

Sample Summary for Electronic Document Submittal

15 copies of this document may be included when a Lead Agency is submitting electronic copies of environmental impact reports, negative declarations, mitigated negative declarations, or notices of preparation to the SCH. The SCH will still accept other summaries, such as an EIR summary prepared pursuant to CEQA Guidelines Section 15123, attached to the electronic copies of the document.

SCH # _____

Lead Agency: County of San Diego

Project Title: York Drive Senior Living

Project Location: Near City of Vista

San Diego

City

County

Please provide a Project Description (Proposed Actions, location, and/or consequences).

The York Drive Senior Living Project (Project) consists of a Major Use Permit and a Certificate of Compliance for merging of lots for a 183-unit deed-restricted senior living development on an approximately 4.27-acre property. The project site is located at the southeast corner of the York Drive and South Santa Fe Drive intersection near 1822-1864 York Drive, Vista, CA 92084. The Major Use Permit would authorize the construction of a four-story senior living development in a single main building. The proposed building is approximately 46-feet tall with roof access structures reaching approximately 54 feet. Each floor ranges in size from approximately 34,233 square feet to 34,762 square feet. The development will include amenities for the residents such as a library and a community kitchen primarily on the first floor. The majority of units will be distributed through the second, third, and fourth floors. The remaining portions of the project site include a parking lot, landscaping, signage, and stormwater and drainage facilities. The Project will include widening of York Drive along the project frontage to accommodate a longer turn lane onto South Santa Fe. Earthwork for the project consists of approximately 8,100 cubic yards of cut, 30,200 cubic yards of fill, and 22,100 cubic yards of import. The Project will also include the replacement of sewer lines along portions of El Valle Opulento. Access to the site will be provided by a driveway at the intersection of Montgomery Drive and York Drive. The Zoning Use Regulation of the site is Rural Residential (RR). The General Plan Designation for the Site is Village Residential (VR-2) and the General Plan Regional Categories for the site is Village.

Project Website:

<https://www.sandiegocounty.gov/pds/ceqa/MUP-21-008.html>

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

Biological Resources: Impacts Biological Resources will be mitigated through breeding season avoidance and obtaining outside agency permits for impacts to jurisdictional waters in the event that off-site sewer improvements are within jurisdictional waters.

Cultural Resources and Tribal Cultural Resources: Impacts associated with Cultural Resources and Tribal Cultural Resources will be mitigated through implementation of tribal/archaeological monitoring.

Impacts

Noise: Impacts to noise will be mitigated through application of a noise restriction easement and requiring a future noise report that demonstrates that building materials identified during the building permit process will reduce noise on interior levels to meet standards.

Air Quality: Impacts associated with Air Quality will be mitigated through application of Tier 4 equipment during construction/grading activities and regulating grading schedules to not be continuous with nearby projects.

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

The applicant and County staff have received comments and questions regarding off-site sewer improvements, traffic comments related to operations of a signal near trains operated by North County Transit District, density and senior housing requirements, and general questions regarding transit priority area development.

Please provide a list of the responsible or trustee agencies for the project.

County of San Diego
U.S. Fish & Wildlife
C.A. Fish & Wildlife
City of Vista
North County Transit District
Buena Sanitation District (City of Vista)
California Public Utilities Commission (SDG&E)
Regional Water Quality Control Board
Vista Fire Protection District