



STEADFAST
companies

18100 VON KARMAN, SUITE 500
IRVINE, CA 92612
T. 949.623.7709
F. 949.777.8209
JAMES.PALDA@STEADFASTCO.COM

DEVELOPMENT
SERVICES

JUL 18 2016

CITY OF MORGAN HILL

July 8, 2016

City of Morgan Hill
Planning Division
17575 Peak Avenue
Morgan Hill, CA 95037

**RE: Butterfield Seniors Phase 3, Parcel B - Senior Assisted Living & Memory Care –
Statement of Proposed Operations – Conditional Use Permit**

To Whom It May Concern,

Please accept this letter as our Statement of Proposed Operations pertaining to the requested Conditional Use Permit. Below is the requested information. We are looking forward to working with the City to deliver an outstanding community in the City of Morgan Hill.

1. Hours and Days of Operation

The community will be a licensed Residential Care Facility for the Elderly (RCFE) providing Assisted Living and Memory Care. The community will be licensed by the California Department of Social Services and will include 67 units, 50 of which will be Assisted Living and 17 of the units will support Memory Care. Community staff members will be present 24 hours a day, 7 days a week, 365 days a year.

Three meals daily will be provided to residents. Expected meal times are from 7 a.m. to 7 p.m. daily. Meals will be prepared in the commercial kitchen provided in the building.

2. Number of employees

Staffing at the project is estimated to include 44 full time employees and 10 part time employees in various shifts, serving the project 24 hours a day, seven days a week. The average number of employees per shift is estimated to be 15.

3. Number of average daily trips generated

Please see Table 8 (“Site A and C weekday Project Trip Generation Rates and Estimates”) of the Initial Study – Butterfield Congregate Care Project and Butterfield/Barrett General Plan and Rezone project, July 2014, prepared by Raney Planning & Management for the City of Morgan Hill.

4. Type of equipment or processes used

The facility will have a full commercial kitchen with associated cooking equipment, freezer and coolers for storage and preparation of meals for the residents. Other equipment will be as expected for a building with Senior residents including HVAC systems, elevator and a wireless emergency call system. Medical services are provided by the on-site nurse and visiting doctors.

5. Use of hazardous materials

No hazardous materials will be in use or stored on site, except those associated with housekeeping supplies and diesel to power the emergency generator. Natural gas will be utilized for commercial kitchen cooking, heat and hot water.

6. Other information which effectively describes the proposed use

The project is a 67 unit, Residential Care Facility for the Elderly (RCFE) community providing Assisted Living and Memory Care. It will meet the care and safety standards set by the State and will be licensed and inspected by the Department of Social Services.

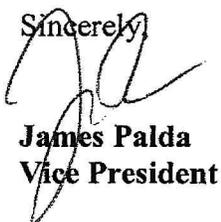
The units will have private bathrooms, ranging in size from 350 – 750 square feet and providing studio, one and two bedroom versions. Assisted Living units will include also include kitchenettes (refrigerator/freezer, microwave and sink).

Assisted Living units will be located on the 1st and 2nd floor. The Memory Care units will be located on the 1st floor with its own secured environment.

The project includes over 10,000 SF of communal dining, social activities, crafts, a beauty facility and fitness room. Meals, housekeeping, laundry, transportation and recreational programming will be provided as part of the services for residents. Outdoor amenities, such as gardens, walking paths, courtyard patios and sitting areas will also be provided.

Please contact me if you need any additional information.

Sincerely,



James Palda
Vice President