



Legislation Details

File #: RES 21-156 **Name:** PLN150372 - Riverview

Type: BoS Resolution **Status:** Scheduled PM

File created: 8/19/2021 **In control:** Board of Supervisors

On agenda: 8/31/2021 **Final action:**

Title: PLN150372 - RIVER VIEW AT LAS PALMAS ASSISTED LIVING SENIOR FACILITY
Continued from July 20, 2021.
Public hearing to consider an application for the River View at Las Palmas Assisted Living Senior Facility, including the following:
a. Amendment to the text of the Las Palmas Ranch Specific Plan (LPRSP) to add policy language to clarify that one assisted living facility is an allowed use subject to a Use Permit within Area A of the Specific Plan; and
b. Use Permit to allow construction of an assisted living facility (River View at Las Palmas Assisted Living Senior Facility) including:
1. Thirteen Casitas providing 26 separate units ranging in size from 1,513 to 3,757 square feet and totaling approximately 41,300 square feet;
2. Forty assisted living units with 52 beds ranging in size from 360 to 587 square feet each and totaling approximately 27,000 square feet;
3. A 21,600 square foot, three-story memory care facility including 39 living units ranging in size from 313 to 453 square feet and containing a total of 48 beds; and
4. Associated infrastructure including roads and grading of approximately 60,000 cubic yards.
Project Location: Vacant 15.74-acre lot within Las Palmas Subdivision #1, south of River Road and west of Country Park Road, within the Las Palmas Ranch Specific Plan area, approximately 1.25 miles west of Spreckels and 0.5 miles east of State Highway 68.
Proposed CEQA actions: Certify the Final Subsequent Environmental Impact Report (Final SEIR), adopt a Statement of Overriding Considerations, and adopt a Mitigation Monitoring and Reporting Plan.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Board Report, 2. Attachment A – Discussion, 3. Attachment B1 – Draft CEQA Resolution, 4. Attachment B2 – Draft Las Palmas Ranch Specific Plan Amendment Resolution, 5. Attachment B3 – Draft Combined Development Permit Resolution, 6. Attachment C – Draft Text of Las Palmas Ranch Specific Plan Amendment, 7. Attachment D – Vicinity Maps, 8. Attachment E – Toro LUAC Minutes (October 26, 2015), 9. Attachment F – Toro LUAC Minutes (September 26, 2016), 10. Attachment G – Correspondence (received since October 10, 2019), 11. Attachment H – Emergency Response Calls for Comparable Facilities in Monterey County, 12. Attachment I – Las Palmas Ranch Specific Plan Residential Build Out by Area, 13. Attachment J – Response to Comments regarding Noise (prepared by Rincon Consultants, Inc), 14. Attachment K – Planning Commission Resolution No. 20-004, dated February 12, 2020, 15. Attachment L – Planning Commission Resolution No. 20-005, dated February 12, 2020, 16. Attachment M – Planning Commission Resolution No. 20-006, dated February 12, 2020, 17. Attachment N – Las Palmas Ranch Specific Plan (adopted September 1983), 18. Attachment O – Draft Subsequent Environmental Impact Report (Draft SEIR), 19. Attachment P – Final SEIR, including Comments and Responses to Comments, 20. Item No. 15 PowerPoint Presentation, 21. Completed Board Order Item No. 15

Date	Ver.	Action By	Action	Result
8/31/2021	1	Board of Supervisors	continued	Pass