is considered a public/quasi-public use, not a residential use, because it does not operate or function in a manner like independent residential units. An assisted living facility may, therefore, be considered and approved through a conditional use permit on Parcel Q of the Las Palmas Ranch Specific Plan. "

Use Permit and Design Review

The proposed project will require approval of a Conditional Use Permit from the County of Monterey.

Ministerial Permit Requirements

The proposed facility would be regulated by the Monterey County Environmental Health Bureau for the following: onsite food preparation services, storage and disposal of 1) medical waste, 2) hazardous materials, and 3) solid waste. Prior to issuance of ministerial permits, the Environmental Health Bureau would ensure all required permits are obtained to ensure public health and safety standards are met once the facility is in operation.

Proposed Land Uses

The project site was identified by the specific plan as an area for medium density residential use and the property is, accordingly, zoned "MDR/2.61-D" (Medium Density Residential, 2.61 units per acre; Design Control) by the County of Monterey.

In October 2010, the Board of Supervisors adopted the Monterey County General Plan 2010, including the updated 2010 Toro Area Plan. Monterey County General Plan 2010 Figure LU10, Toro Area Plan Land Use Plan, displays the project site as Medium Density Residential, 2.61 units/acre. The Monterey County General Plan 2010 describes the Medium Density Residential designation as being "...appropriate for a range of residential uses (1-5 units/acre) and housing types, recreational, public and quasi-public, and other uses that are incidental and subordinate to the residential use and character of the area...building coverage is limited to 35% of the subject project" (Policy LU-2.33a).

The Monterey County MDR zoning district is intended to "...provide a district to accommodate Medium Density Residential uses in those areas of the County of Monterey where adequate public services and facilities exist or may be developed to support medium density development. It is intended to require adequate on-site facilities and amenities to assure proper, usable and livable development while allowing sufficient design flexibility to provide such development (Monterey County Code 21.12.010)."

The MDR district (Monterey County Code 21.12.050) allows for a broad range of land uses to be approved without a use permit or similar discretionary approval including supportive and transitional housing and other uses of a similar nature and intensity. Supportive and Transitional Housing are defined in Title 21, Monterey County Code as:

21.06.1276 - Supportive housing. "Supportive housing" means housing with no limit on length of stay, that is occupied by the "target population" (as "target population" is defined in this chapter), and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

21.06.1278 - Target population. "Target population" means persons with low income having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act (California Welfare and Institutions Code, section 4500 et seq.) and may include, among other populations, adults, emancipated youth, families, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

21.06.1315 - Transitional housing and transitional housing development.

"Transitional housing" and "transitional housing development" mean buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six (6) months (California Health and Safety Code section 50675.2.).

This zoning district also allows a broad range of public/quasi-public uses subject to a use permit (Monterey County Code 21.12.050) including:

- Rooming houses and boardinghouses;
- Rest homes;
- Public and quasi-public uses including churches, cemeteries, parks, playgrounds, schools, public safety facilities, public utility facilities, but not including uses of a non-residential nature such as jails, rehabilitation centers, detention facilities, or corporation yards; and
- Other uses of a similar nature, density and intensity as those listed in this section.

Off-site Improvements

The proposed project does not include or require construction of off-site improvements. However, the applicants will be required to pay a proportionate share for the maintenance of Las Palmas Ranch private roads and drainage facilities used to serve the project site.

Population and Employment

Population

The maximum bed count for the proposed project including all components (Casitas, Assisted Care Facility, Memory Care Facility) is 142 beds and therefore, it can be assumed that the proposed project would accommodate a population of 142 persons.

Employment

The proposed project is projected to employ about 92 when operating at maximum capacity. This will include managers and supervisors, trained care givers, chefs and facility maintenance personnel. Staff per shift will be approximately:

- Morning Shift A (6:00 am to 2:00 pm): 15 employees;
- Morning Shift B (7:00 am to 3:00 pm): 20 employees;
- Day Shift A (8:00 am to 4:00 pm): 12 employees;
- Day Shift B (10:30 am to 6:30 pm): 21 employees;
- Evening Shift A (3:30 pm to 11:30 pm): 12 employees;

- Evening Shift B (11:30 pm am to 6:30 am pm): 12 employees; and
- Shifts will be staggered to minimize peak hour trips on State Route 68.

4.3 INTENDED USES OF THE EIR

In accordance with CEQA Guidelines section 15124(d), following is a list of agencies that are expected to use this EIR in their decision-making, and a list of the approvals for which this EIR may be used. These lists include information that is known to the county as the lead agency.

Local Agencies

- Monterey County - Certification of the EIR and approval of the proposed project (specific plan amendment, use permit, and design review).

State Agencies

- California Department of Social Services, Community Care Licensing Division – Licensing for proposed project as a Residential Care Facility for the Elderly.

Federal Agencies

- None applicable

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