

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 # New**Project Title:** Solana Assisted Living and Memory Care Project

Lead Agency: City of Temecula

Contact Person: Scott Cooper

Mailing Address: 41000 Main Street

Phone: 951.506.5137

City: Temecula

Zip: 92590

County: Riverside

Project Location: County: Riverside

City/Nearest Community: Temecula

Cross Streets: Solana Way / Margarita Road

Zip Code: 92590

Longitude/Latitude (degrees, minutes and seconds): 33 ° 2 ' " N / 117 ° 2 ' " W Total Acres: 4.69

Assessor's Parcel No.: 921-330-025, 026, 052, 053

Section: 12

Twp.: 7S

Range: 3W

Base: SBBM

Within 2 Miles: State Hwy #: 79

Waterways: N/A

Airports: N/A

Railways: N/A

Schools: Temecula Elementary

Document Type:CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.)

☐ Draft EIS☐ Other:☒ Mit Neg Dec

Other:

☐ FONSI**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:**Development Type:**☒ Residential: Units 107 Acres 4.69☐ Office: Sq.ft. Acres Employees☐ Transportation: Type☐ Commercial: Sq.ft. Acres Employees☐ Mining: Mineral☐ Industrial: Sq.ft. Acres Employees☐ Power: Type MW☐ Educational:☐ Waste Treatment: Type MGD☐ Recreational:☐ Hazardous Waste: Type☐ Water Facilities: Type MGD☐ Other:**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:**

Vacant / Professional Office (PO) & Open Space-Conservation (OS-C) / Professional Office (PO) & Open Space (OS)

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

The proposed Solana Way Senior Assisted Living and Memory Care Facility (Project) includes development of an approximately 91,002-square foot assisted living and memory care facility with various amenities, a front entry porte-cochere, two (2) large courtyards, landscape and hardscape improvements, walkways, driveways, parking spaces, and public street widening and improvements on the 4.69 acre site. The proposed facility would include a total of 107 suites for senior care. 75 suites are proposed for senior assisted living care and 32 suites for senior memory care.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

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 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 type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<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 type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>6</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input 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	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

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

Starting Date May 27, 2020 Ending Date June 27, 2020

Lead Agency (Complete if applicable):

Consulting Firm: <u>Ascent Environmental</u>	Applicant: <u>Griffin Fine Living, LLC</u>
Address: <u>1230 Columbia Place, Suite 440</u>	Address: <u>24005 Ventura Boulevard</u>
City/State/Zip: <u>San Diego, CA 92101</u>	City/State/Zip: <u>Calabasas, CA 91302</u>
Contact: <u>Eric J. Ruby</u>	Phone: <u>818.965.7400</u>
Phone: <u>619.219.8000</u>	

Signature of Lead Agency Representative:  Date: 05/22/20

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