



Board Report

File #: PC 19-076, **Version:** 1

PLN150372 - RIVER VIEW AT LAS PALMAS ASSISTED LIVING SENIOR FACILITY

Informational Workshop regarding the proposed River View at Las Palmas Assisted Living Senior Facility. The proposed project consists of the following:

- a. Amendment to the text of the Las Palmas Ranch Specific Plan (LPRSP) to add policy language clarifying that assisted living facilities are an allowed use on Parcel Q of the Specific Plan; and
- b. Construction of an assisted living facility (River View at Las Palmas Assisted Living Senior Facility) including:
 1. 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;
 2. 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;
 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: 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, approximately 1.25 miles west of Spreckels and 0.5 miles east of State Highway 68.

Proposed CEQA action: Not applicable to a workshop.

RECOMMENDATION:

It is recommended that the Planning Commission conduct an informational workshop regarding the proposed River View at Las Palmas Assisted Living Senior Facility. In addition to a detailed discussion at **Exhibit A**, staff will provide an oral presentation that outlines the development project, process for consideration of the amendment to the LPRSP, and environmental review.

PROJECT INFORMATION:

Owner: River View at Las Palmas LLC
Agent: Anthony Lombardo & Associates
APN: 139-211-035-000
Zoning: MDR (2.61-D)
Parcel Size: 15.74 acres
Plan Area: Toro Area Plan
Flagged and Staked: Yes

PROJECT OVERVIEW:

The subject property is a 15.74-acre parcel within Las Palmas Subdivision #1, south of River Road and west of Country Park Road, within the Las Palmas Ranch Specific Plan area, and approximately 1.25 miles west of Spreckels and 0.5 mile east of State Route 68 (SR 68). Immediately surrounding uses include the existing Las Palmas Subdivision #1 medium density residential neighborhood on the east; hillside open space to the south; and agricultural land cultivated with row crops to the west and north (across River Road). The subject property is currently undeveloped. See Vicinity Maps at **Exhibit B**.

The proposed project includes an amendment to the Las Palmas Ranch Specific Plan for clarity in regard to the future use and development of the project site (see draft amendment at **Exhibit C**); and a Combined Development Permit consisting of a Use Permit and Design Approval to allow the construction and operation of an approximately 90,000 square foot assisted senior living facility consisting of multiple structures and associated site improvements; and a Use Permit to allow development on slopes exceeding 25 percent.

River View at Las Palmas Senior Living Community (the proposed project) is 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. The entire facility would be licensed by the State of California as a Residential Care Facility for the Elderly, and is intended to operate as a continuum of care as residents progressively require higher levels of care. The senior community would be comprised of three levels of residence to accommodate this continuum of care, each with their own level of assistance: Casitas, Assisted Living Facility, and Memory Care Facility. There are 13 Casitas structures providing 26 separate units with a total of 42 beds. These units provide the most independent living situation. The Assisted Living Facility is a two-level structure approximately 28 feet in height, and will cover about 27,000 square feet. The Assisted Living Facility includes 40 living units ranging from 360 to 587 square feet and a total of 52 beds. These units can provide a more structured care option as residents transition from the Casitas. The Memory Care Facility is a three-level structure approximately 30 feet in height and will cover about 21,600 square feet. The Memory Care Facility includes 39 living units ranging from 313 to 453 square feet and a total of 48 beds. This facility will serve residents requiring the highest level of care related to Alzheimer's, dementia, or similar causes of reduced mental capacity. Total structural coverage is approximately 90,006 square feet (13.2 percent of the project site). Total site coverage (including roads, driveways, and parking areas) is approximately 190,000 square feet (27.8 percent of the project site). River Road provides the northern boundary of the property. There is no direct access from River Road and none is proposed. Access to the site is from the signalized intersection at River Road and Las Palmas Road to River Run Road, then Woodridge Court.

The objectives of the project (as provided by the applicant) are the following:

- To develop a state-of-the-art facility to provide a Continuum of Care Residential Community designed to provide care to seniors over the age of 55 and to persons with diminishing mental capacity due to Alzheimer's, dementia, or similar causes.
- To provide a range of care options for persons who do not require 24-hour skilled nursing care but are in need of a range of personal assistance with the activities of daily living such as dressing, bathing, grooming, and medication management.
- To provide a range of accommodations which will allow persons who only need some help to maintain a modicum of an independent lifestyle to move into smaller home-like suites and then transition to other on-site facilities which can provide a greater level of daily personal assistance as needed.
- To provide such a facility in a geographic location where the need for such a facility is clearly needed and where adequate public facilities currently exist or can be readily provided.
- To provide such a facility in and near an established community so that residents in the facility can feel a sense of connection with local residents and where in turn local residents, as they age or their circumstances change, can relocate to an assisted living facility without the need to move from their community or far away from their families.
- To provide a range of job and volunteer opportunities for persons in the area and in the Las Palmas community.
- To be licensed by the State of California as a Residential Care Facility for the Elderly (RCFE).

Environmental Review

Monterey County, acting as the lead agency, determined that the proposed project did not qualify for a categorical exemption under the CEQA Guidelines, and could possibly result in significant adverse environmental impacts. After discussions with the County, the project applicant voluntarily offered to prepare and submit an environmental impact report (EIR) to evaluate these possible significant adverse environmental impacts and to identify appropriate mitigations. The original Las Palmas Ranch Specific Plan and Final EIR (December 1982) were incorporated by reference and included in Appendix A of the Draft Subsequent EIR (SEIR). County staff reviewed and revised the applicant-submitted Draft SEIR to ensure the independent analysis and judgement of the County. The County prepared a Notice of Availability (NOA) and circulated the Draft SEIR (SCH # 2017031025) for public review and comment from March 12 through April 25, 2018.

The SEIR identified significant unavoidable impacts to transportation because the project will add trips to Highway 68 which currently operates at a level of service F. Mitigations have been applied to minimize impacts to transportation to the extent feasible. Potential impacts to aesthetics, biological resources, and energy resources were also identified and mitigation measures have been applied to reduce these impacts to a less than significant level. Because of this significant unavoidable impact to transportation, the Board would be considering adoption of a statement of overriding considerations in consideration of approval of the project.

The County of Monterey received 118 comment letters on the Draft SEIR, including public agency comments from the Monterey Bay Air Resources District and the Monterey County Water Resources District. The County received nine comment letters from various organizations and businesses. The rest of the comment letters were from members of the public. See the Draft SEIR at **Exhibit H**, and the Final SEIR at **Exhibit I**.

OTHER AGENCY INVOLVEMENT:

The following agencies or departments have reviewed the project:

- Monterey County Regional Fire District
- Monterey County Sheriff's Office
- Monterey County Water Resources Agency
- RMA-Public Works
- RMA-Environmental Services
- Monterey County Environmental Health Bureau
- Monterey County Housing Office

LAND USE ADVISORY COMMITTEE:

The project was referred to the Toro Land Use Advisory Committee (LUAC) for review on October 26, 2015, and September 26, 2016. At the meeting on September 26, 2016, the LUAC voted 5 - 0 to recommended approval of the project with changes, with 3 members absent (see the LUAC minutes at **Exhibits E and F**). The change recommended by the LUAC involved revising the project to adhere to the Las Palmas Ranch Specific Plan, which according to County records of housing units already built would allow three single-family dwellings to complete the build-out of Las Palmas Ranch.

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Reviewed by: Craig Spencer, RMA Planning Services Manager

Approved by: John M. Dugan, FAICP, RMA Deputy Director of Land Use and Development Services

The following attachments are on file with the RMA:

- Exhibit A - Discussion
- Exhibit B - Vicinity Maps
- Exhibit C - Draft Amendment to the Las Palmas Ranch Specific Plan
- Exhibit D - Project Plans
- Exhibit E - Toro LUAC) Minutes October 26, 2015
- Exhibit F - Toro LUAC) Minutes September 26, 2016
- Exhibit G - Correspondence (received since September 2019)

The following attachments are available for review on the RMA-Planning public website at
<https://www.co.monterey.ca.us/government/departments-i-z/resource-management-agency-rma-/planning/current-major-projects/river-view-at-las-palmas-assisted-living-senior-facility>

- Exhibit H - Draft SEIR
- Exhibit I - Final SEIR

cc: Front Counter Copy; Planning Commission; Brandon Swanson, Acting Chief of Planning; Craig Spencer, RMA Planning Services Manager; Joseph Sidor, Project Planner; The Open Monterey Project; LandWatch; Project File PL