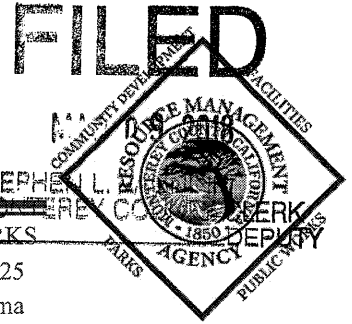


**MONTEREY COUNTY**  
**RESOURCE MANAGEMENT AGENCY**  
Carl P. Holm, AICP, Director

LAND USE & COMMUNITY DEVELOPMENT | PUBLIC WORKS & FACILITIES | PARKS  
1441 Schilling Place, 2nd Floor  
Salinas, California 93901

(831)755-5025

[www.co.monterey.ca.us/rma](http://www.co.monterey.ca.us/rma)



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**NOTICE OF AVAILABILITY**

**DRAFT SUBSEQUENT ENVIRONMENTAL IMPACT REPORT (DRAFT SEIR)**

**PROJECT TITLE:** RIVER VIEW AT LAS PALMAS ASSISTED LIVING SENIOR FACILITY (PLN150372; SCH # 2017031025)

Notice is hereby given that the County of Monterey is seeking written comment on the Draft Subsequent Environmental Impact Report (Draft SEIR) on the River View at Las Palmas Assisted Living Senior Facility project (RMA-Planning File No. PLN150372; SCH # 2017031025) in accordance with the California Environmental Quality Act. The public review period will begin on March 12<sup>th</sup> and end on April 25<sup>th</sup>, 2018. This review period is established for the purpose of receiving written comments on the accuracy and adequacy of the Draft SEIR together with other information relative to the environmental effect of the project.

**PROJECT LOCATION:** THE PROPERTY IS LOCATED AT THE END OF WOODRIDGE COURT, LAS PALMAS RANCH SUBDIVISION (ASSESSOR'S PARCEL NUMBER 139-211-035-000), SALINAS, TORO AREA PLAN.

**PROJECT DESCRIPTION:**

The proposed project includes a Specific Plan Amendment, Use Permit, and Design Approval for the construction and operation of a senior assisted living facility and associated site improvements on an approximately 15.74-acre site at the location referenced above. The facility would consist of the following components:

- 13 "casitas" providing 26 units and up to 42 beds. The proposed structures are single-story and range in size from approximately 1,500 to 3,800 square feet. These units are intended to serve seniors who may require a moderate level of daily services, such as meals, maintenance and cleaning, and shuttle service. While services and assistance are available to occupants of these units, occupants may maintain a moderate degree of independence, such as preparing their own meals and operating their own vehicles.
- An approximately 43,400 square-foot, two-story assisted living facility consisting of 40 units and up to 52 beds. The assisted living facility would provide a wide range of assistance for seniors, including meals, medical assistance and transportation.
- An approximately 38,800 square-foot, three-level memory care facility serving seniors who require a full range of services and assistance. The memory care facility would include 39 units and up to 48 beds.

It is anticipated that the facility will have 92 employees when operating at maximum capacity, with shifts varying between 12 and 21 employees at any one time.

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**LEAD AGENCY: COUNTY OF MONTEREY RESOURCE MANAGEMENT AGENCY -  
PLANNING**

**ADDRESSES WHERE A COPY OF THE DRAFT SEIR IS AVAILABLE FOR REVIEW:**

County of Monterey  
RMA-Planning  
1441 Schilling Place,  
2<sup>nd</sup> Floor  
Salinas, CA 93901  
(831) 755-5025

Documents referenced in the Draft SEIR are available at Monterey County RMA-Planning at the address listed above.

**PUBLIC REVIEW PERIOD: MARCH 12 THROUGH APRIL 25, 2018**

**POTENTIAL SIGNIFICANT ENVIRONMENTAL EFFECTS:**

The DEIR identifies impacts in the following resource areas that are either less than significant or are significant but can be mitigated to a less than significant level: Aesthetics, Agricultural & Forest Resources, Air Quality, Biological Resources, Cultural Resources, Geology & Soils, Greenhouse Gas Emissions, Hazardous Materials, Surface Hydrology, Mineral Resources, Noise, Public Services, Recreation, Solid Waste, Wastewater, and Water Supply.

The DEIR identifies impacts in the following resource areas that are significant and cannot be mitigated to a less than significant level: Transportation

Public hearings will be held, subsequent to the public review period, at a time and place to be specified by legal advertisement in a local newspaper of general circulation. If you would like to be notified of the hearings or would like additional information please contact:

Joseph (Joe) Sidor, Associate Planner  
Monterey County  
Resource Management Agency – Planning  
1441 Schilling Place, 2<sup>nd</sup> Floor  
Salinas, CA 93901  
Phone: (831) 755-5025  
E-mail: [sidorj@co.monterey.ca.us](mailto:sidorj@co.monterey.ca.us)

We welcome your comments during the public review period. You may submit your comments in hard copy to the name and address above. The Agency also accepts comments via e-mail or facsimile but requests that you follow these instructions to ensure that the Agency has received your comments. To submit your comments by e-mail, please send a complete document including all attachments to: [ceqacomment@co.monterey.ca.us](mailto:ceqacomment@co.monterey.ca.us)

An e-mailed document should contain the name of the person or entity submitting the comments and contact information such as phone number, mailing address and/or e-mail address, and include any and all attachments referenced in the e-mail. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed above. If you do not wish to send a follow-up hard copy, then please send a second e-mail

requesting confirmation of receipt of comments with enough information to confirm that the entire document was received. If you do not receive e-mail confirmation of receipt of comments, then please submit a hard copy of your comments to ensure inclusion in the environmental record or contact the Agency to ensure the Agency has received your comments.

Facsimile (fax) copies will be accepted with a cover page describing the extent (e.g., number of pages) being transmitted. A faxed document must contain a signature and all attachments referenced therein. Faxed documents should be sent to the contact noted above at **(831) 757-9516**. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed above. If you do not wish to send a follow-up hard copy, then please contact the Agency to confirm that the entire document was received.

The Draft EIR is available on CD for purchase from Monterey County RMA-Planning at the above address. The documents are also available on the County website at:

<http://www.co.monterey.ca.us/government/departments-i-z/resource-management-agency/planning>