



County of San Diego

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NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

December 12, 2024

NOTICE IS HEREBY GIVEN that the County of San Diego is proposing to adopt a Mitigated Negative Declaration (MND) in accordance with the California Environmental Quality Act for the following project. The proposed Mitigated Negative Declaration can be reviewed on the County website at http://www.sdcounty.ca.gov/pds/ceqa_public_review.html and at Planning & Development Services (PDS), Project Processing Counter, 5510 Overland Avenue, Suite 110, San Diego, California 92123. Comments on the proposed Mitigated Negative Declaration must be sent to the PDS contact listed below and should reference the project number and name.

BRADLEY COURT CONVALESCENCE; PDS2021-MUP-85-053W2; PDS2021-ER-21-14-004.

The proposed project involves expanding the existing Bradley Court Convalescent Center to construct a new 25,515 square-foot assisted living building with 66 resident beds, and a new 10,613 square foot 31-bed skilled nursing building, for a total of 97 new beds. Upon completion of the expansion, the project site would include four buildings with 87 skilled nursing beds and 66 transitional care beds, for a total of 153 beds. The existing residential building would be converted to a controlled access building. The site currently takes access from Bradley Avenue, a County maintained road. This driveway is proposed to be relocated eastward to be more centered to the project site. The proposed project would include a new fire lane access road allowing access to the rear of existing Building 2 and the new Building 3. The existing parking area would be redesigned to accommodate the proposed buildings and provide 73 parking spaces, including 3 electric vehicle (EV) charging spaces. Access would continue to be provided off East Bradley Avenue. The project would be served by Padre Dam Municipal Water District for sewer with imported water from Helix Water District. Fire service would be provided by the San Miguel Fire Protection District.

Comments on the proposed findings and associated analysis must be received no later than January 13, 2025 at 4:00 p.m. (a 33-day public review period). For additional information, please contact Daniella Hofreiter by phone at (619) 629-4431 or by email at daniellat.hofreiter@sdcounty.ca.gov.