

**Emerald Isle  
Assisted Living  
Project Description**

Attachment 8

City of Santa Rosa

APR 27 2017  
April 2017

Planning & Economic  
Development Department

East End of Gullane Drive  
APN's 173-670-004 & 016

The proposed Oakmont Senior Living project is a 49 unit residential care facility for the elderly, more commonly known as assisted living. This facility will be licensed as a Residential Care Facility for the Elderly by Community Care Licensing, California Department of Social Services. This facility will be monitored by Community Care Licensing for adherence to the regulations in Title 22, Division 6, Chapter 8 for Residential Care Facilities for the Elderly.

Care involves assisting the residents with the activities of daily life such as dressing, bathing and medication reminders. Three meals are provided daily. Various activities and outings are organized for the residents. A town car and/or small limo-bus will be provided to meet the residents' transportation needs. This two-story structure of approximately 70,456 square feet is designed architecturally from the ground up with many features throughout the project that meet the special needs of the frail elderly. These residentially designed facilities are known nationally for innovative features, outstanding care, unparalleled service and superior management.

The facility will consist of 27 studios, 14 one bedroom units and 8 two bedroom shared units. The facility will include a common lobby, café, reading room, central dining areas with central kitchen, private dining rooms, activity rooms, beauty salon, fitness center, media rooms, laundries and offices for the staff. Outdoor amenities will include a swimming/aerobics pool, fountains, arbors, dining patios, walking paths, raised garden beds, sports courts, bocce court, pet park and 12 garages. In addition to the garages, there are 63 parking spaces for staff, residents and guests, for a overall parking ratio of 1.53 per unit.

Twelve (12) of the units are dedicated to our specialized memory care program. This programming will include a section of the building designed for residents with Alzheimer's, dementia or other forms of memory impairment. This special needs area is a secure area with 24-hour staffing, dining and activities designed for residents with memory impairments.

Oakmont Senior Living maintains 24-hour staffing, three shifts of care managers, licensed nurses and professional department managers. A detailed communication system will be in place for shift change issues, emergency response and daily monitoring of our residents. Oakmont staffing ratios are based upon time of day, shift and acuity levels of our residents. Staff are trained in CPR, First Aid, and resident care issues. Oakmont also maintains a detailed training program for all staff, including training on residents' communication, wellness, health, dementia care and medication management.

Over 78% of the site will be left as natural open space and landscaped area. Approximately 66% of the trees on site will be saved. To mitigate for tree removal, we propose to plant 170 36" box trees to further enhance the landscaping.

Coverage allocations are as follows:

Natural Open Space	8.03 acres	65.98%
Landscaped Area	1.51 acres	12.41%
Parking and Circulation	1.10 acres	9.04%
Exterior Flatwork	0.50 acres	4.11%
Building	<u>1.03 acres</u>	<u>8.46%</u>
	12.17 acres	100.00%

Construction Type VA 1 hour  
Wood framed, two story building on a post tension slab  
NFPA 13 Sprinkler System  
Automatic Smoke Detection System  
Occupancy Groups R2.1, A-2, A-3 & B