

NOTICE OF DETERMINATION

TO: Recorder/County Clerk
1600 Pacific Highway, M.S. A33
San Diego, CA 92101

FROM: County of San Diego
Planning & Development Services, M.S. O650
Attn: Project Planning Section Secretary
5510 Overland Avenue, Suite 110
San Diego, CA 92123

Office of Land Use and Climate Innovation
P.O. Box 3044
Sacramento, CA 95812

SUBJECT: FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21108 OR 21152

Project Name and Number(s): York Drive Senior Living; PDS2021-MUP-21-008; PDS2021-CC-21-0120; LOG NO. PDS2021-ER-21-08-008

State Clearinghouse No.: 2025080638

Project Location: 1822-1864 York Drive within the North County Metropolitan Subregional Planning Area within Unincorporated San Diego County (APNs: 184-040-04-00, 184-040-21-00, 184-040-22-00, 184-040-20-00, 184-040-19-00, 184-040-18-00)

Project Applicant: Timed Investments, LLC (Attn: Joe Balbas and Harry Crowell), 3189 Airway Avenue, Unit D Costa Mesa, CA 92626; (949) 903-4445

Project Description: The 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 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 and 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. The project will result in the replacement of a bench with a shelter at a nearby North County Transit District bus stop along South Santa Fe Avenue as well as repainting of the existing crosswalk at the intersection of South Santa Fe Avenue and York Drive. The project will also include offsite sewer improvements including replacement and upsizing of sewer lines along and near portions of El Valle Opulento. 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 Category for the site is Village. The project is located on an approximately 4.27-acre site near 1822-1864 York Drive within the North County Metropolitan Subregional Planning Area. The project has been reviewed for compliance with the California Environmental Quality Act and a Mitigated Negative Declaration (MND) was prepared for the project and circulated for public review.

Agency Approving Project: County of San Diego

County Contact Person: Sean Oberbauer

Date Form Completed: May 8, 2026

This is to advise that the County of San Diego Planning Commission has approved the above-described project on May 8, 2026 and has made the following determinations:

1. The project will will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of the CEQA.
 A Negative Declaration or Mitigated Negative Declaration was adopted for this project pursuant to the provisions of the CEQA.
 An Addendum to a previously certified Environmental Impact Report, or to a previously adopted Negative Declaration or Mitigated Negative Declaration, was prepared and considered for this project pursuant to the provisions of CEQA.
3. Mitigation measures were were not made a condition of the approval of the project.
4. A Mitigation reporting or monitoring plan was was not adopted for this project.

Project status under Fish and Wildlife Code Section 711.4 (Department of Fish and Wildlife Fees):

- Certificate of Fee Exemption (attached)
 Proof of Payment of Fees (attached)

The Environmental Impact Report or Negative Declaration with any comments and responses and record of project approval may be examined at the County of San Diego, Planning & Development Services, Project Processing Counter, 5510 Overland Avenue, Suite 110, San Diego, California.

Date received for filing and posting at OPR: _____

Signature:  _____ Telephone: (619) 323-5287

Name (Print): Sean Oberbauer Title: Land Use/Environmental Planning Manager

This notice must be filed with the Recorder/County Clerk within five working days after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County Clerk must return this notice to the Department address listed above along with evidence of the posting period. The originating Department must then retain the returned notice for a period of not less than twelve months. Reference: CEQA Guidelines Section 15075 or 15094.