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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 #: 2013071043

Project Title: El Camino Real Assisted Living Facility

Lead Agency: The City of San Diego

Contact Name: Sara Osborn

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Project Location: San Diego (*City*) San Diego (*County*)

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

The project consists of an expansion of the approved St. John Garabed Armenian Church (Church) to include the proposed El Camino Real Assisted Living Facility (Assisted Living Facility), to be located south of the approved Church. The project would include amending the Church's existing approvals to include the proposed Assisted Living Facility. More specifically, the Assisted Living Facility would require a Site Development Permit (SDP); a Conditional Use Permit (CUP) Amendment; an Uncodified CUP Ordinance; a Neighborhood Use Permit (NUP); a Coastal Development Permit (CDP) Amendment; and certification of the Final Subsequent EIR. The entire project site (existing Church and proposed Assisted Living Facility) is approximately 17.33 acres while the Assisted Living Facility is 3.97 acres. The Church has been constructed and operational. Three accessory buildings that would be associated with the Church have not yet been constructed. The Assisted Living Facility proposes a 105,568 square foot (sf) building with 105 rooms and supporting amenities. The three-story Assisted Living Facility would be 105,568 sf and 40 feet tall which would exceed the base zone 30-foot height limit. An additional 10 feet of building height is allowed per each 10 feet increase of setbacks per San Diego Municipal Code (SDMC) 131.0344. The Assisted Living Facility would provide greater than the minimum 20-foot setback from adjacent properties in accordance with the existing zoning of the site, Agricultural-Residential (AR-1-1). The Assisted Living Facility would also include 57 surface parking spaces and on-site landscaping and would retain 1.12 acres in the eastern area of the parcel as open space, in accordance with the existing designated Multiple Habitat Planning Area (MHPA) area. This area would be covered by a Covenant of Easement and maintained as open space in perpetuity. The site is designated as Residential and Park, Open Space and Recreational Uses in the City of San Diego General Plan and zoned as AR-1-1, and is located within Subarea II of the NCFUA Framework Plan.

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 result in potentially significant impacts to biological resources, historical resources, noise, and tribal cultural resources. Impacts to biological resources would be mitigated through avoiding the nesting season during project construction, implementation of resource protections during construciton, or performing appropriate pre-construction surveys within suitable habitat if construction must occur within the breeding season for special-status avian species. Impacts to unknown archaeological resources and tribal cultural resources that may be identified during project construction phases would be mitigated through archeological and Native American monitoring, a discovery notification process, such as halting work if a human remains are discovered, and preparation and submittal of a Monitoring Report. Noise impacts would be mitigated through administrative controls, engineering controls, and installation of a noise abatement on the site's southern boundary fencing, in the form of sound blankets or a temporary solid barrier.

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

The City Development Services Department circulated the Notice of Preparation (NOP) and Scoping Letter for the proposed project on December 15, 2021, to interested agencies, groups, and individuals. The 30-day public scoping period ended January 14, 2021. Comments received during the NOP public scoping period were focused on the following primary issues: land use, agricultural resources, biological resources, transportation, visual effects and neighborhood character, noise, tribal cultural resources, and public services and facilities.

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

California Coastal Commission
California Department of Fish and Wildlife