

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

2019059043
SCH #

Project Title: Artis Senior Living

Lead Agency: City of San Marcos

Mailing Address: 1 Civic Center Drive

City: San Marcos

Zip: 92069

Contact Person: Norman Pedersen

Phone: 760-744-1050 ext. 3236

County: San Diego

Project Location: County: San Diego

City/Nearest Community: San Marcos

Cross Streets: San Elijo Boulevard/Paseo Plomo

Zip Code: 92078

Longitude/Latitude (degrees, minutes and seconds): 33 ° 6 ' 1.74 " N / 117 ° 13 ' 15.02 " W Total Acres: 2.18

Assessor's Parcel No.: 223-651-01-00

Section: 29

Twp.: 12S

Range: 03W

Base: San Bern

Within 2 Miles: State Hwy #: n/a

Waterways: San Marcos Creek

Airports: n/a

Railways: n/a

Schools: San Elijo Elementary

Document Type:

CEQA: ☐ NOP☐ Early Cons☐ Neg Dec☒ Mit Neg Dec☐ Draft EIR☐ Supplement/Subsequent EIR

(Prior SCH No.)

Other:

NEPA: ☐ NOI☐ EA☐ Draft EIS☐ FONSIOther: ☐ Joint Document☐ Final Document☐ Other:

Local Action Type:

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

Development Type:

☐ Residential: Units

Acres

☐ Office: Sq.ft.

Acres

Employees

☐ Commercial: Sq.ft.

Acres

Employees

☐ Industrial: Sq.ft.

Acres

Employees

☐ Educational:☐ Recreational:☐ Water Facilities: Type

MGD

☐ Transportation: Type☐ Mining:

Mineral

☐ Power:

Type

MW

☐ Waste Treatment: Type

MGD

☐ Hazardous Waste: Type☒ Other: Assisted Living (64 beds) on 2.18 acres

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

General Plan Designation: Specific Plan Area Zoning Designation: Specific Plan Area

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

The project applicant is requesting approval of a Specific Plan Amendment and a Site Development Plan to construct a 64-bed assisted living and memory care facility. The two-story building will have 39,951 square feet (s.f.) with 21,385 s.f. on the first floor and 18,566 s.f. on the second floor. The project design includes 64 private bedrooms for residents, communal spaces for residents including dining rooms, family rooms, an activity room, community room, health center, barber/beauty shop, café and gallery. The building also includes spaces for staff and management and a kitchen facility.

State Clearinghouse Contact:

(916) 445-0613

State Review Began:

5 - 9 - 2019

SCH COMPLIANCE

6 - 10 - 2019

Project Sent to the following State Agencies

☒ Resources

☐ Boating & Waterways
☐ Central Valley Flood Prot.
☐ Coastal Comm
☐ Colorado Rvr Bd
☐ Conservation
☒ CDFW # 5
☐ Cal Fire
☐ Historic Preservation
☒ Parks & Rec
☐ Bay Cons & Dev Comm.
☐ DWR

CalSTA

☐ Aeronautics
☐ CHP
☒ Caltrans # 11
☐ Trans Planning
Other
☐ Education
☐ Food & Agriculture
☐ HCD
☐ OES

State/Consumer Svcs

☐ General Services

Cal EPA

☐ ARB: Airport & Freight
☐ ARB: Transportation Projects
☐ ARB: Major Industrial/Energy
Resources, Recycl. & Recovery
☐ SWRCB: Div. of Drinking Water
☐ SWRCB: Div. Drinking Wtr #
☐ SWRCB: Div. Financial Assist.
☒ SWRCB: Wtr Quality
☐ SWRCB: Wtr Rights
☒ Reg. WQCB # 9
☐ Toxic Sub Ctrl-CTC

Yth/Adlt Corrections

Corrections

Independent Comm

☐ Delta Protection Comm
☐ Delta Stewardship Council
☐ Energy Commission
☒ NAHC
☐ Public Utilities Comm
☐ Santa Monica Bay Restoration
☐ State Lands Comm
☐ Tahoe Rgl Plan Agency

Conservancy

Other:

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

SCH#: 2019059043

Please forward late comments directly to the
Lead Agency

AQMD/APCD 27

(Resources: 5 / 11)

Reviewing Agencies Checklist

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

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

Starting Date May 8, 2019 Ending Date June 7, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>Sophia Mitchell & Associates</u>	Applicant: <u>Artis Senior Living</u>
Address: <u>PO BOX 1700</u>	Address: <u>1651 Old Meadow Road</u>
City/State/Zip: <u>Gualala, CA 95445</u>	City/State/Zip: <u>McLean, VA 22101</u>
Contact: <u>Sophia Habi Mitchell</u>	Phone: _____
Phone: <u>858-243-0843</u>	

Signature of Lead Agency Representative: _____ Date: _____

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