

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

**SCH #2017061068**

**Project Title:** Solana Beach Senior Care Specific Plan Project

Lead Agency: City of Solana Beach Contact Person: Leslea Meyerhoff  
 Mailing Address: 635 South Highway 101 Phone: 858-720-2400  
 City: Solana Beach Zip: 92075 County: San Diego County

**Project Location:** County: San Diego County City/Nearest Community: Solana Beach  
 Cross Streets: 959 Genevieve Street at Marine View Avenue Zip Code: 92075  
 Longitude/Latitude (degrees, minutes and seconds): 32 ° 988 ' 497 " N / -117 ° 254 ' 64 " W Total Acres: 2.9  
 Assessor's Parcel No.: 2983905100 Section: N/A Twp.: N/A Range: N/A Base: N/A  
 Within 2 Miles: State Hwy #: 5 Waterways: Pacific Ocean, San Dieguito River  
 Airports: N/A Railways: Amtrak Schools: Santa Fe Montessori, P...

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.)  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_  FONSI

Governor's Office of Planning & Research

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.) Other: \_\_\_\_\_

APR 04 2019

STATE CLEARINGHOUSE

**Development Type:**

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Educational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Other: Residential Care Facility up to 99 beds  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**

Land Use: Estate Residential (ER) Zoning: Estate Residential-2 (ER-2)

**Project Description:** (please use a separate page if necessary)

The proposed Specific Plan (subject to voter approval of an initiative) would support development of a 99-bed residential care facility for the elderly with a maximum floor area ratio of 0.55. The proposed project, however, includes 96 beds within 85 assisted living units. A single building would be constructed along the western perimeter of the site. Other improvements include surface parking & below-ground parking facilities, & landscaped & paved/hardscaped areas. The building would be accessible from both the western & eastern sides. Access from the west would be into the first floor of the building, and access from the east would be into the second floor. A landscaped area at the corner of Marine View Avenue & Genevieve Street would be available to support community use. All improvements would be required to comply with the latest CBC & ADA.

State Clearinghouse Contact: (916) 445-0613 *dr*

State Review Began: 4 - 4 - 2019

SCH COMPLIANCE 5 - 20 - 2019

**Project Sent to the following State Agencies**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Resources           | <input type="checkbox"/> Cal EPA   |
| <input type="checkbox"/> Boating & Waterways            | <input type="checkbox"/> ARB: Airport & Freight                                    |
| <input type="checkbox"/> Central Valley Flood Prot.     | <input type="checkbox"/> ARB: Transportation Projects                              |
| <input checked="" type="checkbox"/> Coastal Comm        | <input type="checkbox"/> ARB: Major Industrial/Energy Resources, Recycl.& Recovery |
| <input type="checkbox"/> Colorado Rvr Bd                | <input checked="" type="checkbox"/> SWRCB: Div. of Drinking Water                  |
| <input checked="" type="checkbox"/> Conservation        | <input type="checkbox"/> SWRCB: Div. Drinking Wtr # _____                          |
| <input checked="" type="checkbox"/> CDFW # <u>5</u>     | <input type="checkbox"/> SWRCB: Div. Financial Assist.                             |
| <input type="checkbox"/> Cal Fire                       | <input type="checkbox"/> SWRCB: Wtr Quality  |
| <input type="checkbox"/> Historic Preservation          | <input type="checkbox"/> SWRCB: Wtr Rights   |
| <input checked="" type="checkbox"/> Parks & Rec         | <input checked="" type="checkbox"/> Reg. WQCB # <u>9</u>                           |
| <input type="checkbox"/> Bay Cons & Dev Comm.           | <input checked="" type="checkbox"/> Toxic Sub Ctrl-CTC                             |
| <input checked="" type="checkbox"/> DWR                 | <b>Yth/Adlt Corrections</b>  |
|   | <input type="checkbox"/> Corrections   |
| <b>CalSTA</b>   | <b>Independent Comm</b>  |
| <input type="checkbox"/> Aeronautics                    | <input type="checkbox"/> Delta Protection Comm                                     |
| <input checked="" type="checkbox"/> CHP                 | <input type="checkbox"/> Delta Stewardship Council                                 |
| <input checked="" type="checkbox"/> Caltrans# <u>11</u> | <input type="checkbox"/> Energy Commission   |
| <input type="checkbox"/> Trans Planning                 | <input checked="" type="checkbox"/> NAHC   |
| <b>Other</b>  | <input checked="" type="checkbox"/> Public Utilities Comm                          |
| <input type="checkbox"/> Education                      | <input type="checkbox"/> Santa Monica Bay Restoration                              |
| <input type="checkbox"/> Food & Agriculture             | <input checked="" type="checkbox"/> State Lands Comm                               |
| <input type="checkbox"/> HCD                            | <input type="checkbox"/> Tahoe Rgl Plan Agency                                     |
| <input type="checkbox"/> OES                            |  |
| <b>State/Consumer Svcs</b>                              | <input type="checkbox"/> Conservancy   |
| <input type="checkbox"/> General Services               | Other: _____   |

**Please note State Clearinghouse Number (SCH#) on all Comments**

SCH#: **2017061068**

**Please forward late comments directly to the Lead Agency**

AQMD/APCD 27

(Resources: 4 / 6)

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board                 | <input checked="" type="checkbox"/> Office of Emergency Services                |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input type="checkbox"/> Office of Historic Preservation                        |
| <input type="checkbox"/> California Highway Patrol                      | <input type="checkbox"/> Office of Public School Construction                   |
| <input checked="" type="checkbox"/> Caltrans District #11               | <input type="checkbox"/> Parks & Recreation, Department of                      |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input type="checkbox"/> Pesticide Regulation, Department of                    |
| <input type="checkbox"/> Caltrans Planning                              | <input type="checkbox"/> Public Utilities Commission                            |
| <input type="checkbox"/> Central Valley Flood Protection Board          | <input checked="" type="checkbox"/> Regional WQCB # 9                           |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy             | <input type="checkbox"/> Resources Agency                                       |
| <input checked="" type="checkbox"/> Coastal Commission                  | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.              |
| <input type="checkbox"/> Colorado River Board                           | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy    |
| <input checked="" type="checkbox"/> Conservation, Department of         | <input type="checkbox"/> San Joaquin River Conservancy                          |
| <input type="checkbox"/> Corrections, Department of                     | <input type="checkbox"/> Santa Monica Mtns. Conservancy                         |
| <input type="checkbox"/> Delta Protection Commission                    | <input type="checkbox"/> State Lands Commission                                 |
| <input type="checkbox"/> Education, Department of                       | <input type="checkbox"/> SWRCB: Clean Water Grants                              |
| <input type="checkbox"/> Energy Commission                              | <input checked="" type="checkbox"/> SWRCB: Water Quality                        |
| <input checked="" type="checkbox"/> Fish & Game Region #5               | <input type="checkbox"/> SWRCB: Water Rights                                    |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input type="checkbox"/> Tahoe Regional Planning Agency                         |
| <input type="checkbox"/> Forestry and Fire Protection, Department of    | <input type="checkbox"/> Toxic Substances Control, Department of                |
| <input checked="" type="checkbox"/> General Services, Department of     | <input type="checkbox"/> Water Resources, Department of                         |
| <input type="checkbox"/> Health Services, Department of                 |   |
| <input checked="" type="checkbox"/> Housing & Community Development     | <input checked="" type="checkbox"/> Other: San Diego Association of Governments |
| <input type="checkbox"/> Integrated Waste Management Board              | <input type="checkbox"/> Other: _____   |
| <input checked="" type="checkbox"/> Native American Heritage Commission |   |

**Local Public Review Period (to be filled in by lead agency)**

Starting Date April 5, 2019 Ending Date May 20, 2019

**Lead Agency (Complete if applicable):**

Consulting Firm: _____	Applicant: <u>John Dewald, Pacific Sound Investors</u>
Address: _____	Address: <u>1855 Freda Lane</u>
City/State/Zip: _____	City/State/Zip: <u>Cardiff, CA. 92007</u>
Contact: _____	Phone: <u>760-633-1738</u>
Phone: _____	

Signature of Lead Agency Representative:  Date: April 3, 2019

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.