

MUP Project Description

Indented use for residential units located 5761 Mountain Hawk Dr.

Zoning: CN-SR – Community Care Facility, 24 beds, maximum of 8 staff on-site at any time.

Pura Vida Recovery Services proposes to operate a community care facility (24 beds) in the form of one non-medical adult residential alcohol/drug program in Suites 201 through 207 at the above address, with the facility managed by a single staff. Clients will share a bedroom with one other clients in the two bedroom two bathroom units.

Community Care v. Medical/Health Care Facility

Santa Rosa has definitions of medical facilities in its zoning code. They are as follows:

Medical Service – Clinic, urgent care
 Medical Service – Doctor office
 Medical Service – Health care facility
 Medical Service – Hospital
 Medical Service – Integrated Medical Facility

None of these definitions fit our facility. They are all defined in Section 1200/1250 of the California HSC. See below

Medical Service—Health Care Facility. A facility, place, or building other than a hospital, which is maintained and operated as a residence for patients and to provide long-term medical care. Includes nursing homes, intermediate care facilities, extended care facilities, hospice homes and similar facilities which are licensed by the California State Department of Health Services, and defined in [Health and Safety Code](#) Section 1200 et seq. May include a lab, radiology, pharmacy, rehabilitation, and other similar services as accessory uses. HSC section 1200 and 1250 define health care facilities of various types and intensities.

Several factors make these definitions irrelevant to our proposal.

a. There is a separate division of the Health and Safety Code that relates to our specific type of treatment facility. HSC Division 10.5 Alcohol and Drug Programs (11750-11756.8)

b. Chapter 7.5 Licensing of that division,(11834.01-11834.50), Article 1 General Provisions (11834.01-11834.18) defines our program as “(a) As used in this chapter, “alcoholism or drug abuse recovery or treatment facility” or “facility” means any premises, place, or building that provides residential nonmedical services to adults who are recovering from problems related to alcohol, drug, or alcohol and drug misuse or abuse, and who need alcohol, drug, or alcohol and drug recovery treatment or detoxification services.”

c. Chapter 7.5 Licensing (11834.01-11834.50) states “(a) (1) As a condition of providing incidental medical services, as defined in subdivision (a) of Section 11834.026, at a facility licensed by the department, the facility, within a reasonable period of time, as defined by the department in regulations, shall obtain from each program participant, a signed certification described in subdivision (b) from a health care practitioner.”

d. Chapter 7.5 Licensing (11834.01-11834.50), Article 1 General Provisions (11834.01-11834.18) “(a) As used in this section, “incidental medical services” means services that are in compliance with the community standard of practice and are not required to be performed in a licensed clinic or licensed health facility, as defined by Section 1200 or 1250, respectively, to address medical issues associated with either detoxification from alcohol or drugs or the provision of alcoholism or drug abuse recovery or treatment services, including all of the following categories of services that the department shall further define by regulation:

- (1) Obtaining medical histories.
- (2) Monitoring health status to determine whether the health status warrants transfer of the patient in order to receive urgent or emergent care.
- (3) Testing associated with detoxification from alcohol or drugs.
- (4) Providing alcoholism or drug abuse recovery or treatment services.
- (5) Overseeing patient self-administered medications.

e. chapter 7.5 Licensing (11834.01-11834.50), Article 1 General Provisions (11834.01-11834.18) (e) A facility licensed and approved by the department to allow provision of incidental medical services shall not by offering approved incidental medical services be deemed a clinic or health facility within the meaning of Section 1200 or 1250, respectively.

As a nonmedical residential facility, Pura Vida Recovery Services and its program, fit the City of Santa Rosa's definition of a Community Care Facility perfectly.

Facility Specifics:

Length of stay: Up to 90 days. Clients are physically free from drugs/alcohol. Tested regularly to ensure compliance.

24/hour supervision by medical assistants, counselors, therapists, psychologists, and treatment technicians.

Meals on-site and off-site depending on schedule.

Activities and treatment on-site and off-site depending on schedule.

Clients do not drive or go anywhere without a representative of Pura Vida Recovery Services present.

Pura Vida Recovery Services provides transportation in vans.

Exposure to evidence based addiction treatment (6-8 hours/day, individual counseling, relapse prevention, recreational therapy, physical fitness, self-help meetings, spiritual practices, life skills, and community reintegration skills.) See schedule below for details.

Community Care Facility: A facility, place, or building that is maintained and operated to provide non-medical residential care, which may include home finding and other services, for children and/or adults, including: the physically handicapped; mentally impaired, mentally disordered, or incompetent; developmentally disabled; court wards and dependents; neglected or emotionally disturbed children; the addicted; and the aged.

Our facility will directly meet the definition of community care by providing non-medical residential care for the addicted in the form of non-medical services such as: individual counseling, relapse prevention, recreational therapy, physical fitness, self-help meetings, spiritual practices, life skills, and community reintegration skills, therapy, and incidental medical services.

Neighborhood Impact:

Pura Vida will continue to have a positive impact on the neighborhood. In three years of operating 6 beds at this location we have had NO negative impact on the community. There have been NO calls for service to the surrounding neighborhood regarding any of our clients or staff. The only call for service regarding our address, was to report a break-in at our facility by a young man, who when confronted, stated that he lived in the Skyhawk neighborhood. Pura Vida staff called SR PD, filled a report, and provided them with video evidence of the break-in.

Additionally, Pura Vida has had a tangible and positive effect on the neighborhood by patronizing local businesses and building positive relationships (evidenced by letters of support from all of our immediate neighbors) which we look forward to continuing with an expanded census.

We are also proud to have served several members of the Skyhawk community and provided them with excellent addiction treatment, and stand by to do so again when the need arises.

Pura Vida clients do not have vehicles while at Pura Vida and will not impact parking or traffic(see trip generation memo) In addition, clients are required to stay within the facility to ensure proper monitoring of their health status, and will not be wandering the property or engaging with other tenants or the general public.

Number of Staff: 8 maximum at any given time.

Parking: The application we have submitted is requesting 24 community care beds and one accessory office. Based on the zoning code, section 20-36.040 Number of parking spaces required. (qcode.us), we are required to provide 8 spaces. Our plan is more than adequate to satisfy that requirement.

Traffic: Pura Vida Recovery Services has presented a Trip Generation Memo, produced by a licensed traffic engineer, showing negligible impact on traffic at the facility.

Hours of Operation: 24/hours, 365/days year. As a residential facility clients live at the facility, and therefore we are "open" all the time. However, new clients arrive almost exclusively during normal business hours or in the early evening. Clients travel to and from the facility with staff exclusively during normal business hours. Staff arrives on the following schedule:

AM 7:00am
Swing: 2:30PM
PM: 10:00PM

Pura Vida Recovery Services is Licensed by the California Department of Healthcare Services to provide detoxification and residential addiction treatment, License: 490041BP