



County of Monterey

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legislation Details

File #:	PC 20-010	Name:	PLN150372 RIVER VIEW
Type:	Planning Item	Status:	Agenda Ready
File created:	2/4/2020	In control:	Monterey County Planning Commission
On agenda:	2/12/2020	Final action:	
Title:	<p>PLN150372 - RIVER VIEW AT LAS PALMAS ASSISTED LIVING SENIOR FACILITY Continued from January 29, 2020. Public hearing to consider making a recommendation to the Board of Supervisors on the application for the River View at Las Palmas Assisted Living Senior Facility, including the following:</p> <p>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</p> <p>b. Construction of an assisted living facility (River View at Las Palmas Assisted Living Senior Facility) including:</p> <ol style="list-style-type: none">Thirteen (13) Casitas providing 26 separate units ranging in size from 1,513 to 3,757 square feet and totaling approximately 41,300 square feet;Forty (40) assisted living units with 52 beds ranging in size from 360 to 587 square feet each and totaling approximately 27,000 square feet;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; andAssociated infrastructure including roads and grading of approximately 60,000 cubic yards. <p>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.</p> <p>Proposed CEQA action: Recommendation to the Board of Supervisors to certify the Final Subsequent Environmental Impact Report (Final SEIR), adopt a Statement of Overriding Considerations, and adopt a Mitigation Monitoring and Reporting Plan.</p>		

Sponsors:

Indexes:

Code sections:

Attachments: 1. Staff Report, 2. Exhibit A - Discussion, 3. Exhibit B1 - Draft CEQA Resolution, 4. Exhibit B2 - Draft Las Palmas Ranch Specific Plan Amendment Resolution, 5. Exhibit B3 - Draft Combined Development Permit Resolution, 6. Exhibit C - Draft Text of Las Palmas Ranch Specific Plan Amendment, 7. Exhibit D - Vicinity Map, 8. Exhibit E - Toro Land Use Advisory Committee (LUAC) Minutes (October 26, 2015), 9. Exhibit F - Toro LUAC Minutes (September 26, 2016), 10. Exhibit G - Correspondence (received since October 10, 2019), 11. Exhibit H - Emergency Response Calls for Comparable Facilities in Monterey County, 12. Exhibit I - Las Palmas Ranch Specific Plan Residential Build Out by Area, 13. Exhibit J - Response to Comments regarding Noise (prepared by Rincon Consultants, Inc.), 14. Exhibit K - Las Palmas Ranch Specific Plan (adopted September 1983), 15. Exhibit L - Draft SEIR with all appendices including Notice of Preparation Comment Letters, 16. Exhibit M - Final SEIR, including Comments and Responses to Comments on the Draft SEIR and all appendices

Date	Ver.	Action By	Action	Result
2/12/2020	1	Monterey County Planning Commission		