



**SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET**

FILED
Apr 17, 2025 10:12 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2025-000298
State Receipt # 37041720250267
Document # 252-NOD-37

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

Project Title

EL CAMINO REAL ASSISTED LIVING FACILITY

Check Document being Filed:

- ☒ Environmental Impact Report (EIR)
- ☐ Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- ☐ Notice of Exemption (NOE)
- ☐ Other (Please fill in type):

**FILED IN THE OFFICE OF THE SAN DIEGO
COUNTY CLERK ON** Apr 17, 2025
Posted April 17, 2025 **Removed** _____
Returned to agency on _____
DEPUTY _____

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

**NOTICE OF DETERMINATION
SUBSEQUENT ACTION**

To: Recorder/County Clerk
P.O. Box 1750, MS A33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2422

From: City of San Diego
Development Services Department
1222 First Avenue, MS 501
San Diego, CA 92101

Office of Land Use and Climate Innovation
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project Number: 0675732

State Clearinghouse Number: 2013071043

Project Title: El Camino Real Assisted Living Facility

Project location: 13925 El Camino Real, San Diego CA 92130

City/County: San Diego/San Diego

Description of Previous Action/Project: The City of San Diego previously prepared Environmental Impact Report (EIR) No. 240283/SCH No. 2013071043 for the St. John Garabed Church project. On October 20, 2014, the San Diego City Council (City Council) adopted Resolution No. 4630-PC-1, certifying the Environmental Impact Report, adopting Findings and a Mitigation Monitoring and Reporting Program. The St. John Garabed Church project required a Conditional Use Permit, Coastal Development Permit, Site Development Permit, Planned Development Permit, and a Multiple Species Conservation Plan Multi-Habitat Planning Area Boundary Line Adjustment to allow for the construction of a 350-seat church and three accessory structures.

Description of Current Project: A SITE DEVELOPMENT PERMIT (SDP) to amend SDP No. 862495, CONDITIONAL USE PERMIT (CUP) to amend CUP No. 862494, NEIGHBORHOOD USE PERMIT, ORDINANCE to allow for this development within the AR-1-1 zone, and a COASTAL DEVELOPMENT PERMIT to amend CDP No. 6-15-0142 (issued by the California Coastal Commission) for the construction of an assisted living facility. The assisted living facility proposes 105 rooms with supporting amenities. The 105,568-square-foot structure would be three stories and 40 feet tall. The 3.97-acre project site is within the overall 17.33-acre project site which encompasses the St. John Garabed Church site. The site is designated Very Low Density Residential and Environment Tier and zoned AR-1-1 within the North City Future Urbanizing Framework Plan area. (Assessor's Parcel Number [APN] 304-020-2400 [Church] and APN 304-650-3700 [Assisted Living Facility]). The California Coastal Commission is a Responsible Agency for the project.

Project Applicant: Nolan Weinberg, PMB Carmel Valley LLC, 329 South Highway 101, Suite 160, Solana Beach, CA 92075, (858) 794-1900.

Determination: This is to advise that the San Diego City Council on March 17, 2025, approved the above-described project and made the following determinations: R-316113

1. The project, in its approved form ☐ will, ☒ will not have a significant effect on the environment.

2. ☒ A Subsequent Environmental Impact Report was prepared for this project and certified pursuant to the provisions of CEQA.

Record of project approval may be examined at the City of San Diego Development Services Department, located at 1222 First Avenue, San Diego, CA 92101.

3. Mitigation measures ☒ were, ☐ were not, made a condition of the approval of the project; and a mitigation, monitoring and reporting program ☒ was, ☐ was not, adopted for the project.
4. (EIR only) Findings ☒ were, ☐ were not, made pursuant to CEQA Guidelines Section 15091.
5. (EIR only) A Statement of Overriding Considerations ☐ was, ☒ was not, adopted for this project.

It is hereby certified that the final environmental document including comments and responses, if any, is available to the public on the City's CEQA webpage at <https://www.sandiego.gov/ceqa/final>.

Analyst: Jeffrey Szymanski

Telephone: (619) 446-5381

Filed by:

Signature

Legislative Recorder

Title

#201a 3/17/25

NOTICE OF DETERMINATION

TO: X RECORDER/COUNTY CLERK
P.O. BOX 1750, MS A33
1600 PACIFIC HWY, ROOM 260
SAN DIEGO, CA 92101-2422

FROM: CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
1222 FIRST AVENUE, MS 501
SAN DIEGO, CA 92101

FILED
Ernest J. Dronenburg, Jr., Recorder County Clerk

OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET, ROOM 121
SACRAMENTO, CA 95814

NOV 19 2014

BY J. Vargas
DEPUTY

140202

PROJECT NUMBER: 240283

STATE CLEARINGHOUSE NUMBER: 2013071043

PROJECT TITLE: Saint John Garabed

PROJECT LOCATION: The site consists of Assessor's Parcel Numbers 304-020-180 and 304-020-250, located along El Camino Real between Sea Country Lane and Via de la Valle, within the North City Future Urbanizing Area Framework Plan

PROJECT DESCRIPTION: The project would develop an 8,740 square-foot 350-seat church, an 18,090 square-foot multi-purpose hall with an assembly area of 6,200 square-feet, an 11,010 square-foot cultural and education facility, and a 13,840 square-foot youth recreational facility.

PROJECT APPLICANT: Gary Takessian, 4473 30th Street, San Diego California 92116. (760) 310-0064

This is to advise that the City of San Diego Planning Commission on October 30, 2014 approved the above described project and made the following determinations:

1. The project in its approved form X will, _____ will not, have a significant effect on the environment.
2. X An Environmental Impact Report was prepared for this project and certified pursuant to the provisions of CEQA.
____ A (Mitigated) Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
____ An Addendum to Negative Declaration / Mitigated Negative Declaration / Environmental Impact Report No. _____ was prepared for this project pursuant to the provisions of CEQA.

Record of project approval may be examined at the address above.

3. Mitigation measures X were, _____ were not, made a condition of the approval of the project; and a mitigation, monitoring and reporting program X was, _____ was not, adopted for the project.
4. (EIR only) Findings X were, _____ were not, made pursuant to CEQA Guidelines Section 15091.
5. (EIR only) A Statement of Overriding Considerations X was, _____ was not, adopted for this project.

It is hereby certified that the final environmental report, including comments and responses, is available to the general public at the office of the Development Services Department, 1222 First Avenue, San Diego, CA 92101.

Analyst: Jeff Szymanski

Telephone:

(619) 446-5324

Filed by:

[Signature]
Signature

Senior Planner
Title

FILED IN THE OFFICE OF THE COUNTY CLERK
NOV 19 2014

San Diego County on

Posted NOV 19 2014 Removed DEC 19 2014

Returned to agency on DEC 19 2014

Deputy J. Vargas

State of California—Natural Resources Agency
 CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
2014 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT#
 SD2014 1015
 STATE CLEARING HOUSE # (if applicable)
 2013071043

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY CITY OF SAN DIEGO	DATE 11/19/2014
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER *20140202*
PROJECT TITLE SAINT JOHN GARABED	

PROJECT APPLICANT NAME GARY TAKESSTAN			PHONE NUMBER 760-310-0064
PROJECT APPLICANT ADDRESS 4473 30TH STREET	CITY SAN DIEGO	STATE CA	ZIP CODE 92116

PROJECT APPLICANT (Check appropriate box):

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

☒ Environmental Impact Report (EIR)	140202	\$3,029.75	\$ 3,029.75
☐ Negative Declaration (ND)(MND)		\$2,181.25	\$
☐ Application Fee Water Diversion (State Water Resources Control Board Only)		\$850.00	\$
☐ Projects Subject to Certified Regulatory Programs (CRP)		\$1,030.25	\$
☒ County Administrative Fee		\$50.00	\$ 50.00
☐ Project that is exempt from fees			
☐ Notice of Exemption			
☐ CDFW No Effect Determination (Form Attached)			
☐ Other			\$

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other CHK# 1469

TOTAL RECEIVED \$ 3,079.75

SIGNATURE

X J. Vargas

TITLE

Deputy



San Diego County



Transaction #: 8315659
Receipt #: 2025141876

JORDAN Z. MARKS

Assessor/Recorder/County Clerk

1600 Pacific Highway Suite 260

P. O. Box 121750, San Diego, CA 92112-1750

Tel. (619) 237-0502 Fax (619) 557-4155

www.sdarcc.gov

Cashier Date: 04/17/2025

Cashier Location: SD

Print Date: 04/17/2025 10:12 am

Payment Summary

Total Fees	\$50.00
Total Payments	\$50.00
Balance:	\$0.00

Payment

CHECK PAYMENT #1075	\$50.00
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Total Payments	\$50.00
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Filing

CEQA - NOD

FILE #: 2025-000298 Date: 04/17/2025 10:12AM Pages: 5

State Receipt # 37-04/17/2025-0267

Fees: Fish & Wildlife County Administrative Fee	\$50.00
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Total Fees Due:	\$50.00
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Grand Total - All Documents:	\$50.00
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State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (Rev 01/01/25) Previously DFG 753 5a

RECEIPT NUMBER

37-04/17/2025-0267

STATE CLEARING HOUSE NUMBER (If applicable)

2013071043

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY

CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

LEAD AGENCY EMAIL

DATE

04/17/2025

COUNTY/STATE AGENCY OF FILING

SAN DIEGO

DOCUMENT NUMBER

252-NOD-0037

PROJECT TITLE

EL CAMINO REAL ASSISTED LIVING FACILITY

PROJECT APPLICANT NAME

NOLAN WEINBERG, PMB CARMEL VALLEY LLC

PROJECT APPLICANT EMAIL

PHONE NUMBER

858-794-1900

PROJECT APPLICANT ADDRESS

329 SOUTH HIGHWAY 101 SUITE 160

CITY

SOLANA BEACH

STATE

CA

ZIP CODE

92075

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency

☐ School District

☐ Other Special District

☐ State Agency

☒ Private Entity

CHECK APPLICABLE FEES:

☒ Environmental Impact Report (EIR)

\$4,123 50

\$

0 00

☐ Mitigated/Negative Declaration (MND)/(ND)

\$2,968 75

\$

0 00

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,401 75

\$

0 00

☐ Exempt from fee

☐ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☒ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)

\$850 00

\$

0 00

☒ County documentary handling fee

\$

50 00

☐ Other

\$

0 00

PAYMENT METHOD

☐ Cash

☐ Credit

☒ Check

☒ Other

TOTAL RECEIVED

\$

50 00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

San Diego County Clerk, AIMEE SALOMON, Deputy

Payment Reference #: CHECK #1075 AND REM: 11/19/2014 RECT: SD2014 1015