

RIVER VIEW AT LAS PALMAS
Assisted Living Senior Community

Owner

River View at Las Palmas, LLC
3771 Rio Road #112
Carmel, CA 93923
APN 139-211-035-000

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PROJECT DESCRIPTION:

River View at Las Palmas (RVLP) is an Assisted Living Senior Community 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. RVLP would be licensed by the State of California as a Residential Care Facility for the Elderly (RCFE).

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
- assistance with toileting

The RVLP community is comprised of three levels of residence, each with their own level of assistance:

Casitas:

Casitas are designed specifically for seniors who may require moderate 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 a moderate level of 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.

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' in height, and range in size from 1,513 to 3,757 SF. The unit breakdown is:

- “A” units: There will be a total of 10 “A” units. “A” units are 893 SF, and include 1 bedroom, 1 bath, kitchen, patio and 1 car garage.
- “B” units: There will be a total of 12 “B” units. “B” units are 1,138 SF, 2 bedroom, 2 bath, kitchen, patio and 1 car garage.
- “C” units: There will be a total of 4 “C” units. “C” units are 1,307 SF, 2 bedroom, 2 bath, kitchen, study, patio and 2 car garage.

The Casitas provide 30 garage stalls and 16 open parking stalls.

Total coverage for the 13 structures is approximately 37,700 SF.

Assisted Living Facility (AL):

The AL 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.

RVLP’s assisted living facility is a two level structure approximately 28’ in height and will cover about 27,000 SF. The AL facility includes 40 living units ranging from 360 to 587 SF and a total of 52 beds. The unit breakdown is:

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

The AL 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 (MC):

The MC 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.

RVLP's MC facility is a three-level structure approximately 30' in height and will cover about 21,600 SF. The MC facility includes 39 living units ranging from 313 to 453 SF and a total of 48 beds. The unit breakdown is:

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

The MC facility includes a reception area, lobby, bistro, 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 is approximately 190,000 SF (27.6%) and is comprised of:

- Casitas - 41,341 SF (6%)
- Assisted Living – 27,052 SF (4%)
- Memory Care – 21,613 SF (3%)
- Roads, driveways, parking – 99,523 SF (14.6%)

RVLP expects to employ about 92 persons 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

Shifts will be staggered to avoid peak hour trips on Highway 68.

Most of the 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 Highway 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 Highway 68. The project includes an internal loop road of approximately 2,400 feet in length. Development of the project will require approximately 60, 000 CY of cut, most of which will be compacted and used on site, and 34, 500 CY of fill.

PROJECT SITE

The River View at Las Palmas (RVLP) site is a 15.67 acre lot (Parcel Q) created as part of the Las Palmas Subdivision #1. The site is located within the boundary of the Las Palmas Ranch Specific Plan. The LPRSP designated the property for medium density residential. That designation continues through the Monterey County 2010 General Plan and Toro Area Plan. The property is currently zoned “MDR/2.61-D” (Medium Density Residential, 2.61 units per acre; Design Control).

River Road provides the northern boundary of the property although there is no direct access from River Road. 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 Monterey County. Las Palmas Road, River Run and Woodridge Court are private roads maintained by the Las Palmas Ranch HOA. Those roads were dedicated as part of Las Palmas Subdivision #1 with no restrictions as to their use. Parcel Q has clear rights to the use of the private roads for the proposed RVLP project. RVLP will be required to pay a proportionate share for the maintenance of those roads. Woodridge Court terminates at the entrance to the RVLP site. Access to the RVLP development will be by a private loop drive.

Property to the north, across River Road, is in row crop production. Property to the west is part of the Ferrini Ranch development that will be maintained in open space, limited residential uses and a future winery. Property to the south is the Las Palmas Ranch #1 subdivision of single family dwellings. The property on the south side of the RVLP property is owned by the LPR HOA and is zoned as Open Space.

The RVLP site is a knoll rising above River Road and the LPR #1 development to a largely flat plateau that will be the primary development area. The site is dominated by native grasses and eucalyptus trees. There is no current active use of the property although a small portion of the southwest corner is occasionally grazed.

Water will be provided by the California American Water Company. Sewer service will be provided by the Las Palmas Ranch wastewater facilities operated by the California American Water Company. Gas and electric service will be provided by PG&E. A range of telephone, internet and television service providers are available in the area.

LAND USE AND PLANNING

The RVLP 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 was adopted by the Board of Supervisors September 20, 1983. The RVLP site was identified as an area for medium density residential use. The Board of Supervisors then adopted the Toro Area Plan on December 13,

1983 and incorporated the LPRSP by reference. The property was subsequently zoned “MDR/2.61-D” (Medium Density Residential, 2.61 units per acre; Design Control). That zoning remains in place today. At a density of 2.61 units per acre up to 40 dwelling could be approved. Substantial density bonuses as well as other incentives could be approved for affordable housing or senior housing projects (MCC21.65).

In October 2010 the Board of Supervisors adopted the Monterey County General Plan 2010 including the updated Toro Area Plan. MCGP 2010, Figure LU10, Toro Area Plan Land Use Plan, continues to show this site as Medium Density Residential, 2.61 units/acre. The MCGP 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 property (MCGP policy LU-2.33 a.).

The 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 within this Chapter to require adequate on-site facilities and amenities to assure proper, usable and livable development while allowing sufficient design flexibility to provide such development (MCC 21.12.010).” The District allows a broad range of residential and public/quasi-public uses subject to a use permit (MCC 21.12.050) including:

- B. Rooming houses and boardinghouses (ZA);
- C. Rest homes (ZA);
- D. 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
- R. Other uses of a similar nature, density and intensity as those listed in this section

The RVLP project falls under the County’s general definition (see 21.06.932, for example) 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.” RVLP is not a residential use under the County codes or the LPRSP in that RVLP does not provide dwelling units that will operate or function as independent residential units.

For clarity and surety in regard to the future use and development of the RVLP property an amendment to the LPRSP is proposed to read:

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. Assisted living facilities are not considered residential units and are not subject to the current 1,033 residential limitation of the LPRSP. An Assisted living facility is not considered a residential development because it does not operate or function as independent residential units. An assisted living facility may be considered and approved

on Parcel Q of Las Palmas Ranch Unit #1 consistent with the anticipated impacts of the 40 dwelling units originally planned for this site.

TRAFFIC

RVLP will not have a significant effect on traffic in the area. The primary traffic generation will come from employees. Casitas residents will have the option of keeping a vehicle at their unit. The majority of residents will not have cars. 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.

The overall traffic impacts of the Las Palmas development were analyzed and addressed through the LPRSP and its EIR. The LPRSP prescribed specific traffic mitigations, including payment of fees to a County fund to expand River Road to four lanes, for improvements to the River Road/Highway 68 intersection and for other local improvements. In later phases of the construction of Las Palmas Ranch the developers, with the approval of the County, built all of the required improvements.

Those mitigations were based on traffic estimates developed in the LPRSP EIR and documented in the LPRSP and through conditions of project approvals.

To assess the potential impacts of the RVLP project Hatch Mott McDonald reviewed the LPRSP EIR, LPRSP, previous project conditions of approval, improvements that were constructed and did traffic counts from all of the LPR entrance points. Their reports were included as part of the application package and concluded:

1. The estimated trip generation for the Las Palmas Ranch development is 11, 721 trips per day (LPRSP EIR).
2. Based on actual traffic counts, Las Palmas Ranch is generating on average 7,646 external trips per day.
3. The proposed project is estimated to add 383 external trips per day.
4. The cumulative traffic generation (existing plus project) is 8,059 trips per day, 3,662 trips less per day that originally estimated for Las Palmas Ranch.
5. All of the traffic improvements prescribed for Las Palmas Ranch to mitigate its impacts on River Road and Highway 68 have been completed.

The LPRSP EIR anticipated that Highway 68 would be completed as a four lane highway from the Salinas River to Monterey. At this time Highway 68 has been widened to four lanes to a point just past the entrance to Toro Regional Park. To assess the impacts of RVLP on Highway 68 an additional review was done by HMM to assign peak hour trips to various segments of Highway 68 from River Road to Monterey. That additional review is included in the application materials.

The primary assumption made in that review was that the RVLP traffic would be tightly controlled so that work shifts, deliveries, visiting hours and similar activities would be scheduled for off peak hours. The peak hour trips with that mitigation added by segment are:

Peak Hour Traffic Highway 68				
Road Segment	Westbound		Eastbound	
	AM	PM	AM	PM
River Road to Toro Park (4 lane)	1.4	0.9	0.3	2.7
Toro Park to Torero (2 lane)	1.1	0.7	0.3	2.2
Torero to Laureles Grade (2 lane)	1.1	0.7	0.3	2.2
Laureles Grade to Hwy 218 (2 lane)	0.6	0.4	0.2	1.3
Highway 218 to Highway 1 (2 lane)	0.4	0.3	0.1	0.8

As shown in the matrix, there will be minimal peak hour traffic added to Highway 68. This will be mitigated by:

- Restricting traffic to off-peak hours (as noted, the figures above are based on that mitigation).
- Providing a shuttle service for clients and employees.
- Payment of TAMC and County regional traffic impact fees.
- Anticipated improvements to Highway 68 planned projects (Corral de Tierra intersection improvements, for example) and additional improvements that may be identified through work currently underway by TAMC for the Highway 68 Scenic Corridor Study.
- Anticipated improvements included in the FORA land use plans for traffic improvements, including the Eastside Parkway that will divert traffic from Highway 68.

WATER AND WASTEWATER

The RVLP project domestic water use is calculated at 11.376 AFY. Water service will be provided by the California Water Service. CWS is the water provider for Las Palmas Ranch and has provided a “can and will serve” letter. The area and project site are part of the Indian Springs/Salinas Hills/Buena Vista service area. Water for the service area is taken from a well field in Zone 2C, which by policy of the Board of Supervisors is sufficient proof of a long term water supply.

In the recent Ferrini Ranch Water Supply Analysis (Yarne, 2014) CWS’ estimated water supply is 4,169 AFY (50% of system design capacity). Total projected demand for the service area is 1,217 AFY (29.9% of supply). The added demand from the RVLP project will increase the projected service area demand to 1,228 AFY. Total projected demand for the service area will then be less than 31% of estimated water supply.

Landscape irrigation will use reclaimed wastewater from the LPR waste water treatment facility.

Sewer services are provided through a community wastewater treatment facility operated by the California American Water Company. Sufficient capacity exists within the system to accommodate the RVLP project. California American Water Company has provided a “can and will serve” letter.

RIVERVIEW AT LAS PALMAS WATER DEMAND ESTIMATE								
Casitas		Kitchen	Bat h			Misc	AFY	
	units	Sink/DW	Sink	Toilet*	Showe r	Washer**		
A	10	10	10	10	10	1		
B	12	12	24	24	24	12		
C	4	4	8	8	8	4		
Total	26	26	42	42	42	17		
Fixture Unit Value****		2	1	1.8	2	2		
Fixture Units		52	42	75.6	84	34		
Total FUs							287.6	
Water Demand (AFY)							2.876	
Assisted Living		Use Factor***		Beds				
		0.085 AFY/bed		52			4.42	
Memory Care		Use Factor***		Beds				
		0.085 AFY/bed		48			4.08	
Total Calculated Demand								11.376

* based on ULF, 1.6 gal/flush; High Efficiency factor 1.3

** based on standard; High Efficiency (WF 5.0 or less) factor 1

*** MPWMD Standard

**** 1 FU=0.01 AFY

SOILS AND GEOLOGY

A geologic hazards and soil suitability study was done by Landset Engineering for the RVLV project. The report, which is included in the project application materials, concludes that the site is suitable for the project and makes a series of recommendations for the final engineering and design of the construction plans. Those recommendations will be incorporated into the final plans. Additionally the report identified areas around the perimeter of the property which are not suitable for structural development. All of the RVLV project structures are grouped to the interior of the property and are located outside of those areas that Landset identified as unsuitable.

BIOLOGY

During the development phases of the project design the site was surveyed twice for sensitive plant and animal species. Copies of the reports are included with the project application materials. Neither report identified any sensitive plant or animal species on the property or on the properties immediately adjoining the project site.

The RVLP property adjoins the Ferrini Ranch development. The area's biology was thoroughly analyzed through the Ferrini Ranch EIR and addendums to the report. The addendum to the Ferrini Ranch EIR map is included which identified locations of special status wildlife species found within 5 miles of Ferrini Ranch. None of the special status species particularly the California Tiger salamander are located on the project site or the areas of Ferrini Ranch near the project site. Also included in those addendums was a map of special status plant species within 5 miles of the project (figure 3). While it appears that the project site is within that 5 mile area of either Hutchinson's Larkspur or Hickman's onion neither plant was found on or adjacent to the project site.

AESTHETICS

The RVLP project is located on a knoll above River Road. It is an area that is primarily identified as being "visually sensitive" in the Toro Area Plan. The project site has limited visibility from southbound River Road due to road alignment, topography and native vegetation. The project is only visible from northbound River Road at and near the intersection with Las Palmas Road. Portions of the upper portion and roofs of some of the buildings will be visible from Highway 68 from the Salinas River crossing to the River Road exit. The project site is approximately ½ to ¾ mile from Highway 68 for a distance of about 3,000 feet. At the normal driving speeds on that portion of Highway 68 the project site is visible for about 30-40 seconds.

The RVLP has been designed to minimize its visual impacts through the location of the various structures, use of colors and materials, and significant new landscaping. Included in the project plans are a visual simulation from Highway 68, building elevations and renderings, color boards and landscaping plans. The colors have been selected to minimize visibility and blend with the hills that form the back drop for the project site. The landscaping plan incorporates a range of materials that will provide substantial visual screening for all views of the project. Initial planting will include range of size of the materials to include larger specimens for more immediate screening and smaller plantings which will at maturity provide much more screening. An existing eucalyptus grove will be retained on the north side of the Memory Care facility to provide additional screening of the project from Highway 68. Initial landscape plantings will include a mix of more mature to provide some immediate mitigation blended with younger, faster growing plants which will provide long term mitigation. It is expected that the proposed landscaping will achieve the desired screening in about three years.