

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 #

Project Title: Creskide Assisted LivingLead Agency: City of San MarcosContact Person: Norm PedersenMailing Address: 1 Civic Center DrivePhone: 760-744-1050 ext 3236City: San MarcosZip: 92069County: San Diego**Project Location:** County: San DiegoCity/Nearest Community: San MarcosCross Streets: E. Mission Road/Twin Oaks Valley RoadZip Code: 92069Longitude/Latitude (degrees, minutes and seconds): 33 ° 08 ' 35 " N / 117 ° 09 ' 44 " W Total Acres: 3.78Assessor's Parcel No.: 220-063-03-00 and 220-063-05-00.Section: NATwp.: 12SRange: 3WBase: San Bern.Within 2 Miles: State Hwy #: 78Waterways: San Marcos CreekAirports: n/aRailways: NCTD SprinterSchools: San Marcos 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: Variance**Development Type:** Residential: Units _____ Acres _____ Office: Sq.ft. _____ Acres _____ Employees _____ Commercial: Sq.ft. 121,566 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: _____**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:**Zoning: Specific Plan Area / General Plan: Specific Plan Area (Heart of the City Specific Plan)**Project Description:** *(please use a separate page if necessary)*

The project applicant is requesting approval of a General Plan Amendment, Specific Plan Amendment, Conditional Use Permit and Variance to construct and operate a 138-room assisted living facility. The three-story building will have 121,566 square feet. The project has been designed to avoid the riparian area associated with Twin Oaks Valley Creek and the associated sensitive vegetation within the eastern portion of the project site. As a condition of project approval, the area associated with the riparian/creek habitat will be placed within a non-buildable easement prior to issuance of a grading permit.

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".

- | | |
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| <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 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 December 7, 2020 Ending Date January 6, 2021

Lead Agency (Complete if applicable):

Consulting Firm: <u>Sophia Mitchell & Associates</u>	Applicant: <u>Breakers Real Estate</u>
Address: <u>PO BOX 1700</u>	Address: <u>647 South Cedros</u>
City/State/Zip: <u>Gualala, CA 95445</u>	City/State/Zip: <u>Solana Beach, CA 92075</u>
Contact: <u>Sophia Habi Mitchell</u>	Phone: _____
Phone: <u>858-243-0843</u>	

Signature of Lead Agency Representative:  Date: 11/30/20

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