

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: York Drive Senior Living

Lead Agency: County of San Diego

Contact Person: Sean Oberbauer

Mailing Address: 5510 Overland Ave, Suite 210

Phone: (619) 323-5287

City: San Diego

Zip: 92123

County: San Diego

Project Location: County: County of San Diego

City/Nearest Community: Vista

Cross Streets: 1822-1864 York Drive

Zip Code: 92084

Lat. / Long.: 33° 10' 33.6" N/ -117° 12' 40.5" W

Total Acres: 4.3 acres

Assessor's Parcel No.: 184-040-04-00, 21, 22, 20, 19, 18

Section: _____

Twp.: _____

Range: _____

Base: _____

Within 2 Miles: State Hwy #: _____

Waterways: None

Airports: _____

Railways: None

Schools: Vista Unified

Document Type:

CEQA:

☐ NOP

☐ Early Cons

☐ Neg Dec

☒ Mit Neg Dec

☐ Draft EIR

☐ Supplement/Subsequent EIR

(Prior SCH No.) _____

Other _____

NEPA:

☐ NOI

☐ EA

☐ Draft EIS

☐ FONSI

Other:

☐ Joint Document

☐ Final Document

☐ Other _____

Local Action Type:

☐ General Plan Update

☐ General Plan Amendment

☐ General Plan Element

☐ Community Plan

☐ Specific Plan

☐ Master Plan

☐ Planned Unit Development

☐ Site Plan

☐ Rezone

☐ Prezone

☒ Use Permit

☐ Land Division (Subdivision, etc.)

☐ Annexation

☐ Redevelopment

☐ Coastal Permit

☐ Other _____

Development Type:

☒ Residential: Units 183 Acres _____

☐ Office: Sq.ft. _____ Acres _____ Employees _____

☐ Commercial: Sq.ft. _____ Acres _____ Employees _____

☐ Industrial: Sq.ft. _____ Acres _____ Employees _____

☐ Educational _____

☐ Recreational _____

☐ Water Facilities: Type _____ MGD _____

☐ Transportation: Type _____

☐ Mining: Mineral _____

☐ Power: Type _____ MW _____

☐ Waste Treatment: Type _____ MGD _____

☐ Hazardous Waste: Type _____

☐ Other: _____

Project Issues Discussed in Document:

☒ Aesthetic/Visual

☒ Agricultural Land

☒ Air Quality

☒ Archeological/Historical

☒ Biological Resources

☐ Coastal Zone

☒ Drainage/Absorption

☐ Economic/Jobs

☐ Other _____

☐ Fiscal

☒ Flood Plain/Flooding

☒ Forest Land/Fire Hazard

☒ Geologic/Seismic

☒ Minerals

☒ Noise

☒ Population/Housing Balance

☒ Public Services/Facilities

☒ Recreation/Parks

☒ Schools/Universities

☒ Septic Systems

☒ Sewer Capacity

☒ Soil Erosion/Compaction/Grading

☒ Solid Waste

☒ Toxic/Hazardous

☒ Traffic/Circulation

☒ Vegetation

☒ Water Quality

☐ Water Supply/Groundwater

☒ Wetland/Riparian

☒ Wildlife

☒ Growth Inducing

☒ Land Use

☒ Cumulative Effects

Present Land Use/Zoning/General Plan Designation:

Rural Residential (RR)/Village Residential (VR-2)

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

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.

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".

☒ Air Resources Board	☐ Office of Emergency Services
☐ Boating & Waterways, Department of	☐ Office of Historic Preservation
☐ California Highway Patrol	☐ Office of Public School Construction
☐ CalFire	☐ Parks & Recreation
☒ Caltrans District # 11	☐ Pesticide Regulation, Department of
☐ Caltrans Division of Aeronautics	☐ Public Utilities Commission
☐ Caltrans Planning (Headquarters)	☒ Regional WQCB # 9
☐ Central Valley Flood Protection Board	☐ Resources Agency
☐ Coachella Valley Mountains Conservancy	☐ S.F. Bay Conservation & Development Commission
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers and Mtns Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mountains Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # 5	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☒ Toxic Substances Control, Department of
☐ General Services, Department of	☐ Water Resources, Department of
☐ Health Services, Department of	
☒ Housing & Community Development	☐ Other _____
☐ Integrated Waste Management Board	☐ Other _____
☐ Native American Heritage Commission	

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

Starting Date 7/31/2025 Ending Date 9/2/2025

Lead Agency (Complete if applicable):

Consulting Firm: _____ Applicant: Timed Investments, LLC (Attn: Harry Crowell/Joseph Balbas)

Address: _____ Address: 3189 Airway Avenue, Unit D

City/State/Zip: _____ City/State/Zip: Costa Mesa, CA 92626

Contact: _____ Phone: (949) 903-4445

Phone: _____

Signature of Lead Agency Representative:  Date: 7/31/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.