

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: \_\_\_\_\_

Project Title: Sage Senior Apartments

Lead Agency: City of Temecula

Contact Name: Scott Cooper

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Project Location: City of Temecula, County of Riverside  
*City* *County*

Project Description (Proposed actions, location, and/or consequences).

The Project proposes the construction and operation of a 3-story senior housing apartment community. The proposed development will include an approximately 56,990 square foot (SF) building footprint, 143 dwelling units (DU), and associated amenities. Total floor area of the residential building would be 172,230 SF. The Project proposes a density of 24 DU/acre. While the permitted density is 20 DU/acre, pursuant to California Government Code (CGC) 65915, a 20 percent density bonus can be claimed when a residential project proposes senior living/age-restricted housing. As a part of the density bonus, the Project Applicant is requesting a waiver for the building height pursuant to Temecula Municipal Code (MC) Section 17.10.020(Q)(7). This would allow the Project to exceed the height of the zoning district. In addition to the proposed apartments and amenities, additional improvements and appurtenant infrastructure would be constructed to include, but not be limited to, landscaping, utilities, parking, recreational facilities, storm drain, and other facilities.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Project would have potentially significant effects which are mitigated to below significant levels under the following resource areas: Biological Resources, Cultural Resources, Geology and Soils, and Tribal Cultural Resources. Mitigation generally consists of conducting nesting bird and burrowing owl surveys and take avoidance measures for Least Bell's Vireo, establishing procedures for inadvertent finds of significant cultural/paleontological/tribal resources, archaeological and tribal monitoring during project grading, and preparing the project site in accordance with the conclusions and recommendations of the project specific geotechnical engineering investigation report, and establishing protocols during the inadvertent discovery of human remains.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None identified.

Provide a list of the responsible or trustee agencies for the project.

SCAQMD