

**RIVER VIEW AT LAS PALMAS
PLN150372**



**Board of Supervisors
July 20, 2021**

RIVER VIEW VICINITY MAP



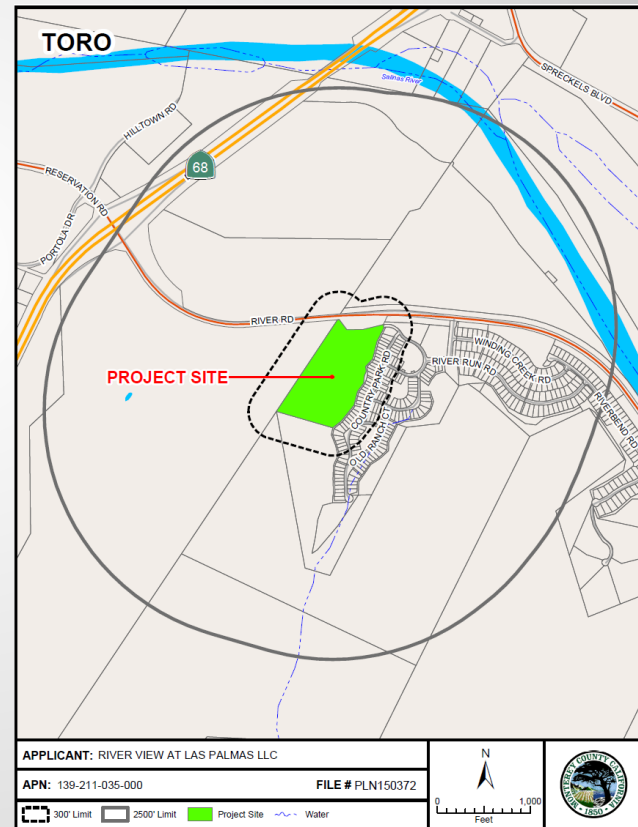
Project Location:

Las Palmas Ranch Specific &
Toro Area Plans

Zoning:

Medium Density Residential,
2.61 units per acre, with a
Design Control Overlay
(MDR/2.61-D)

(aka Parcel Q)



PROJECT DESCRIPTION SUMMARY



Amendment to the Las Palmas Ranch Specific Plan;
and

Combined Development Permit consisting of:

- Use Permit for construction & operation of an assisted living facility, and
- Use Permit for development on slopes exceeding 25 percent.

Licensed as a Residential Care Facility for the Elderly (RCFE)

DRAFT AMENDMENT LAS PALMAS RANCH SP



Chapter II.C – Housing & Residential Land Use

Policy 5: The Specific Plan allows a maximum 1,031 residential units in accordance with Figure D and Figure E. In addition to the 1,031 residential units allowed in the Specific Plan, one rest home facility, which may include assisted living and continuum of care facilities, may be constructed within Area A subject to approval of a conditional use permit.

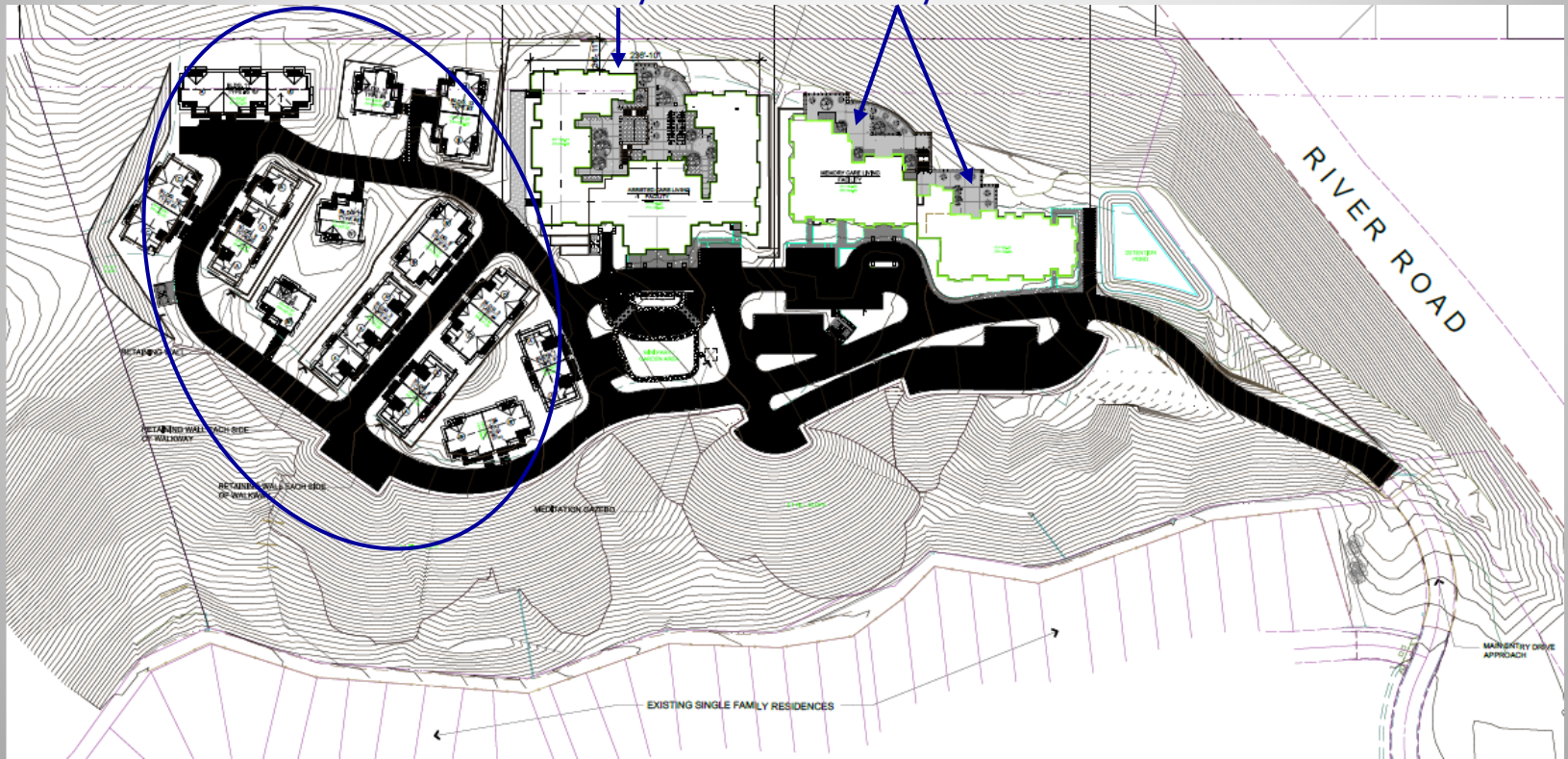


SITE PLAN

Casitas

Assisted Care Facility

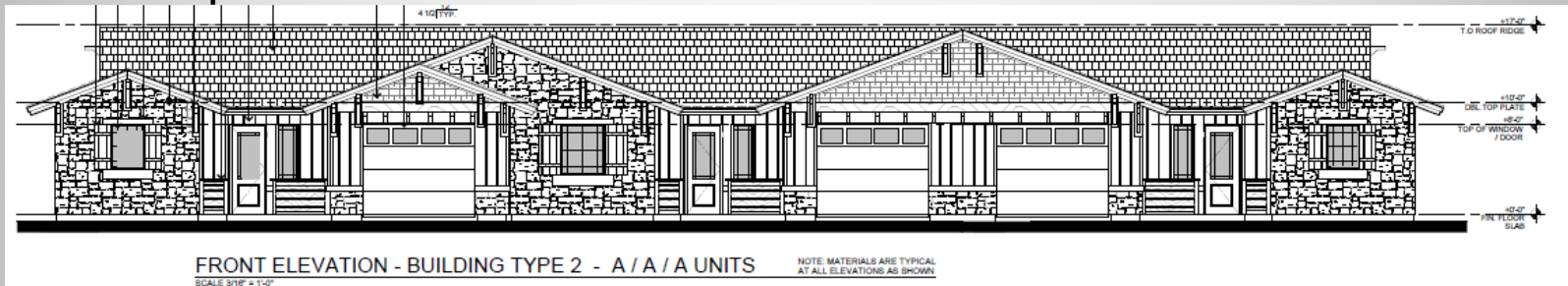
Memory Care Facility



ASSISTED LIVING CASITAS



Casita Triplex Unit Front Elevation

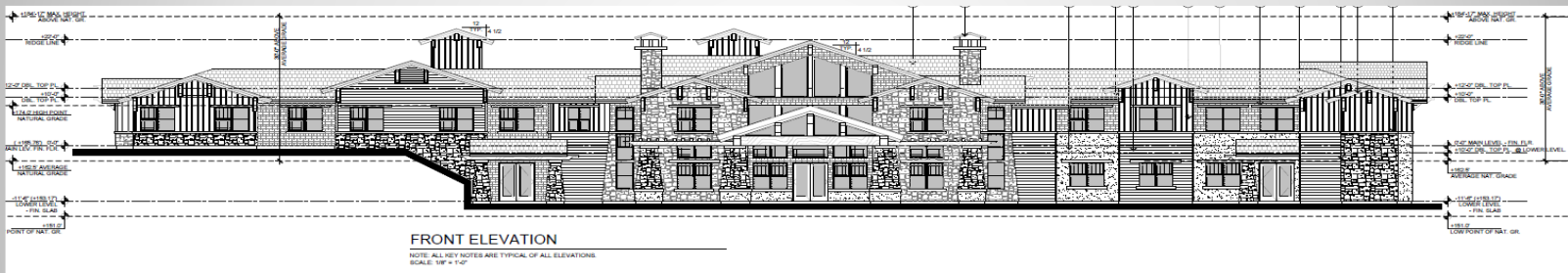


- 26 separate units in 13 buildings (3 single, 7 duplex, & 3 triplex)
- 42 total beds
- approximate size range from 890 to 1,300 square feet per unit
- single-story buildings, approximately 18 feet in height
- total site coverage of 41,300 square feet for all 13 buildings



ASSISTED CARE FACILITY

Assisted Care Front Elevation

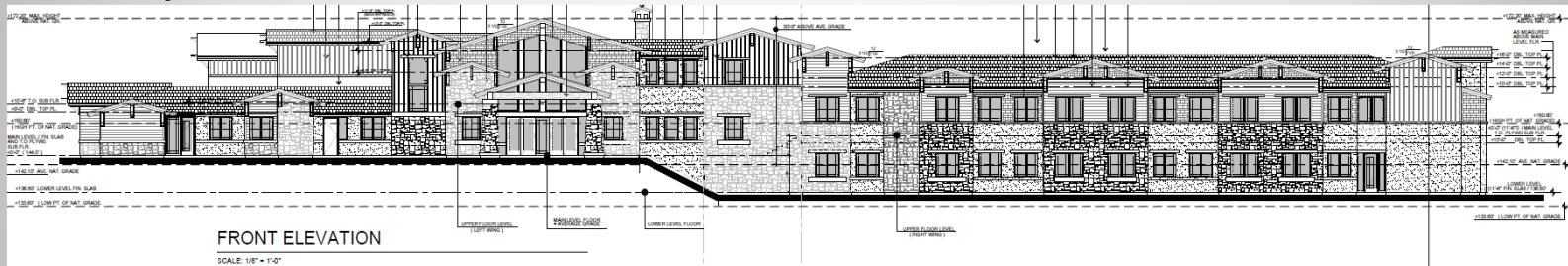


- 40 units
- 52 total beds
- approximate size range from 360 to 590 square feet per unit
- two-story building, approximately 25 feet in height
- combined total of 43,400 square feet on both floors
- approximate site coverage of 27,000 square feet



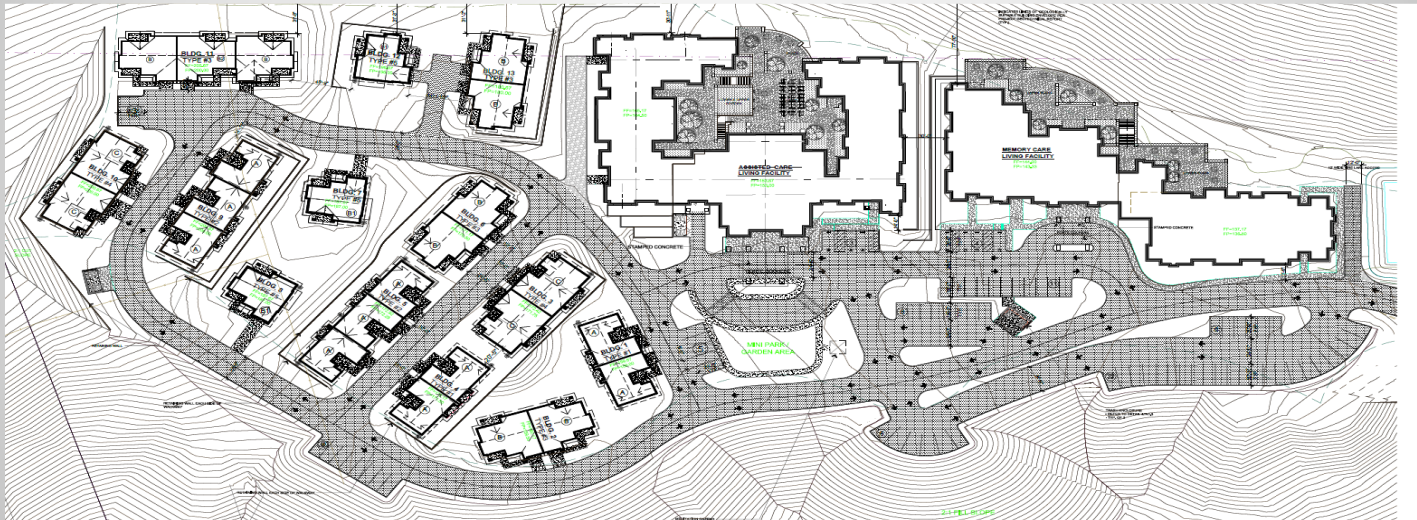
MEMORY CARE FACILITY

Memory Care Front Elevation



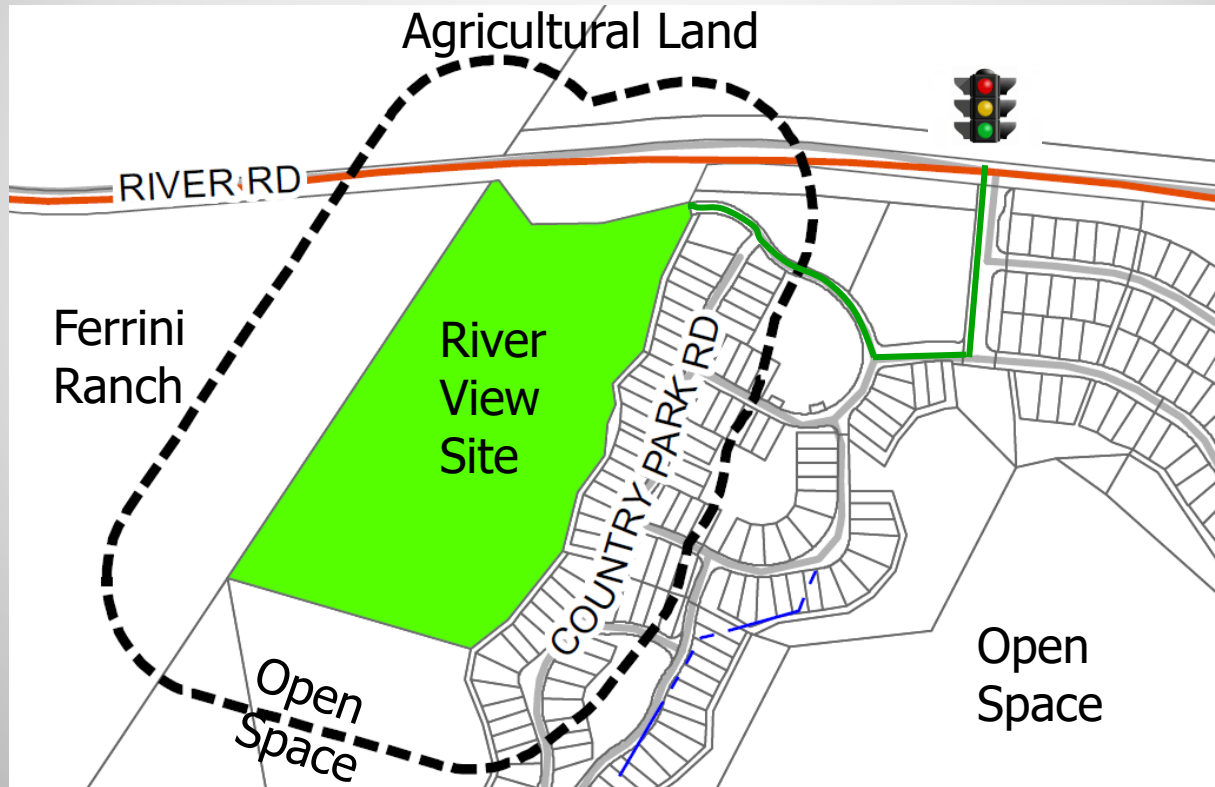
- 39 units (30 studios and 9 companion suites)
- 48 total beds
- approximate size range from 310 to 450 square feet per unit
- three-story building, approximately 30 feet in height
- combined total of 38,700 square feet on all three floors
- approximate site coverage of 21,600 square feet

ASSOCIATED SITE DEVELOPMENT



- 99,500 square feet of roads, driveways, and parking spaces
- Approximately 190,000 square feet of total site coverage
- removal of 80 non-native eucalyptus trees

SITE ACCESS



PUBLIC COMMENT TOPICAL RESPONSES



Safety & Security

Fire Safety

Land Use

Traffic

Visual Resources

Noise

Slope Stability & Drainage

Biological or Wildlife Impacts

Private Land Rights

SCENIC RESOURCES HWY 68



Visual Simulation of Project Site as viewed from Highway 68

SCENIC RESOURCES RESERVATION ROAD



Visual Simulation of Project Site as viewed from Reservation Rd

SCENIC RESOURCES RIVER ROAD



Project Site as viewed from River Rd & Las Palmas Rd intersection



SCENIC RESOURCES

LPRSP EIR

- Anticipated urbanized development along River Rd
- MMs from EIR incorporated into proposal

MMs added (AES-1 thru AES-4)

Not ridgeline development

TRANSPORTATION & TRAFFIC



Transportation identified as a significant unavoidable impact to Hwy 68 – 1 AM & 4 PM additional peak hour trips.

Statement of overriding considerations.

Las Palmas subdivision roads.

Queuing at entry to Las Palmas subdivision.

STAFF RECOMMENDATION



Adopt 3 resolutions to:

- 1) Certify the Final SEIR, adopt CEQA findings and a Statement of Overriding Considerations; and
- 2) Amend the text of the LPRSP to clarify that one assisted living facility is allowed within Area A, subject to the approval of a Use Permit; and
- 3) Approve a Combined Development Permit and adopt a Condition Compliance and Mitigation Monitoring and Reporting Plan.