

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: Bradley Court Convalescent

Lead Agency: County of San Diego Contact Person: Daniella Hofreiter
Mailing Address: 5510 Overland Ave, Suite 210 Phone: (619) 629-4431
City: San Diego Zip: 92123 County: San Diego

Project Location: County: County of San Diego City/Nearest Community: El Cajon
Cross Streets: E. Bradley Ave and Sams Hill Road Zip Code: 92021

Lat. / Long.: 32° 49' 5.76" N / -116° 57' 7.99" W Total Acres: 3.4 acres
Assessor's Parcel No.: 387-142-36-00 Section: _____ Twp.: _____ Range: _____ Base: _____
Within 2 Miles: State Hwy #: SR-67 Waterways: None
Airports: Gillespie Field Railways: None Schools: Cajon Valley Union & Lakeside Union

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: 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 _____

Development Type:

Residential: Units _____ Acres _____ Water Facilities: Type _____ MGD _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational _____ Waste Treatment: Type _____ MGD _____
 Recreational _____ Hazardous Waste: Type _____
 Other: Skilled Nursing Facility - Assisted Living (153 Beds)

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 Wildlife
 Coastal Zone Noise Solid Waste Growth Inducing
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Land Use
 Economic/Jobs Public Services/Facilities Traffic/Circulation Cumulative Effects
 Other Hazardous and Hazardous Materials

Present Land Use/Zoning/General Plan Designation:

Urban Residential (RU)/Urban Residential/Village Residential (VR-24)

Project Description: (please use a separate page if necessary)

A Major Use Permit Modification is required for the proposed project. The 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. The total 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 proposed project would include a new fire lane access road allowing access to the rear of existing Building 2 and the new Building 3. A new driveway approach along Bradley Avenue would be placed for full fire truck access. The existing

parking area would be redesigned to accommodate the proposed buildings and provide 73 parking spaces, including 3 electric vehicle (EV) charging spaces. The site currently takes access from Bradley Avenue, a County maintained road, via a single full access driveway on the west side of the Project site.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X". If you have already sent your document to the agency please denote that with an "S".

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| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> CalFire | <input type="checkbox"/> Parks & Recreation |
| <input checked="" type="checkbox"/> Caltrans District # 11 | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Planning (Headquarters) | <input checked="" type="checkbox"/> Regional WQCB # 9 |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Commission |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers and 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 Mountains 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 type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Integrated Waste Management Board | |
| <input type="checkbox"/> Native American Heritage Commission | |

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

Starting Date 12/13/2024 Ending Date 01/13/2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Excel Engineering</u>	Applicant: <u>Thomas Jurbala, Director of Business El Cajon Real Estate LLC</u>
Address: <u>440 State Place</u>	Address: <u>6 Hutton Centre Drive #400</u>
City/State/Zip: <u>Escondido, CA 92029</u>	City/State/Zip: <u>Santa Ana, CA 92707</u>
Contact: <u>Robert Dentino</u>	Phone: <u>714-241-5600</u>
Phone: <u>760-745-8118</u>	

Signature of Lead Agency Representative:  **Date:** 12/13/2024