

**Notice of Completion
Environmental Document Transmittal Form**

SCH No.: **2019069100**

Mail to: State Clearinghouse, 1400 Tenth Street, Sacramento, CA 95814 (916) 445-0613

- 1. PROJECT TITLE:** Ocean Hills Senior Living
2. Lead Agency: City of Oceanside **3. Contact:** Scott Nightingale, Senior Planner
3a. Address: 300 N. Coast Hwy. **3b. City:** Oceanside, CA
3c. County: San Diego **3d. Zip Code:** 92054 **3e. Phone:** (760) 435-3526
PROJECT LOCATION: 4500 Cannon Road, Oceanside CA. 92056
4. County: San Diego **4a. City/community:** Oceanside/Oceanside CA
4b. Assessor's Parcel No.: 169-562-01-00
4c. Lat./Long.: NA
5a. Cross Streets: Cannon Rd. & Mystra Way **5b. For rural, nearest community:** N/A
6. Within 2 miles of: **a. State highway #:** Hwy 78 **b. Airport:** No
c. Railways: No **d. Waterways:** NA

7. DOCUMENT TYPE:

- CEQA**
a. Notice of Preparation e. Sup./Sub. EIR (Prior SCH No.)
b. Early Consultation f. Notice of Exemption
c. Mitigated Negative Declaration g. Notice of Completion
d. Draft EIR h. Notice of Determination
- NEPA**
i. NOI m. Joint Document
j. FONSI (Finding of No Significant Impact) n. Final Document
k. Draft EIS (Environmental Impact Statement) o. Other:
l. EA (Environmental Assessment)

8. LOCAL ACTION:

- a. General Plan Update f. PUD k. Land Division (tract/tentative map)
b. General Plan Amend g. Site Plan l. Annexation
c. General Plan Element h. Rezone m. Redevelopment
d. Specific Plan i. Prezone n. Coastal Permit
e. Master Plan j. Use Permit o. Other: Variance

9. DEVELOPMENT TYPE:

- Residential Water Facilities Hazardous Waste Waste Treatment
 Office Transportation Recreational Industrial
 Commercial Mining Other Power
 Educational

10. Total acres: 2.928 **11. Total jobs created:** 20+

12. ISSUES DISCUSSED:

- Aesthetic Forest/fire Sewer capacity Floodplain
 Agricultural Geo/seismic Soils/grading Septic systems
 Air Quality Minerals Solid waste Growth Inducing
 Archeo/History Noise Toxic/hazardous Land use
 Coastal zone Population Traffic Cumulative
 Drainage Public facilities Vegetation Other (Greenhouse Gas Emissions)
 Economic/jobs Parks/recreation Water resources
 Fiscal Schools/University Wildlife

13. Funding (approx.) Federal \$: 0 **State \$:** 0 **Total \$:** 0

14. PRESENT LAND USE & ZONING: Development of a Senior Living Facility

15. PROJECT DESCRIPTION: The proposed Senior Living Facility consists of two phases. Phase 1, which is situated on the southern 3.533 acres of the site, has already been approved by the City of Oceanside, construction has been completed, and a Certificate of Occupancy has been issued by the City of Oceanside. Phase 2, which has not yet been approved or constructed, will include construction of one new 103,004 square foot three-story building with 102 resident units on a 2.928 acre site. The project location is shown on Figure 1 and the site plan is shown on Figure 2.

Phase one is comprised of a two-story 81,764 square-foot two-story building. The building would be comprised of 114 residential units, to be used for senior age restricted living. The Phase 1 building

Project Description Cont. on next page.

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

State Review Began: 6 - 24 - 2019

SCH COMPLIANCE 7 - 23 - 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 type="checkbox"/> Coastal Comm | <input checked="" 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 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 checked="" 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 type="checkbox"/> Toxic Sub Ctrl-CTC |
| <input type="checkbox"/> DWR | <input type="checkbox"/> Yth/Adlt Corrections |

- CalSTA**
 Aeronautics
 CHP
 Caltrans# 11
 Trans Planning
- Other**
 Education
 Food & Agriculture
 HCD
 OES
 State/Consumer Svcs
 General Services

- 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

2019069100

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Please forward late comments directly to the Lead Agency

AQMD/APCD 27

(Resources: 6/29)

also includes a reception area, a lobby, administrative offices, a kitchen, dining rooms, a coffee bar, an ice cream bar, beauty salon, recreational rooms, patios and miscellaneous utility rooms. A small dog park is also proposed as part of Phase 1.

Fifty (50) parking stalls, including 2 electric vehicle spaces, 2 disabled access spaces, and 1 van accessible space have been included in the development of Phase 1.

The highest peaks of the proposed Phase 1 building reach up to 34'-0" high (with parapets). During the construction of Phase 1, the Applicant purchased the remaining 6.461 acre site to develop an additional 102 units of senior living for independent senior living. The intention of the proposed project is to create a mini congregate care campus for seniors to allow them to age in place. Construction of Phase 2 is expected to commence in October 2019 and last through March 2021.

Phase 2 will include construction of one new 103,004 square foot three-story building and will include 102 residential units. The proposed senior living community will include a variety of resident activity and support spaces such as a lobby with reception and administrative offices, a lounge, sports bar/bistro area, media/theater room, game room, as well as a main dining, a display kitchen, laundry, offices and fitness and activity space on the first floor. Outdoor amenities include pool, spa, bocce ball court, putting green and fitness area.

Phase 2 will include 103 parking stalls including 95 standard spaces, 4 accessible access spaces, 1 van accessible space, and 3 electrical vehicle parking spaces. Anticipated covered spaces will be considered for solar panels (electrical) or solar ready roof. Landscape coverage for Phase II is 20 percent (or 31,136 square feet).

Both of the proposed buildings will be constructed as California Building Code Type VA, and will be fully sprinklered per National Fire Protection Association 13. Occupancy classification will be mixed use predominately Residential Group R-2.1, with associated Assembly Group A-2, A-3 & Business (B) as well as accessory uses Low Hazard Storage (S-2), Utility (U) and Miscellaneous.

The proposed senior care building design will feature a contemporary design that will include stucco wall and brick accent coverings, wood shutters, terra-cotta roofing tiles, gable roof designs, and deviating wall planes for articulation. The use of articulated building massing, select materials and details are proposed to create a residential campus design that would retain the essence of the residential land use within the area, while creating an architectural transition between existing residential and the institutional church buildings within the immediate area. Although the highest peaks of the proposed Phase 2 building reach up to 46 feet and 6 inches high (with parapets), the vast majority of the building will be 38 feet in height. Renderings of the proposed project are shown on Figure 5 and proposed building elevations are presented on Figures 6 through 9. The roof plan is shown on Figures 10 and 11 and Phase 1 and Phase 2 landscape plans are shown on Figures 12 and 13.

Grading activities associated with Phase 2 will result in approximately 2,562 cubic yards (CY) of cut and 2,502 CY of fill. Approximately 60 CY of soil will be exported offsite.

The proposed project would have 40 full time employees which would be divided among three eight-hour shifts as follows:

Shift #1: 7:00 AM – 3:00 PM, 20 staff members Shift #2: 3PM – 11 PM, 16 staff members Shift #3: 11 PM – 7 AM, 4 staff members

The site has an existing General Plan Land Use designation of General Commercial and is currently zoned as Limited Commercial District (CL) the proposed senior housing use is permitted with issuance of a conditional use permit as outlined in the City of Oceanside Zoning Ordinance per Article

Reviewing Agencies/Distribution:

- Resources Agency**
- Boating & Waterways
- Coastal Commission
- Coastal Conservancy
- Colorado River Board
- Conservation
- Fish & Game
- Forestry & Fire Protection
- Office of Historic Preservation
- Parks & Recreation
- Reclamation Board
- S.F. Bay Conservation & Dev. Commission
- Water Resources (DWR)

Business, Transportation & Housing

- Aeronautics
- California Highway Patrol
- CALTRANS District #11
- Department of Transportation Planning (HQs)
- Housing & Community Development

Food & Agriculture

Health & Welfare

- Health Services

State & Consumer Services

- General Service
- OLA (Schools)

Environmental Protection Agency

- Air Resources Board
- California Waste Management Board
- SWRCB: Clean Water Grants
- SWRCB: Delta Unit
- SWRCB: Water Quality
- SWRCB: Water Rights
- Regional WQCB #9

Youth & Adult Corrections

- Corrections

Independent Commissions & Offices

- Energy Commission
- Native American Heritage Commission
- Public Utilities Commission
- Santa Monica Mountains Conservancy
- State Lands Commission
- Tahoe Regional Planning Agency
- Other _____

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

Starting Date June 19, 2019

Ending Date July 19, 2019

Signature _____

Date June 19, 2019

Lead Agency (Complete if applicable):

Consulting Firm: Roma Stromberg (Biologist)
 Address: 39520 Murrieta Hot Springs Rd. Ste 219
 City/State/Zip: Murrieta, CA. 92563-7722
 Contact: Roma (Biologist)
 Phone: (951) 544-3170

For SCH Use Only:

Date Received at SCH _____
 Date Review Starts _____
 Date to Agencies _____
 Date to SCH _____
 Clearance Date _____

Notes:

Governor's Office of Planning & Research

JUN 24 2019

STATE CLEARINGHOUSE

Applicant: Protea Senior Living

Attn: Greg Irwin (Owner)
 Address: 345 Fischer Ave. Ste. B2
 City/State/Zip: Costa Mesa CA. 92626
 Contact: Greg
 Phone: (714) 557-2448