

THE OAKS

SENIOR LIVING COMMUNITY

PROJECT INFORMATION

THE OAKS is a 126-apartment senior living community to be built on about 9.6 acres of land in unincorporated San Rafael between Lucas Valley Road and Marinwood Avenue. The project Master Plan was approved in January 2005.

The proposed project site is located 18 miles north of the Golden Gate Bridge and is accessed by the Marinwood Avenue exit from Highway 101. The site is surrounded on three sides by approximately 80 acres of oak woodland that THE OAKS property owner dedicated as permanent open space. The east side of the property is bordered by the Highway 101 right-of-way.

The Precise Development Plan and Design Review applications propose to build 126 assisted living and independent living residential units in two attached buildings. The Master Plan approved 150 apartments, but THE OAKS project has been scaled down to 126. The Plan conforms with County standards for the development, including the building footprint of 93,417 square feet, a maximum height of 30 feet, building materials and colors, a landscape plan and an access driveway and small bridge across Miller Creek. The building design is a contemporary terraced California ranch architectural style with a low profile influenced by Frank Lloyd Wright. The building materials, colors and textures are subdued to blend in with the existing natural environment. Access to this assisted living project will be provided by a private driveway extension of Marinwood Avenue South, across Miller Creek. The proposed project will provide a maximum of 75 assisted living apartments with administrative and support services, and 51 independent living apartments. The proposed facility also includes a 4,813-square foot basement area housing a community media room and fitness center. In addition, there will be a 19,819-square foot underground parking garage with 55 spaces and storage areas. Surface parking for 31 cars, including handicapped spaces, will be located adjacent to the buildings and the access driveway. The 24 feet wide driveway will be crowned in the center with a two-percent minimum cross slope. A standard 2'6" concrete curb and gutter on both sides of the driveway will be included. A four-foot wide concrete sidewalk is proposed for the uphill side. The proposed pavement includes three inches of asphaltic concrete over 12 inches of aggregate base. The final pavement thickness will be determined by the geotechnical engineer at the construction phase of the project.

The terraced multiple level main building is designed to blend in with the natural slope of the site with an emphasis on indoor and outdoor relationships. The Main floor common areas include a library/reading room and computer room, game room with billiards and other amenities. In addition, there will be a large ala carte dining room for all tenants and a separate smaller dining room for private events. Other common areas include health services and visiting areas. Both buildings include enclosed open-air landscaped courtyards for exercise and outdoor activities. An

outdoor dining terrace is also included in the proposed plan. There will be fitness facilities and a full-service hair salon. There will also be seating areas with tables and chairs throughout the building on every floor to encourage community relationships. All the apartments in the main building will have private balconies or deck terraces facing landscaped gardens or the natural hillside. Second floor terraces will overlook the internal courtyards. Raised garden beds with seating and shaded tables will be on the top floor deck. The adjacent one-story building will house the assisted living memory care residents.

The proposed earthwork will be balanced onsite. The proposed grading will include 15,300 cubic yards of cut and 15,300 cubic yards of fill. No off-haul or importing of material is expected.

The storm drainage system includes a series of catch basins and rain wash drainage pipes. Impervious surfaces will be treated in properly designed bio-retention landscaped basins. Treated rain wash will exit the bio-retention units and will be dissipated on site. The areas above the buildings, including the retaining walls will be drained by a series of storm drain pipes and structures with energy dissipaters. Surface drainage systems will be provided to prevent water from collecting behind the buildings. Perimeter foundation drains and slab underdrains will be provided, and retaining walls will be installed with backdrainage to prevent hydrostatic buildup. Lined drainage swales will be located at the top of the cut banks to eliminate erosion.

The project landscape plan preserves the open space views from the proposed buildings toward the wooded hillside, while buffering views to/from Highway 101 below the building site. To achieve this, the landscaped buffer adjacent to Highway 101 incorporates extensive planting areas with native trees and shrubs on hillside below. Interior courtyards are designed to create outdoor rooms that emphasize an indoor-outdoor relationship. These areas will be landscaped with Mediterranean and drought-tolerant plant materials and furnished with seating and lounge amenities for the independent and assisted-living residents. A special courtyard for memory care residents was designed to provide a beautiful and therapeutic space that will offer opportunities to enjoy the outdoor areas while supporting their health and safety.

The proposed project includes a Vegetation Management Plan. The site has a moderate hazard assessment rating and a 100' defensible space/fuel modification zone for the proposed structures based on the project location near Highway 101 and the risk of fire escaping to the adjacent wildlife interface. Aside from an initial pruning treatment of the trees within the defensible space zone, yearly mowing of grasses will account for the majority of ongoing maintenance. Nineteen trees included in the Tree Survey (WRA) are located in the defensible space zone and are subject to the vegetation fuels management strategies contained in the Vegetation Management Plan.

The proposed project will generate 372 daily trips, including 21 during the morning peak hour and 29 during the evening peak hour. The Miller Creek/Marinwood Avenue is currently operating deficiently at LOS E during the morning peak hour. With project trips added, the delay increases by only 0.8 seconds, and the Level of Service E will remain unchanged. THE OAKS project intends to mitigate its minimal traffic impacts by paying a proportional share of the cost to construct the traffic signal at the Miller Creek/Marinwood Avenue intersection. The Oaks project is not expected to contribute any new trips at the intersection of Lucas Valley Road/Los Gamos Road, so it has a zero percent proportional share of installing a traffic signal at that location. The

proposed project will be required to contribute an equitable share of the costs of signalization of the intersections at Miller creek Road/Los Gallinas Avenue and Miller Creek Road/US 101 South.

The proposed project is suitable for development from a geotechnical standpoint. In the areas where the access driveway, building foundations and other improvements are planned, the existing soils will be over excavated and reconstructed as properly compacted and subdrained fill buttresses that are keyed and benched into bedrock. Fill slopes that are steeper than 2:1 will be reinforced with geogrid material or retaining walls. The cuts on the slopes will be completely retained, unless strong rock conditions are approved by the project geotechnical engineer. Excavated areas that encounter seepage will be dewatered. Debris fences or catchment/detention berms will be utilized if unstable deposits occur upslope of the proposed improvements. The supports for the bridge over Miller Creek will be installed in bedrock. Where the steep creek banks are subject to erosion and not supported by the abutment walls, rip-rap protection will be provided.

No prehistoric or historic-period archaeological resources were identified in the project area. A limited program of subsurface archaeological testing will be conducted while construction is underway to confirm the presence or absence of such deposits on the site in order to ensure that the proposed project will not result in impacts to potentially significant historical resources.

An analysis of the natural community and special-status species included three resource assessment surveys on August 12, 2015, March 17, 2016 and April 19, 2016. Eight biological communities, 88 plant species and six wildlife species. No special-status plant or wildlife species were observed during those surveys. The proposed project will implement the mitigation measures specified in the 2002 EIR for the Oakview project, which would result in all impacts to a less-than-significant level under CEQA.