

# **APPENDIX A1**

***NOP***



THE CITY OF SAN DIEGO

Date of Notice: December 15, 2021

# NOTICE OF PREPARATION FOR A SUBSEQUENT ENVIRONMENTAL IMPACT REPORT AND PUBLIC NOTICE OF A SCOPING MEETING

DEVELOPMENT SERVICES DEPARTMENT

SAP # 24008715

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**NOTICE OF PREPARATION:** The City of San Diego as the Lead Agency has determined that the project described below will require the preparation of a Subsequent Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (CEQA), which requires that public agencies consider the potentially significant adverse environmental effects of projects over which they have discretionary approval authority before taking action on those projects (Public Resources Code [PRC] Section 21000 et. seq.). An EIR is an informational document used to inform public agency decision makers and the general public of the significant environmental effects of a project, identify possible ways to mitigate or avoid the significant effects, and describe a range of reasonable alternatives to the project that could feasibly attain most of the basic objectives of the project while substantially lessening or avoiding any of the significant environmental impacts. Public agencies are required to consider the information presented in the EIR when determining whether to approve a project.

A Final EIR was prepared and certified by the Planning Commission for the St. John Garabed Church Project (Church; Project 240283/SCH# 2013071043) on October 20, 2014. According to California Code of Regulations (CCR) Title 14, Section 15162 (a), preparation of a subsequent EIR is required if there is a substantial change in the project, substantial change in circumstances, or new information since the preparation of the original document. The Church project included 350-seat church and three accessory use buildings on the approximately 14-acre site located at Assessor's Parcel Number [APN] 304-020-2400. Subsequent to the certification of the St. John Garabed Church Project Final EIR, members of the St. John Garabed Church congregation acquired a neighboring parcel to the church (APN 304-650-3700). A nursing facility for assisted living and dementia care is proposed on the 3.97-acre site, which would be owned by the Church but operated by PMB Healthcare via a long-term lease. Due to this change that was not known at the time the St. John Garabed Church Project Final EIR was certified, this Subsequent EIR is being prepared in accordance with CEQA Guidelines Section 15193(a)(2).

Thereby, this Notice of Preparation of a Subsequent EIR and Scoping Presentation Meeting is publicly noticed and distributed on December 15, 2021. This notice was published in the SAN DIEGO DAILY TRANSCRIPT and placed on the City of San Diego CEQA website at: <https://www.sandiego.gov/ceqa> under "Notice of Preparation and Scoping Meetings" tab.

**PUBLIC NOTICE OF SCOPING MEETING:** Consistent with Section 21083.9 of the CEQA Statutes, a public scoping meeting will be held to solicit comments regarding the scope and analysis of the EIR. Consistent with the Office of Planning and Research guidance relating to the convening of scoping meetings in the State of California in response to the COVID-19 pandemic, the City of San Diego is using available technology tools available to engage members of

the public and to solicit input on the scope of the environmental document. Therefore, in lieu of a public scoping meeting to be held in person, a pre-recorded presentation will be made accessible to the public and available for viewing from December 15, 2021 to January 14, 2022.

**HOW TO REVIEW THE PRESENTATION:** Members of the public will be able to access the link to watch a pre-recorded presentation via livestream at <https://www.sandiego.gov/ceqa/meetings>. The link and pre-recorded presentation will remain available for viewing between December 15, 2021 12:00 AM through January 14, 2022 at 12:00 PM.

**HOW TO SUBMIT COMMENTS:** Comments on this Notice of Preparation document will be accepted for 30 days following the issuance of this notice and **must be received no later than January 14, 2022**. When submitting comments, please reference the project name and number (El Camino Real Assisted Living Facility /No. 675732). Responsible agencies are requested to indicate their statutory responsibilities in connection with this project when responding. Upon completion of the scoping process, all public comments will be organized and considered in the preparation of the draft environmental document

Comment letters may be submitted electronically via e-mail at: [DSDEAS@sandiego.gov](mailto:DSDEAS@sandiego.gov). The City requests that all comments be provided electronically, however if a hard copy submittal is necessary, it may be submitted to:

Sara Osborn  
Development Services Department  
1222 First Avenue, MS-501  
San Diego, CA 92101

**GENERAL PROJECT INFORMATION:**

- **Project Name / Number:** El Camino Real Assisted Living Facility / 675732
- **Community Area:** North City Future Urbanizing Area (NCFUA) Subarea II Community Planning Area
- **Council District:** 1

**PROJECT DESCRIPTION:** A CONDITIONAL USE PERMIT AMENDMENT, REASONABLE ACCOMMODATIONS, SITE DEVELOPMENT PERMIT AMENDMENT, NEIGHBORHOOD USE PERMIT to construct a 105,568 square-foot Nursing Home Facility for Assisted Living and Memory Care on the 3.97-acre site located within Proposition A Lands. The proposed 105 units would include 87 assisted living units and 18 memory care units. A total of 124 beds would be provided, including 104 assisted living beds and 20 memory care beds. Exterior recreational uses would include a memory care garden, a central courtyard with seating, a pool area, and a pet area. Interior senior care common facilities would include a salon, dining room, kitchen, laundry room, staff room, offices, mail room, and housekeeping. The proposed three-story building would be of Mediterranean architectural style, with light-colored, adobe-like walls, dark wood details, and terracotta tile roofing. The building would be 40 feet tall. A comprehensive sign plan is also included as a part of the project. Utility connections would be made onsite as well as to existing lines within El Camino Real to the south of the site via an easement. The project proposes landscaping throughout the site, with heavy landscaping provided along the southern and eastern boundaries to provide a buffer adjacent to the Villas at Stallions Crossing development and the City's Multiple Habitat Preservation Area (MHPA). The project would retain the eastern area of the site as MHPA open space via a Covenant of Easement. Access to the site would be provided via the Church site to the north to El Camino Real.

The site is located east of El Camino Real between Sea County Lane and San Dieguito Road in the City of San Diego (Assessor's Parcel Number 304-650-3700) within the North City Future Urbanizing Area Subarea II Community Plan area, San Dieguito River Park Concept Plan and Coastal Zone. Overlay zones applicable to the site include Coastal Overlay Zone, (DEF-CER), High Fire Severity Zone, Fire Brush Zones, and Parking Impact. The site is in the AR-1-1 base zone (Agricultural-Residential). The General Plan designates the site as Residential and Park, Open Space, and Recreation. The site is Proposition A Lands (The Managed Growth Initiative). In the North City Future Urbanizing Area Framework Plan, the proposed project site is designated as Very Low Density Residential and Environment Tier. Additionally, the site contains MHPA and Environmentally Sensitive Lands. Other agency permits include a Coastal Development Permit from the California Coastal Commission for the development in an uncertified area of the City of San Diego's Local Coastal Program. (LEGAL DESCRIPTION: Parcel A as shown on Exhibit B per Lot Line Adjustment Plat No. U-15122, Certificate of Compliance Recorded July 29, 2010 as Instrument No. 2010-0384458 of Official Records.) **The site is not included on any Government Code listing of hazardous waste sites.**

**APPLICANT:** PMB Carmel Valley LLC

**RECOMMENDED FINDING:** Pursuant to Section 15060(d) of the CEQA Guidelines, it appears that the proposed project may result in significant environmental impacts in the following areas: Land Use, Agricultural Resources, Air Quality, Biological Resources, Greenhouse Gas Emissions, Historical Resources, Paleontological Resources, Transportation, Visual Effects, and Noise.

**AVAILABILITY IN ALTERNATIVE FORMAT:** To request this Notice or any additional information in an alternative format, call the Development Services Department at [DSDEASNoticing@sandiego.gov](mailto:DSDEASNoticing@sandiego.gov) or (619) 446-5460; (800) 735-2929 (TEXT TELEPHONE).

**ADDITIONAL INFORMATION:** For environmental review information, contact the environmental analyst, Sara Osborn at (619) 446-5381. The Scoping Letter and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Department. **For information regarding public meetings/hearings on this project, contact the Project Manager, Xavier Del Valle at (619) 557-7941.** This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on December 15, 2021.

Raynard Abalos  
Deputy Director  
Development Services Department

**ATTACHMENTS:** Distribution List  
Figure 1: Project Location  
Figure 2: Site Plan

## **Distribution List:**

### Federal

U.S. Fish & Wildlife Service (23)

### State of California

Caltrans, District 11 (31)

Department of Fish and Wildlife (32)

Department of Toxic Substance Control (39)

State Clearinghouse (46)

California Coastal Commission (47)

California Transportation Commission (51)

California Department of Transportation (51A)

California Department of Transportation (51B)

California Native American Heritage Commission (56)

California Highway Patrol (58)

### County of San Diego

Department of Planning and Land Use (420)

### City of San Diego

Mayor's Office (91)

Councilmember LaCava, District 1 (MS 10A)

Councilmember Campbell, District 2 (MS 10A)

Councilmember Whitburn, District 3 (MS 10A)

Councilmember Montgomery, District 4 (MS 10A)

Councilmember von Wilpert, District 5 (MS 10A)

Councilmember Cate, District 6 (MS 10A)

Councilmember Campillo, District 7 (MS 10A)

Councilmember Moreno, District 8 (MS 10A)

Councilmember Elo-Rivera, District 9 (MS 10A)

#### *Development Services Department*

Development Project Management - Xavier Del Valle

Environmental Analysis Section - Sara Osborn

Transportation Development - DSD (78)

Development Coordination (78A)

Fire and Life Safety Services (79)

San Diego Fire - Rescue Department Logistics (80)

Historical Resources Board (87)

Environmental Services (93A)

City Attorney (93C)

Carmel Valley Branch Library (81F)

### Other Interested Organizations, Groups and Individuals

Air Pollution Control District (65)

San Diego Association of Governments (108)

San Diego Gas and Electric (114)

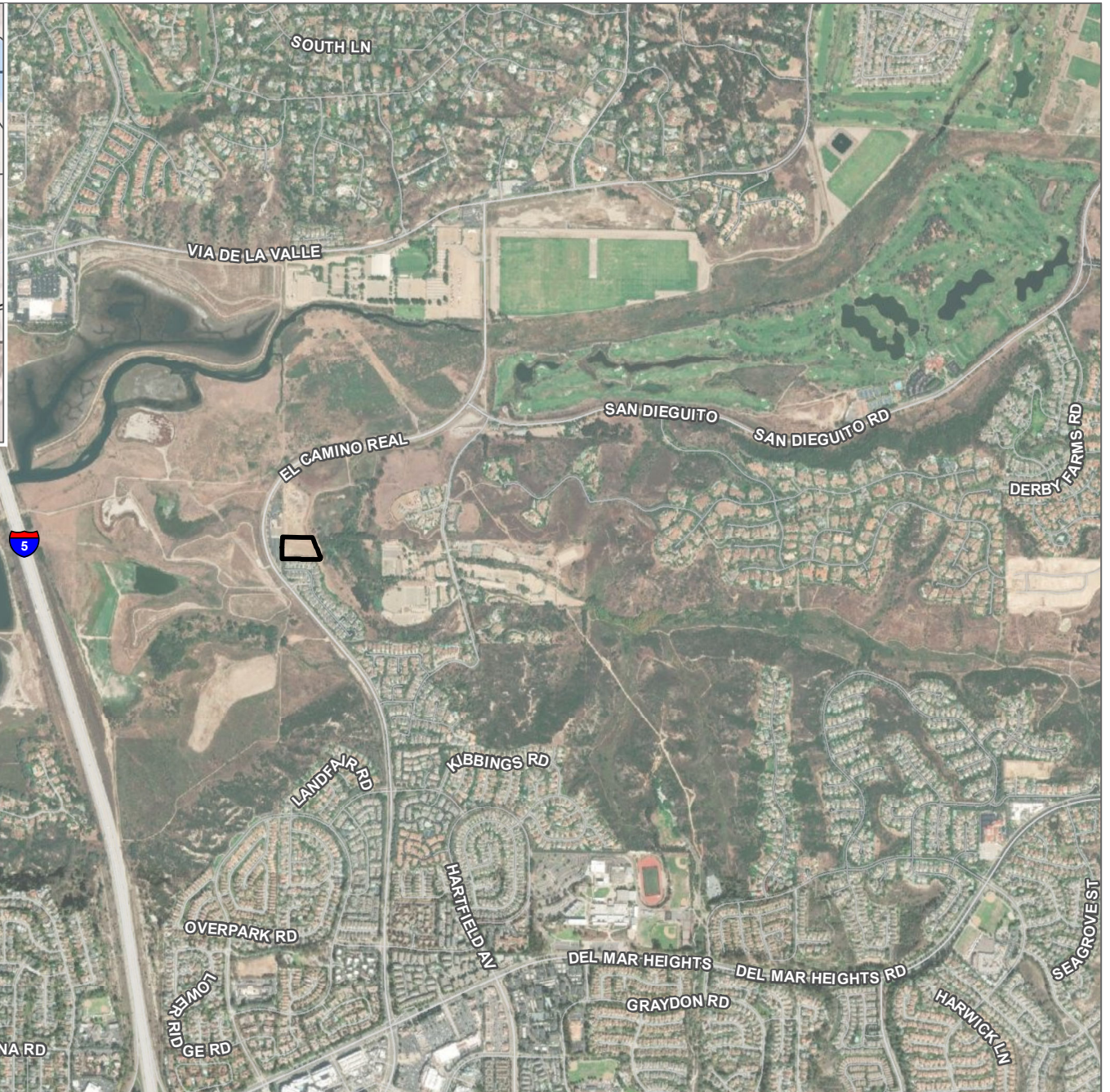
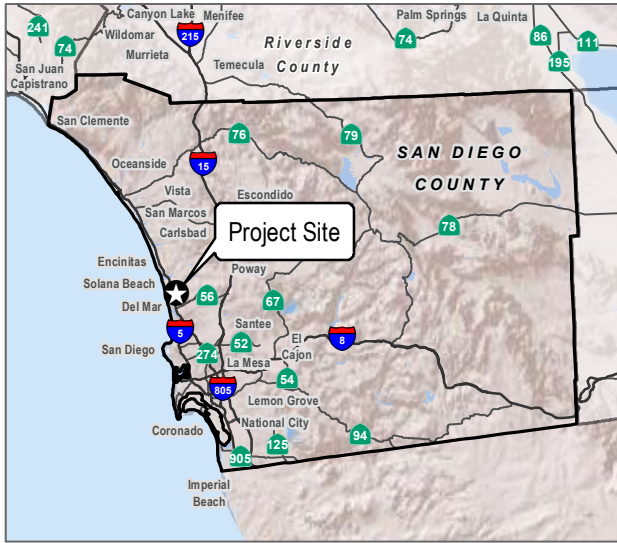
Sierra Club (165)

San Diego Natural History Museum (166)

## **Distribution List:**

San Diego Audubon Society (167)  
Mr. Jim Peugh (167A)  
California Native Plant Society (170)  
Endangered Habitats League (182A)  
Carmen Lucas (206)  
South Coastal Information Center (210)  
San Diego Archaeological Center (212)  
Save Our Heritage Organization (214)  
Ron Christman (215)  
Clint Linton (215B)  
Frank Brown – Inter-Tribal Cultural Resources Council (216)  
Campo Band of Mission Indians (217)  
San Diego County Archaeological Society, Inc. (218)  
Kumeyaay Cultural Heritage Preservation (223)  
Kumeyaay Cultural Repatriation Committee (225)  
Native American Distribution (225 A-S)  
Friends of Los Penasquitos Canyon Preserve (357)  
Carmel Valley Planning Board (377A) - white@wwarch.com  
The San Dieguito Lagoon Committee (409)  
Rancho Santa Fe Assn (410)  
22nd District Agricultural Assn (411)  
San Dieguito Planning Group (412)  
City of Del Mar (413)  
City of Solana Beach (414)  
San Dieguito River Park CAC (415)  
Sun Valley Association (416)  
Rancho Del Mar Homeowner's Association (417)  
Friends of San Dieguito River Valley (419 And 421)  
San Dieguito River Valley Conservancy (422)  
RVR Parc (423)  
Fairbanks Ranch Association (424)  
Karen Berger (425)  
San Dieguito River Park JPA (425A)  
San Dieguito River Park (116)  
John Stump  
Richard Drury  
Stacey Osborne  
Matthew Cunningham  
Shanshan Ma  
Dayue Zhang  
Ayden Zielke  
Sunjana Supekar  
Nolan Weinberg, PMB LLC, Applicant  
St. John Garabed Armenian, Owner  
Kathi Riser, Atlantis Group Land Use Consultants, Agent  
Brain Grover, DUDEK Environmental Inc., Consultant  
Dawna Marshall, DUDEK Environmental Inc., Consultant





 Project Boundary

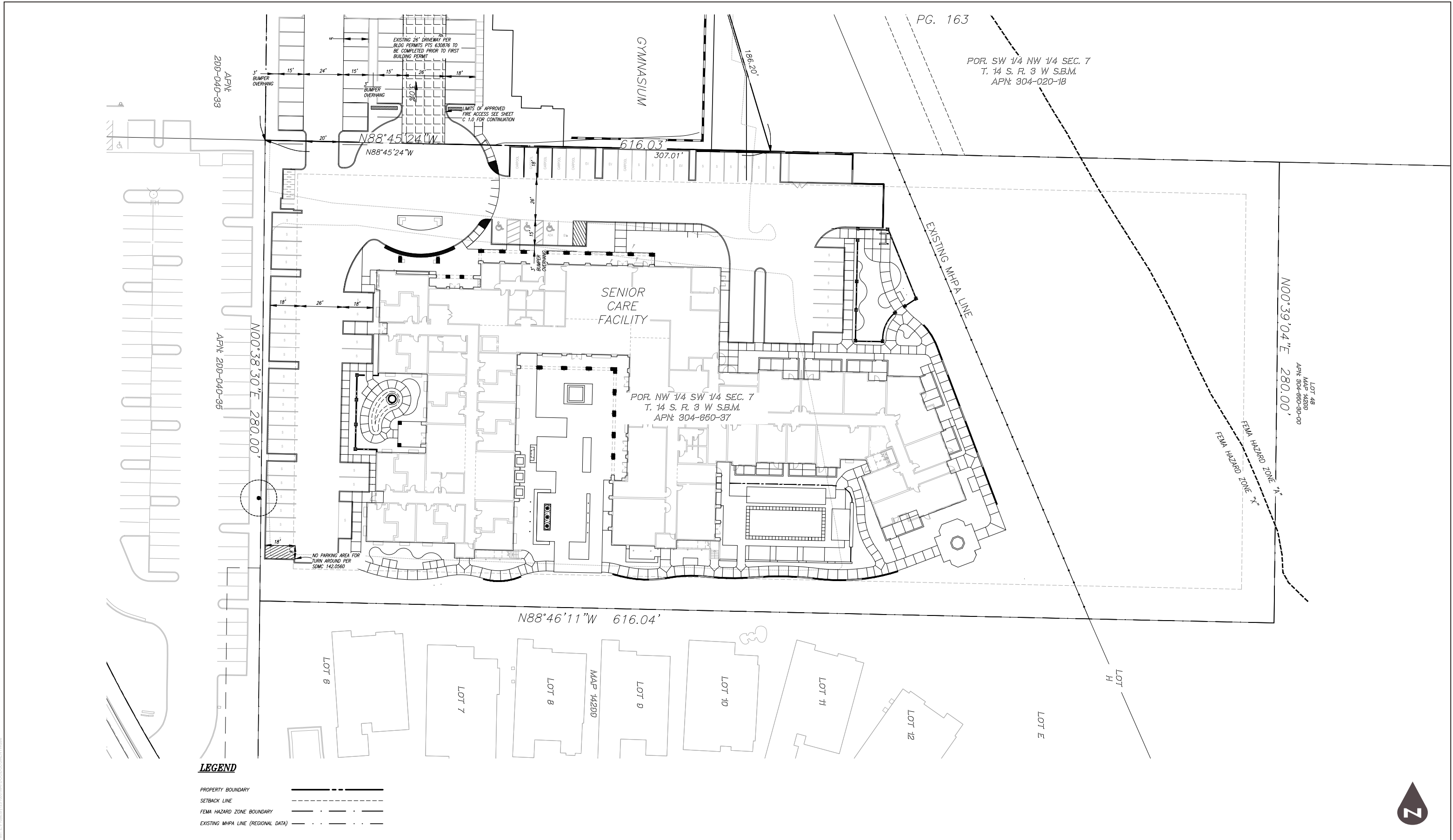
SOURCE: DigitalGlobe 2017



FIGURE 1

Project Location





SOURCE: Leppert Engineering 2020



**FIGURE 2**  
Site Plan  
El Camino Real Assisted Living Facility NOP