



*The County of San Diego*

# Planning Commission Hearing Report

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<b>Date:</b>	July 9, 2021	<b>Case/File No.:</b>	Lakeside Special Care Center; PDS2020-MUP-86-050W1, PDS 2020-ER-20-14-012
<b>Place:</b>	County Operations Center 5520 Overland Avenue San Diego, CA 92123	<b>Project:</b>	Major Use Permit Modification for a skilled nursing facility.
<b>Time:</b>	9:00 a.m.	<b>Location:</b>	11962 Woodside Avenue
<b>Agenda Item:</b>	#2	<b>General Plan:</b>	General Commercial (C-1)
<b>Appeal Status:</b>	Appealable to the Board of Supervisors	<b>Zoning:</b>	Heavy Commercial (C37)
<b>Applicant/Owner:</b>	CFI, LLC	<b>Community:</b>	Lakeside Community Plan Area
<b>Environmental:</b>	15164 Addendum	<b>APN:</b>	382-280-07 to 382-280-11

## A. OVERVIEW

The purpose of this report is to provide the Planning Commission with the information necessary to approve, approve with modifications, or deny the proposed Lakeside Special Care Center (Project). Discretionary actions required for the Project consist of a Major Use Permit (MUP) Modification.

The Project is a request to expand an existing skilled nursing facility specializing in psychiatric care which provides 24-hour care to patients for an average stay of six to nine months. The expansion will increase the patient capacity from 94 to 152, and the number of employees from 140 to 180. The Project is located on a 2.8-acre site south of State Route 67 within the Lakeside Community Planning area.

This report describes the Planning & Development Services (PDS) recommendation, proposed MUP Modification, and analysis and discussion, and community planning group recommendation. PDS analyzed the Project for consistency with the General Plan, Zoning Ordinance, and other applicable regulations, policies, and ordinances, and reviewed the project's potential impacts on the environment in accordance with the California Environmental Quality Act (CEQA). Based on staff's analysis, as further described in this report, PDS recommends approval of the MUP Modification, with the conditions noted in the attached Form of Decision.

## B. STAFF RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Adopt the Environmental Findings included in Attachment A, which conclude that an addendum to a previously certified or adopted Negative Declaration has been prepared as the Project will not result in new significant impacts, in accordance with Section 15164 of the California Environmental Quality Act guidelines.

2. Adopt the Form of Decision for Major Use Permit Modification PDS2020-MUP-85-050W1, which includes those requirements and conditions necessary to ensure that the Project is implemented in a manner consistent with State law and County of San Diego (County) Regulations (Attachment D).

### C. PROJECT BACKGROUND

The existing skilled nursing facility, originally known as Woodside Manor was constructed in the 1960's and expanded in the 1970's, when it changed its name to Friendship Manor Lakeside. In 1998, the facility was placed under new management and changed its name to Lakeside Special Care. At the time of the original construction in the 1960's and the expansion in the 1970's, a skilled nursing facility was allowed in the zone by-right and therefore a MUP was not required. In 1987, a MUP (P86-050), and associated Negative Declaration (86-14-42), was approved by the Planning Commission for an addition to the facility that included a one-story 25,700 square-foot building that added 87 patient beds. A permit expiration date of December 16, 1989 was included as a Project condition, unless construction or use in reliance on the MUP had commenced prior to the expiration date. The project was never constructed, and the permit expired. Due to the MUP expiring, the current Project cannot rely on the previous MUP, and a MUP modification is required. Although the MUP has expired, the Project still relies on the previously adopted Negative Declaration.

The site is subject to the Lakeside Community Design Review, and the General Plan Category Village, Land Use Designation General Commercial. Zoning for the site is Heavy Commercial (C37) with special designators "B" and "C" for community design review and Airport Land Use Compatibility review. Access will continue to be provided from Woodside Avenue.

### D. REGIONAL SETTING AND PROJECT LOCATION

The project site is located at 11962 Woodside Avenue in the Lakeside Community Plan area (Figures 1 and 2). Multi-family military housing is located to the west, commercial uses are located to the east and south, and State Route 67 is located immediately to the north. The site is comprised of five legal lots totaling 2.8 acres in size and contains an existing skilled nursing facility that provides 24-hour residential care with 94 beds. Please refer to Attachment B – Planning Documentation, for maps of surrounding land uses and zoning designations.

*Table D-1: Surrounding Zoning and Land Uses*

Location	General Plan	Zoning	Adjacent Streets	Description
North	State Route 67	N/A	N/A	State Highway
East	General Commercial (C-1)	Heavy Commercial (C37)	Winter Gardens Blvd	Commercial
South	General Commercial (C-1)	General Commercial (C36)	Woodside Ave	Commercial
West	Public Agency Lands	Urban Residential (RU)	N/A	Naval Residential Housing

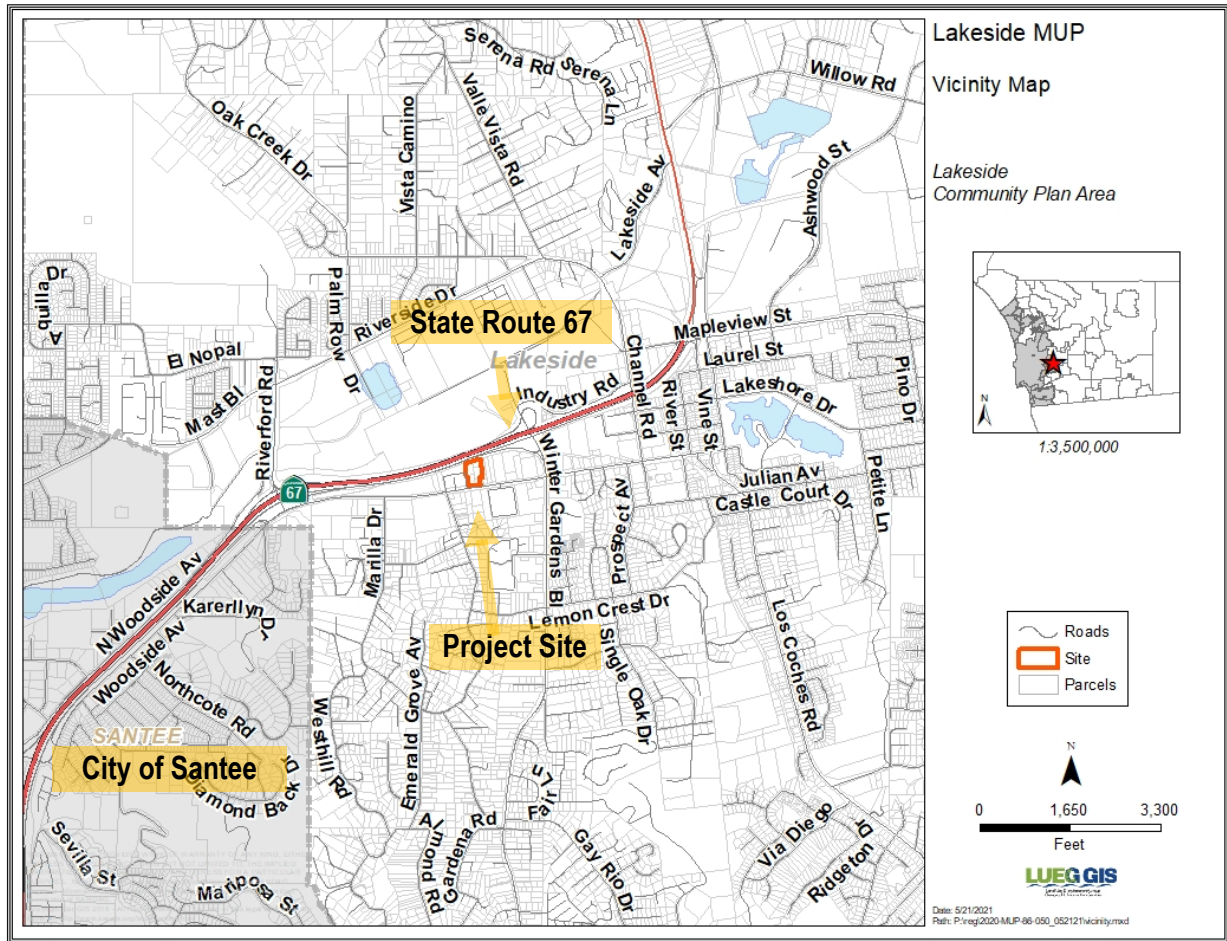


Figure 1: Vicinity Map



Figure 2: Aerial of Existing Site

## E. DEVELOPMENT PROPOSAL

### 1. Project Description

The Lakeside Special Care Center (Project) is a Major Use Permit (MUP) Modification to expand an existing skilled nursing facility. The existing Project site includes eight separate structures; two of the eight structures, an office trailer for staff and a maintenance building, will be demolished to accommodate for the Project. A new 16,368 square foot building, and a 1,300 square foot addition to an existing kitchen is proposed. In total, when completed, the Project site will include seven structures. The new building will include a 24-hour locked access system and will include 58 additional beds, with 56 beds in double-occupant suites, and two single-occupant suites. The existing facility includes 94 beds, with the expansion, the total capacity will be 152 beds. To accommodate for the new building, the Project includes a reduction in rear yard setback requirements from 25 feet to 15 feet. The expansion will necessitate an increase in the number of staff members from 140 to 180, and 24-hour care will continue to be provided full-time. The parking lot will be restriped to improve circulation and add 19 additional parking spaces. The Project will include a fenced outdoor landscaped recreation area, as well as an indoor recreation room.

The project site is located at 11962 Woodside Avenue in the Lakeside Community Planning area, within unincorporated San Diego County. The site is subject to the Lakeside Design Review Guidelines, the General Plan Regional Category Village, and Land Use Designation General Commercial. Zoning for the



site is Heavy Commercial (C37) with Special Designators "B" for community design review and "C" for Airport Land Use Compatibility review.



Figure 3: Photo Simulation of Proposed Site

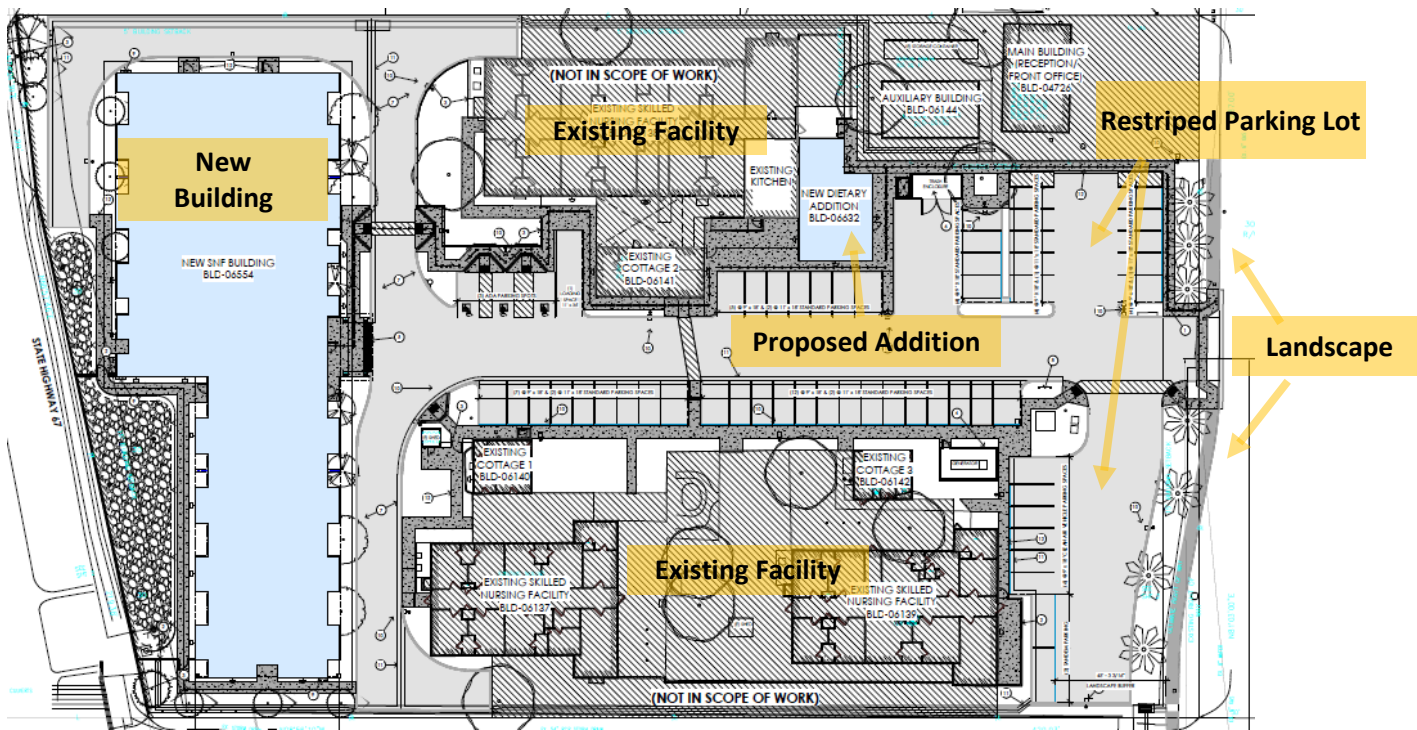


Figure 4: Proposed Project

### Skilled Nursing Facility Operation

The Lakeside Special Care Center includes two sites, Lakeside Special Care Center and Bradley Court, both owned and operated by the Project applicant. The Lakeside Special Care Center is one of two skilled nursing facilities that the San Diego County Health and Human Services Behavioral Health Services (County BHS) funds to provide a structured environment with psychosocial programming for adults suffering from mental health diseases. The Lakeside Special Treatment program, which is located at the Lakeside Special Care Center, is a licensed skilled nursing facility with a special treatment program (SNF/STP). It is the only SNF/STP that the County BHS contracts with and is one of five long-term care facilities in the County identified as an Institution for Mental Disease (IMD).

At full capacity, the Project will serve 152 patients and have 180 staff. The facility's operational hours are 24-hours a day and seven days a week, with visiting hours from 8AM to 7PM, seven days a week. The facility does not normally limit the number of visitors, but currently there is a limitation of two visitors per patient, appointment only, to follow COVID-19 Guidelines.

Patients of the facility are at least 18 years old, who display a severe and persistent psychiatric impairment. The facility provides a number of different services, including individual and group therapy sessions, physical and occupational therapy, adult education, religious services, pet therapy, substance abuse and recovery meetings for patients with substance abuse issues, laboratory and pharmacy services, psychiatric and psychological services, and daily activities and community outings.

The special treatment program focuses on rehabilitation and the improvement of residents' current level of functioning. These services include prevocational preparation, prerelease planning, self-help skills, behavior adjustment, and interpersonal relationships.

The facility currently receives referrals for admission from a variety of hospitals within the County and State, which are filtered through County BHS, San Bernardino County Department of Behavioral Health, and Imperial County Behavioral Health. The facility accepts patients with financial status of Medicaid, Medicaid pending, Medicare, Social Security Insurance, Health Maintenance Organization (HMO), private pay, or a combination of funding sources.

The existing facility has an active SNF license with the California Department of Public Health (CDPH). This licensing category allows for 24-hour inpatient care, and includes but is not limited to, physician, skilled nursing, dietary, pharmaceutical services, and an activity program. The Project has been reviewed by the CDPH and they will provide final approval after Project completion and a facility site visit. The Project has been conditioned to receive final approval from CDPH.

### Architecture and Design

The architectural design of the Project incorporates materials, colors and textures that are similar to the existing facilities. The Project includes a one-story building located towards the rear of the property and includes materials and color palette which is similar to the existing facility. Building materials include tan colored asphalt shingle roof, earth tone fascia and exterior building walls. The proposed kitchen addition also matches the existing building with parapet walls and variation in building color. The design continues the existing cottage concept with multiple nursing units in



separate building structures. Both the new structure and building addition are located towards the rear and middle of the property and views of the buildings from Woodside Avenue are partially screened (Figure 7). At the property frontage, the existing 960 square feet and 570 square feet landscaped areas will be removed to accommodate for the parking lot. The Project's architectural design was reviewed by the Lakeside Design Review Board and comments were provided that the Project should include additional landscaping along Woodside Avenue. The Project was revised to include a landscape buffer along Woodside Avenue and the parking area to include 720 square feet and 120 square feet of drought tolerant shrubs and seven trees that have been relocated from other locations on the property (Figure 7). The Project will also plant 52 new trees, maintain 10 trees, transplant 7 trees, and provide native and drought tolerant landscaping throughout the site. The existing vacant area, located towards the rear of the property, will be reduced from approximately 12,600 square feet to approximately 780 square feet to accommodate for the new structure.

The Project is consistent with the requirements of the Lakeside Design Review Guidelines and the Lakeside Community Plan in that it provides street tree planting, retains mature trees, and provides building design consistency with the existing structures with similar heights, roof pitches, and building materials and colors.



*Figure 5: Proposed Project*



*Figure 6: Proposed Property Frontage*



*Figure 7: Proposed Property Frontage*





*Figure 8: Proposed New Structure*

#### Access and Parking

Access will continue to be provided from Woodside Avenue, a County maintained road. Pursuant to Section 6764 of the County Zoning Ordinance, 0.33 parking spaces are required per bed and no less than 3 bike spaces. The existing facility includes 94 beds, and proposes an additional 58 beds, for a total of 152 beds. Therefore, the Project requires 51 parking spaces with three bike spaces. The project site currently has 37 parking spaces. The parking area will be restriped to improve circulation, and add 19 additional parking spaces towards the entrance of the property, for a total of 56 spaces. Of the 56 parking spaces, two Electric Vehicle (EV) parking spaces, three accessible spaces, six clean air vehicle spaces, and three bike spaces will be provided. Additional trees, including 52 new trees and a 15-foot landscape buffer with seven trees, will be located along Woodside Avenue to limit views of the Project and parking lot.

#### Municipal Services

The Project will continue to be served by Lakeside Water District, San Diego County Sanitation District, and San Diego County Fire Authority. The Project has demonstrated that all necessary services and facilities are available as required by the General Plan and Board of Supervisors Policy I-84 (Project Facility Availability Forms for Water, School, and Fire Services). Project Facility Availability Forms have been provided for all services and are included in Attachment F.

## **F. ANALYSIS AND DISCUSSION**

The Project has been reviewed for conformance with all relevant ordinances and guidelines, including the San Diego County General Plan, the Lakeside Community Plan, the Lakeside Community Design Guidelines, the County Zoning Ordinance, the County Subdivision Ordinance, and CEQA Guidelines. A discussion of the project's consistency with applicable codes, policies, and ordinances is described on the following pages.

## 1. Key Requirements

- a. Is the Project consistent with the vision, goals, and policies of the General Plan?
- b. Does the Project comply with the policies set forth under the Lakeside Community Plan and Lakeside Design Guidelines?
- c. Is the Project consistent with the County's Zoning Ordinance?
- d. Is the Project consistent with the County's Subdivision Ordinance?
- e. Is the Project consistent with other applicable County regulations?
- f. Does the Project comply with CEQA?

## 2. Project Analysis

### Land Use / Density

The Project is a 24-hour skilled nursing facility, which is not considered a residential use type, and therefore not subject to density regulations. The Project has been reviewed by the California Department of Public Health (CDPH) to ensure the Project provides sufficient kitchen facilities and food services to provide for the increased number of patients onsite. A project condition has been included to require final approval from CDPH at time of Project occupancy. The existing and proposed land use is considered a Major Impact Service and Utility, which includes psychiatric facilities and nursing homes. A MUP Modification is required for an expansion of a Major Impact Service and Utility Use in the C37 zone.

As mentioned previously, the Lakeside Special Care Center is one of two Skilled Nursing Facilities that County BHS funds with a psychosocial program for adult clients suffering from mental health diseases. In addition, the Lakeside Special Treatment program is one of five Institutions for Mental Disease long-term care facilities in the County. Across the long-term mental health programs that the County BHS contracts with, patient capacity is currently over 98 percent. The facility plans to incorporate a transitional Adult Residential Facility, to support a continuum of care to patients transitioning from Mental Health Rehabilitation Centers. It has not yet been determined if County BHS would contract with Lakeside Special Care Center for this additional treatment program. Based on the general need for this level of care in the community and care needed by patients served by County BHS, there is a need for this type of service.

### Traffic and Transportation

The proposed Project is tiering off a previously approved CEQA document that utilized Level of Service (LOS) to determine transportation impacts. The Project is not subject to the County's newly adopted Transportation Study Guidelines (TSG) and Vehicle Miles Travelled (VMT) because it is consistent with the previous CEQA document and does not have any new undisclosed impacts. A Traffic Memorandum was prepared for the Project that analyzed trip generation and site distance. The proposed Project will generate 151 Average Daily Trips (ADT) which is below the minimum ADT to require intersection or road segment analysis and considered to have a less than significant impact per the County's LOS Transportation guidelines. The County's Transportation Impact Fee (TIF) is currently suspended for new projects subject to VMT analysis with the adoption of the TSG. However, since this Project is subject to LOS, it will be required to contribute to the TIF program to mitigate for potential cumulative impacts.

Even though the proposed Project is not subject to VMT, for informational and disclosure purposes, VMT was analyzed. The Project has an average VMT of 22.51 miles which is below the adopted unincorporated area threshold of 27.66 miles and would be considered to have a less than significant impact for transportation. The Project is located immediately south of State Route 67 and the Project was reviewed by the California Department of Transportation (Caltrans) which has no concerns with the Project.

The County Public Road Standards require a minimum separation distance of 300 feet between intersecting Non-Mobility Element roads entering into a Mobility Element Road. The project driveway has existing centerline spacing to the nearest adjacent driveways, along Woodside Avenue, of 160 feet to the west and 115 feet to the east. The Project site has limited project frontage and is unable to provide 300 feet distance between the neighboring property driveways. Due to limited project frontage, a design exception to reduce the minimum driveway separation distance has been approved by the Department of Public Works.

Woodside Avenue is classified as a Boulevard with Raised Median and Bike Path in the General Plan Mobility Element. This requires 54 feet from the road centerline to face of curb. The existing road surfacing width, including road centerline to the face of the curb and gutter, is 38 feet to the west, and 22 feet to the east. The existing road was recently constructed by a Capital Improvement Project and determined to provide adequate safe passage for motorists, bicyclists, and pedestrians on Woodside Avenue. Therefore, a design exception to waive road widening requirements for Woodside Avenue has been approved.

### Noise

The Project site is located immediately south of State Route 67 (SR-67). The previous Negative Declaration (ND) identified significant noise impacts to the Project's onsite noise sensitive receptors. The ND required that an interior-exterior noise analysis be conducted for any structures located directly within the line of sight of SR-67 to determine the noise impacts to noise sensitive land uses, including the care facility.

A noise study was prepared for the Project and determined that the existing exterior noise is at a level of 74 decibels community noise equivalent level (dB CNEL). Pursuant to County Noise Standards, the exterior noise limit is 65 dB CNEL and the interior noise limit is 45 dB CNEL. In order to decrease noise impacts, the Project includes a new 8-foot-tall concrete masonry unit (CMU) wall located along the outdoor courtyard area, adjacent to SR-67. With the CMU wall, the noise levels of the Project exterior would decrease from 74 dB CNEL to 64 dB CNEL, which meets the County Noise Standards. In addition, the new structure will be designed to include noise reducing elements to reduce interior noise levels. The building façade material and window glass will have a Sound Transmission Class (STC) rating that reduces noise, dual pane vinyl windows, and an overall building design to meet 45 dB CNEL interior use County Noise Standards. Therefore, the Project will conform to indoor and outdoor County Noise Standards.

### Sustainable Design Features

The proposed Project is tiering off a previously approved CEQA document not subject to the requirement to analyze impacts of greenhouse gases (GHGs). However, an Air Quality and Greenhouse Gas Analysis was prepared that determined the Project is consistent with State GHG emission reduction goals set by the California Air Resources Board (CARB). The Project is consistent with the County General Plan land use designation of General Commercial. The County General Plan's growth projections informed the development of the San Diego Association of Government's

(SANDAG) plan for reducing GHG (i.e., the Regional Plan and Sustainable Communities Strategy (SCS)). The Project is consistent with relevant local and regional planning efforts to reduce GHG emissions. In addition, the Project will include the sustainable design features listed below.

Sustainable Project design features include appliances that are ENERGY STAR certified, which is an Environmental Protection Agency (EPA) program that measures and certifies energy efficiency in various devices and products two Electric Vehicle (EV) charging spaces, three bicycle spaces, and six clean air vehicle spaces. All landscaping will be consistent with the County's Water Conservation in Landscaping Ordinance by demonstrating a 40 percent reduction in current maximum water allowance for outdoor water use. The applicant will be required to provide a "solar zone", an area for future solar panel installation, and reserved electrical connections, pursuant to applicable California Energy Code requirements during time of Building Permit submittal. All new construction, and additions to residential and nonresidential buildings are required to provide a solar zone to comply with building efficiency standards by reducing energy consumption, and increasing sustainable energy use. A solar zone can be located on the roof of a building or covered parking areas.

To reduce GHG emissions, the Project would implement sustainability measures developed to reduce emissions from VMT, energy, and water consumption. The Project was previously approved, is consistent with the General Plan, and is consistent with the SANDAG Regional Plan and SCS because the plan uses the growth projections of the County's General Plan land use designations. Therefore, the Project is consistent with the relevant local and regional planning efforts to reduce GHG emissions. The Project would not cause any new significant environmental effects and impacts would be less than significant.

### Major Use Permit (MUP) Findings

The discussion below covers scale, bulk and coverage, availability of services, effects upon neighborhood character, and suitability of the site for the Project which are all required findings for granting of a MUP. Staff has analyzed the Project in relation to each of these.

The Project is an expansion to an existing skilled nursing facility, with a new one-story 16,368 square foot building located towards the rear of the property, and a 1,300 square foot addition to an existing kitchen located towards the middle of the property. The new structure and addition will include similar building colors and materials as the existing buildings onsite. Views of the new structure from Woodside Avenue are limited, due to its location behind the existing one-story structures. In addition, the new structure and addition are 19 feet in height and one-story, which is compatible with the existing structures on the property. Therefore, the bulk is suitable for the site.

The Project will reduce the landscaped area located at the property frontage to accommodate for the new parking area, but will include a 15-foot-wide landscape buffer and plant seven mature trees along Woodside Avenue to limit views of the Project from the public. The Project proposes a reduced rear yard setback from 25 feet to 15 feet to accommodate for the new structure and fire access requirements. The reduction in setback will not impact neighboring properties, as the property abuts State Route 67 and includes an 8-foot-tall CMU wall along the rear property line to limit views from the highway. The Project is not subject to density regulations, as the Project is not considered a residential use, pursuant to the County Zoning Ordinance. The CDPH has reviewed the Project to ensure it provides sufficient kitchen facilities and food services to provide for the increased number of patients onsite. A project condition has been included to require final approval from CDPH at time of Project occupancy.



The adjacent property to the east includes commercial office buildings and warehouse units. The property to the east has an existing structure located within the adjacent property's 25-foot rear yard setback and along the rear property line. The adjacent property to the west is a military housing development with two-story structures. The Project will expand the existing skilled nursing facility and include building elements which are compatible with the existing facility. The new structure and building addition heights are consistent with the existing structures on the Project site. The proposed new structure will be located within the rear yard setback, similar to the adjacent property to the east. In addition, the Project will include a new 8-foot-tall CMU wall which screens views of the Project and noise from SR-67. Therefore, the expansion of the existing skilled nursing facility will not affect the neighborhood character.

The site currently receives all necessary public services and the Project has been reviewed by the Lakeside Water District, County Sanitation District, Lakeside Fire Protection District and County Fire Authority to ensure it will continue to receive adequate services.

### 3. General Plan Consistency

The site is subject to the Village General Plan Regional Category and General Commercial (C-1) Land Use Designation. The proposed project is consistent with the following relevant General Plan goals, policies, and actions as described in Table F-1.

*Table F-1: General Plan Conformance*

General Plan Policy	Explanation of Project Conformance
<b>LU-6.10 Protection from Hazards.</b> Require that development be located and designed to protect property and residents from the risks of natural and man-induced hazards.	The Project is an expansion of an existing skilled nursing facility. The Project will include an 8-foot-tall CMU wall along the rear property line to limit views and possible hazards from State Route 67. In addition, the Project is conditioned to conduct a lead and asbestos survey to avoid hazards from demolition of a structure that was built prior to 1980. The Lakeside Fire Protection District and County Fire Authority has reviewed the Project and has no concerns.
<b>LU-9.3 Village and Community Core Guidelines and Regulations.</b> Support the development and implementation of design guidelines, Village-specific regulations for roads, parking, and noise, and other planning and regulatory mechanisms that recognize the unique operations and character of Villages, Town Center, and transportation nodes. Ensure that new development be compatible with the overall scale and character of established neighborhoods.	The Project will expand an existing skilled nursing facility within a Village designation. The Project will include additional parking spaces and building materials and colors that are compatible with the existing facility and neighborhood.
<b>LU-9.5 Village Uses.</b> Encourage development of distinct areas within communities offering residents places to live, work, and shop, and neighborhoods that integrate a mix of uses and housing types.	The Project is an expansion of an existing skilled nursing facility which provides mental health services to the community. The Project will increase the capacity of the facility from 94 to 152 patients and

	increase the number of employees from 140 to 180.
<b>POLICY H-1.4 – Special Needs Housing near Complementary Uses.</b> Encourage the location of housing targeted to special needs groups, in close proximity to complementary commercial and institutional uses and services.	The Project will expand an existing facility and provide additional long-term patient capacity located within close proximity to public services. The Project site is located within a commercial area with retail uses located 0.2 miles from the site. A Lakeside Fire District station is located 1.3 miles from the site and the Lakeside County Sheriff Station is located 0.8 miles from the site.

#### 4. Lakeside Community Plan Consistency

The Project is consistent with the following relevant Lakeside Community Plan goals, policies, and actions as described in Table F-2.

*Table F-2: Lakeside Community Plan Conformance*

<b>Community Plan Policy</b>	<b>Explanation of Project Conformance</b>
<b>Policy LU-2.5</b> Provide for street tree planting and landscaping, as well as preservation of indigenous plant life.	The Project will reduce the existing landscaped area from 12,600 square feet to 960 square feet and 570 square feet to accommodate for additional parking spaces, but will include a 15-foot-wide landscape buffer along the property frontage and Woodside Avenue. The provided landscape buffer will include seven relocated trees from other areas of the project site. The overall project site will plant 52 new trees, maintain 10 trees, transplant 7 trees, and provide native and drought tolerant vegetation.
<b>Policy LU-2.9</b> Require strict and literal interpretation of the requirements for a Major Use Permit when analyzing such permit applications.	The Major Use Permit Modification findings can be made, as the development is compatible with the adjacent scale, bulk, and coverage.

#### 5. Zoning Ordinance Consistency

The Project site is zoned Heavy Commercial (C37). The Project is subject to the “B” and “C” Special Area Designations for Community Design Review and Airport Land Use Compatibility. The proposed Project does not propose to change the existing General Plan Land Use Designation and is consistent to the Zoning Use Regulations Compatibility Matrix (Zoning Ordinance Section 2050).

*Table F-3: Zoning Ordinance Development Regulations*

<b>ZONING REGULATIONS</b>	<b>CURRENT</b>	<b>CONSISTENT?</b>
Use Regulation:	C37	Yes
Animal Regulation:	R	Yes
Density:	-	N/A
Lot Size:	0.5 AC	Yes
Building Type:	T	Yes
Height:	P (60')	Yes
Lot Coverage:	-	Yes
Setback:	O (25' rear yard)	Yes, with MUP approval
Open Space:	-	Yes
Special Area Regulations:	B / C	Yes

*Table F-4: Zoning Ordinance Development Regulations*

<b>Development Standard</b>	<b>Proposed/Provided</b>	<b>Complies?</b>
Section 2375.b of the Zoning Ordinance allows for Major Impact Services and Utilities within the C37 zone upon issuance of a MUP.	The Project is an expansion of an existing skilled nursing facility which is classified in the Zoning Ordinance as Major Impact Services and Utilities. Therefore, the Project will comply with the C37 Use Regulations upon approval of a MUP Modification.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>  Upon approval of a MUP Modification.
Section 5750 of the Zoning Ordinance requires that the project is subject to the "B" Special Area Regulation for Community Design Review.	The Project qualifies for a Site Plan Exemption pursuant to Section 5757, as a concurrent permit, a MUP Modification, is under review. In addition, the Project complies with the Lakeside Community Plan and the Lakeside Design Guidelines.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 5250 of the Zoning Ordinance requires that the project is subject to the "C" Special Area Regulation, to ensure compatible with the Airport Land Use Compatibility Plans (ALUCP)	The Project is located within an Airport Influence Area and requires Project review by the County airport specialist. The Project was reviewed and determined to be compatible with the ALUCP.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 4600 of the Zoning Ordinance requires that the project meet the "P" height requirement of 60 feet.	The proposed new structure and building addition meet the 60-foot height requirement as the tallest structure is 19 feet in height.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Development Standard	Proposed/Provided	Complies?
Section 4800 of the Zoning Ordinance requires that the project meet the "O" setback requirements of a 50-foot front yard setback, 10-foot interior side yard setback, 35-foot exterior side yard setback, and a 25-foot rear yard setback.	The proposed Project meets the setback requirements for front and side yards. However, the Project proposes a reduced rear yard setback of 15 feet. Section 4813 of the Zoning Ordinance authorizes an exception to setbacks with a MUP. The property abuts SR-67 to the rear, with a new 8-foot-tall CMU wall along the property line. In addition, the neighboring property to the east includes structures within the 25-foot rear yard setback. The Project has been reviewed and complies with the Lakeside Design Guidelines and the Community Plan and no public comments have been received. Therefore, the Project meets County setback requirements upon approval of the MUP Modification.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>  Upon approval of a MUP Modification.

## 6. Applicable County Regulations

Table F-5: Applicable Regulations

County Regulation Policy	Explanation of Project Conformance
1. Resource Protection Ordinance (RPO)	The Project is an expansion of an existing care facility on a developed lot. The Project will not impact any wetlands, floodplains/floodways, steep slopes, cultural and historic resources, or sensitive habitat lands. Therefore, the Project is in conformance to the Resource Protection Ordinance.
2. County Consolidated Fire Code	The Project has been reviewed and approved by the San Diego County Authority and the Lakeside Fire Protection District. The Project includes an emergency fire turn around area onsite and is in conformance with the County Consolidated Fire Code.
3. Noise Ordinance	A Noise Report was prepared for the project and demonstrates that the Project will comply with the County Noise Ordinance and Noise Element of the General Plan. The Project is subject to the General Plan Noise Element that prohibits implementation of the development if it exposes existing and future noise sensitive land uses (residents of the nursing facility) to noise levels that exceeds the County's Standards. The exterior use area noise limit for the proposed project is 65 dB CNEL and 45 dB CNEL for interior. The project site is located near State Route 67,



	which is a heavily traveled road, and thus, experiences noise from the freeway. The Project proposes an 8-foot-high concrete masonry unit (CMU) wall around the outdoor courtyard area, which would decrease noise levels from 74 decibel community noise equivalent level (dB CNEL) to 64 dB CNEL which meets the County Noise Standards. In addition, the new structure will be designed to include noise reducing elements, such as dual-paned vinyl windows, and noise reducing building facia, to meet 45 dB CNEL interior noise standards. Therefore, the Project complies with the County's noise requirements for exterior and interior use.
4. Light Pollution Code	The Project is an expansion of an existing care facility and has provided a Lighting Plan to require light shielding and limiting light pollution, and therefore is in conformance to the Light Pollution Code.
5. Watershed Protection Ordinance (WPO)	A Standard Project Stormwater Quality Management Plan (SWQMP) was prepared for the Project and is determined to be in compliance with the WPO.
6. Park Lands Dedication Ordinance (PLDO)	The Project is an expansion to an existing Skilled Nursing Facility and not subject to the PLDO. The PLDO applies to projects that propose 50 homes or more. The Project is a care facility and does not propose single or multi-family housing.
7. Multiple Species Conservation Program (MSCP)	The project site is located within the boundaries of the County's Multiple Species Conservation Program (MSCP). The Project is an expansion of an existing facility and located within a developed project site and does not contain sensitive habitat or species. The site is categorized as Tier IV Habitat, and no onsite preservation is required and impacts to developed sites do not require mitigation under the Biological Mitigation Ordinance. The Project is in conformance with the MSCP and the Biological Mitigation Ordinance.

## 7. California Environmental Quality Act (CEQA) Compliance

The Project has been reviewed for compliance with CEQA. An addendum to the previous Negative Declaration dated July 9, 2021 (Log No. PDS2020-ER-20-14-012) as well as a copy of the previous Negative Declaration dated July 7, 1987 (Log No. 86-14-42) are on file with PDS. Staff has determined that the Project, as proposed, will not cause any significant impacts to the environment that were not previously analyzed in the Negative Declaration. There are no substantial changes to the Project, changes in circumstances, or new information that would result in new significant environmental effects or a substantial increase in the severity of previously identified effects from what was analyzed in the Negative Declaration. The Addendum is included in Attachment C.

### **G. COMMUNITY PLANNING GROUP**

On September 9, 2020, the Lakeside Design Review Board considered the Project and had the following comments and questions regarding revising the Project: parking spaces located towards the front of the property were too close to the right-of-way; it did not include the required 15-foot landscaping area; where the existing waterline easements were located; and additional details of the new 8-foot-tall CMU wall. A motion was made to recommend a revised site plan, possibly reducing the size of the new building and adding parking spaces towards the rear and adding additional landscaping at the front of the property, 5-0-0 (5-Ayes, 0-Noes, 0-Abstain).

On October 7, 2020, the Lakeside Community Planning Group (CPG) considered the Project and recommend approval of the proposed MUP Modification contingent on the placement of trees along the frontage of the property, which the Project has included 10-0-0-5 (10-Ayes, 0-Noes, 0-Abstain, 5-Vacant/Absent).

On October 14, 2020, the Lakeside Design Review Board considered the revised Project. The applicant considered the board's comments made during the September 9, 2020 meeting and revised the Project to include a 15-foot-wide landscape area along Woodside Avenue, additional CMU wall details, and provided information regarding the required emergency access turnaround area on the property which limits the useable space towards the rear of the property, as well as limiting the reduction of hardscape. The Board recommended approval of the proposed MUP Modification 4-0-0 (4-Ayes, 0-Noes, 0-Abstained).

### **H. PUBLIC INPUT**

At the time of application submittal on August 5, 2020, and in accordance with Board Policy I-49, public notices were sent to property owners within a minimum radius of 300 feet of the project site until at least 20 different property owners were noticed, no comments or phone calls were received.

No public comments were made at the September 9, 2020 or the October 14, 2020 Lakeside Design Review Board (DRB) meetings. At the October 14, 2020 CPG meeting, a community member raised their concerns with the landscape design and locating large trees near existing water pipelines at the front of the property. The applicant explained to the Board and the community member that additional landscaping along the property frontage was recommended by the DRB, and the revised plans meet County guidelines and the County Landscape specialist had no concerns with the tree and landscaping location.

Notice of today's hearing was sent to 443 property owners, which includes all property owners within 1,500 feet of the project site. Notice of the Project was also posted at the site.

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**Report Prepared By:**

Jessica Madamba, Project Manager  
619-323-8672

[jessica.madamba@sdcounty.ca.gov](mailto:jessica.madamba@sdcounty.ca.gov)

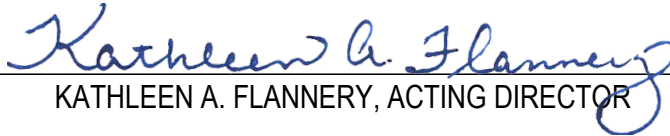
**Report Approved By:**

Kathleen A. Flannery, Acting Director  
858-694-2962

[kathleen.flannery@sdcounty.ca.gov](mailto:kathleen.flannery@sdcounty.ca.gov)

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**AUTHORIZED REPRESENTATIVE:**

  
KATHLEEN A. FLANNERY, ACTING DIRECTOR

**ATTACHMENTS:**

Attachment A – Environmental Findings  
Attachment B – Planning Documentation  
Attachment C – Environmental Documentation  
Attachment D – Form of Decision  
Attachment E – Public Documentation  
Attachment F – Service Availability Forms  
Attachment G – Ownership Disclosure

**Attachment A –  
ENVIRONMENTAL  
FINDINGS**



**LAKESIDE SPECIAL CARE CENTER  
MAJOR USE PERMIT MODIFICATION  
PERMIT NO.: PDS2020-MUP-86-050-W1  
ENVIRONMENTAL LOG: PDS2020-ER-20-14-12**

**ENVIRONMENTAL FINDINGS**

June 16, 2021

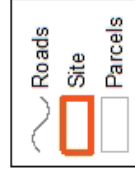
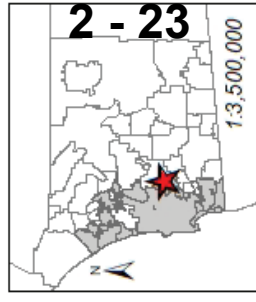
- 1) Find that the Negative Declaration (ND) dated July 7, 1987 on file with the Department of Planning and Development Services (PDS) as Environmental Review Number Log No. 86-14-42 was completed in compliance with the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines and that the Board of Supervisors has reviewed and considered the information contained therein and the Addendum thereto dated on file with PDS as Environmental Review Number PDS2020-ER-20-14-12 before approving the project.
- 2) Find that there are no changes in the project or in the circumstances under which the project is undertaken that involve significant new environmental impacts which were not considered in the previously certified ND dated July 7, 1987, that there is no substantial increase in the severity of previously identified significant effects, and that no new information of substantial importance has become available since the ND was certified as explained in the Environmental Review Update Checklist dated June 16, 2021.
- 3) Find that the proposed project is consistent with the Resource Protection Ordinance (RPO) (County Code, Section 86.601 et seq.).
- 4) Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code, Section 67.801 et seq.).
- 5) Find that the project is consistent with the Multiple Species Conservation Plan (MSCP) and Biological Mitigation Ordinance (County Code, section 86.501 et seq.)

**Attachment B – PLANNING  
DOCUMENTATION**

# Lakeside MUP

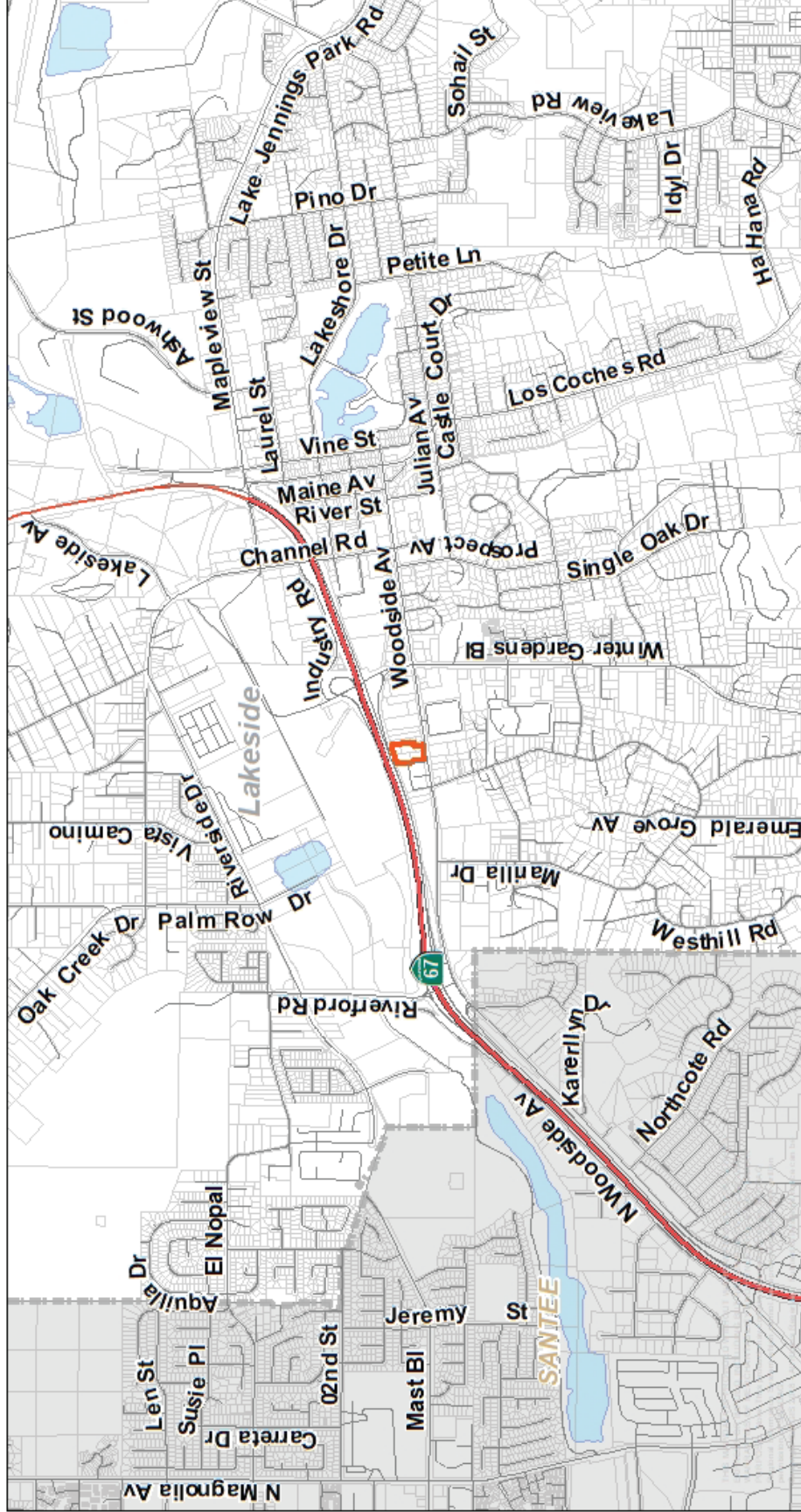
Lakeside  
Community Plan Area

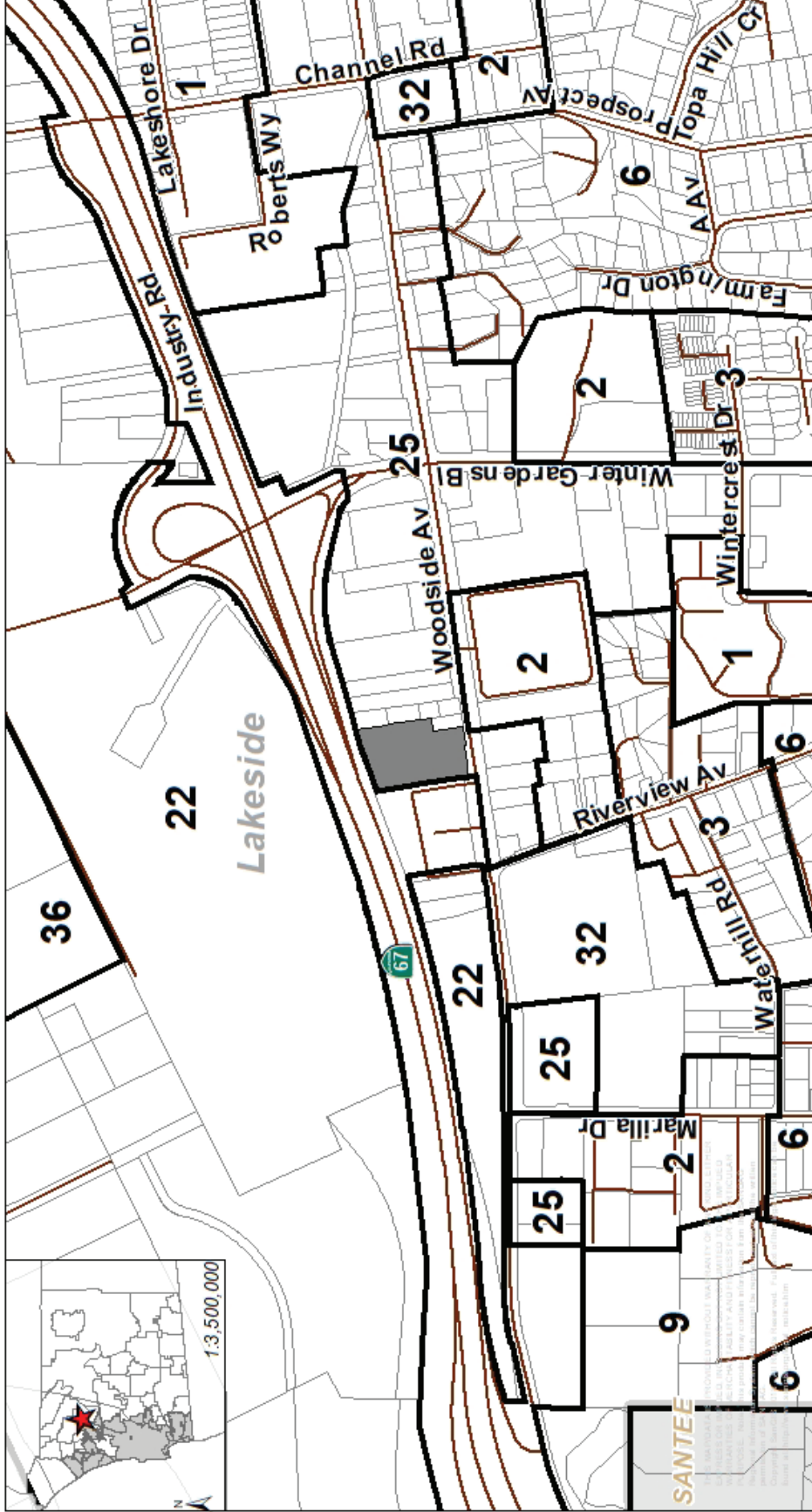
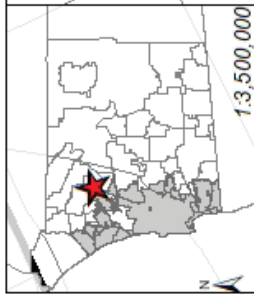
## Vicinity Map



**LWEGGIS**  
Lakeside Water Engineering & GIS

Date: 5/25/2021  
Path: P:\1902030\MUP-85-050\_052121\city.mxd





## Lakeside MUP

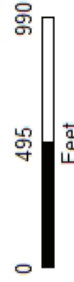
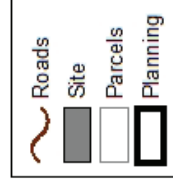
Lakeside

Community Plan Area

### General Plan

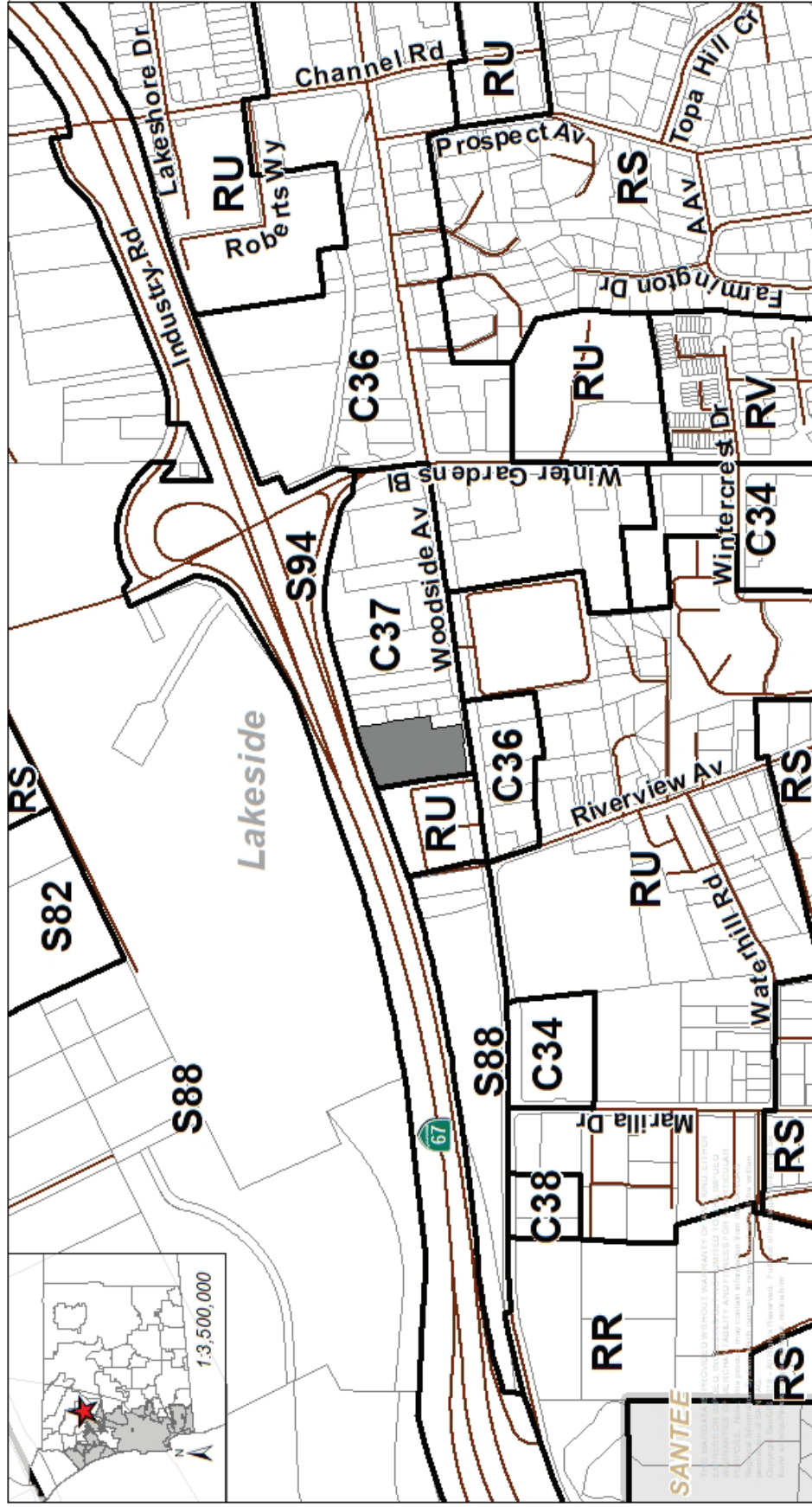
- (1) Village Residential (VR-30)
- (2) Village Residential (VR-24)
- (3) Village Residential (VR-15)
- (4) Village Residential (VR-10.9)
- (5) Village Residential (VR-7.3)
- (6) Village Residential (VR-4.3)
- (9) Semi-Rural Residential (SR-1)
- (22) Specific Plan Area
- (25) General Commercial
- (32) Public/Semi-Public Facilities
- (36) Open Space (Recreation)

2 - 24



WUEGGIS

Date: 5/25/2021  
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### Lakeside MUP

Lakeside  
Community Plan Area

#### Zoning

C34 - General Commercial/Residential  
C36 - General Commercial  
C37 - Heavy Commercial  
C38 - Service Commercial  
RMH - Mobilehome Residential  
RMH9 - Mobilehome Residential  
RR - Rural Residential  
RS - Single Family Residential  
RU - Urban Residential  
RV - Variable Family Residential  
S82 - Extractive  
S88 - Specific Planning Area  
S94 - Transportation/Utility Corridor

## 2 - 25

Legend:

- Roads
- Site
- Parcels
- Zoning

Scale: 0 500 1,000 Feet

Feel the GIS

Date: 5/25/2021  
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Lakeside MUP

Lakeside Community Plan Area

2 - 26

Roads

Site

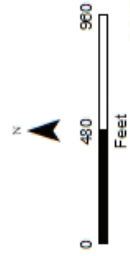


LUWEGGIS  
Landscape Use & Growth Information Systems

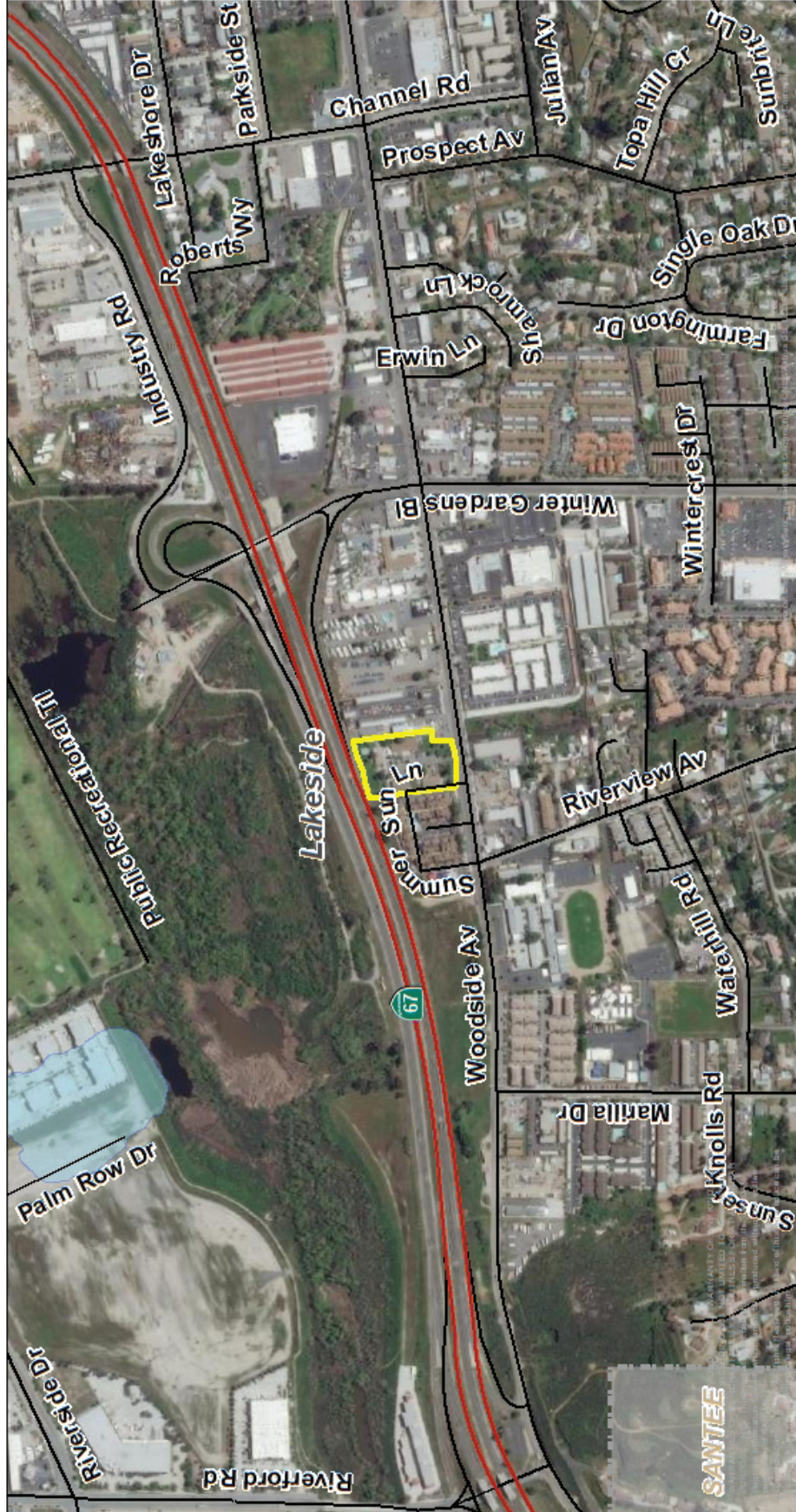
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Date: 5/26/2024 Path: P:\img\2024-MUP-46-450\_0524\photo\_med.mxd





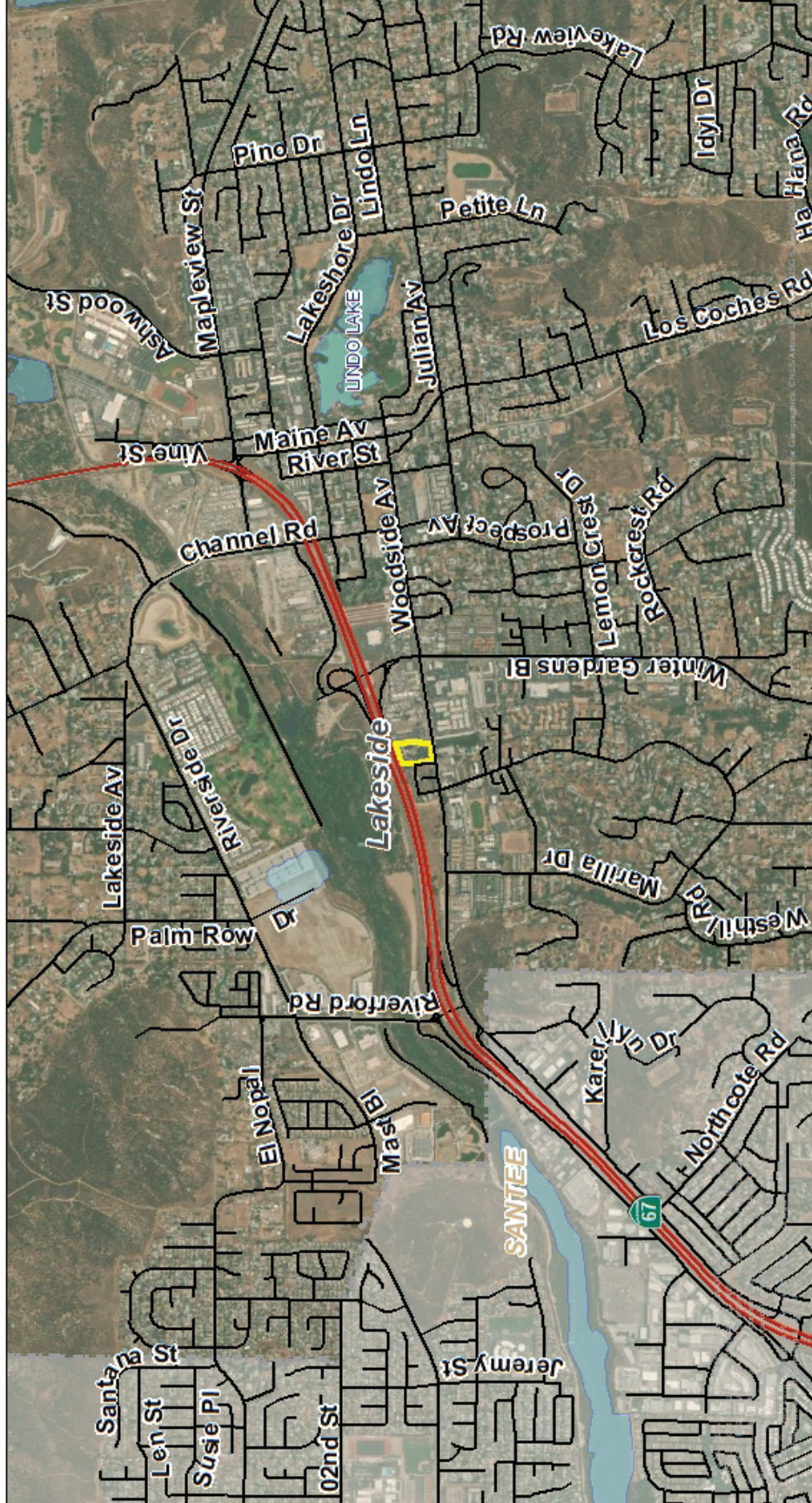
**Lakeside MUP**  
Lakeside Community Plan Area



2 - 28



1 inch = 1,875 feet



# SITE INFORMATION:

APN(S): 382-280-07-00, 382-280-08-00,  
382-280-09-00, 382-280-10-00,  
382-280-11-00  
PROPOSED: 1122/10151 (284 ACRES)  
ZONING: GENERAL COMMERCIAL (GC)

## EXISTING BUILDING DATA:

EXISTING USE: SKILLED NURSING FACILITY  
OCCUPANCY: 1-2 (W/ CONTROLLED EGRESS)  
CONSTRUCTION TYPE: VA  
FIRE SPRINKLED: YES  
STORIES: 1  
REMODEL AREA: 47035.1 (EXISTING KITCHEN)  
ROOMS: 2 BEDS  
(2) PRIVATE  
(28) SEMI-PRIVATE  
TOTAL BEDS: 58 BEDS

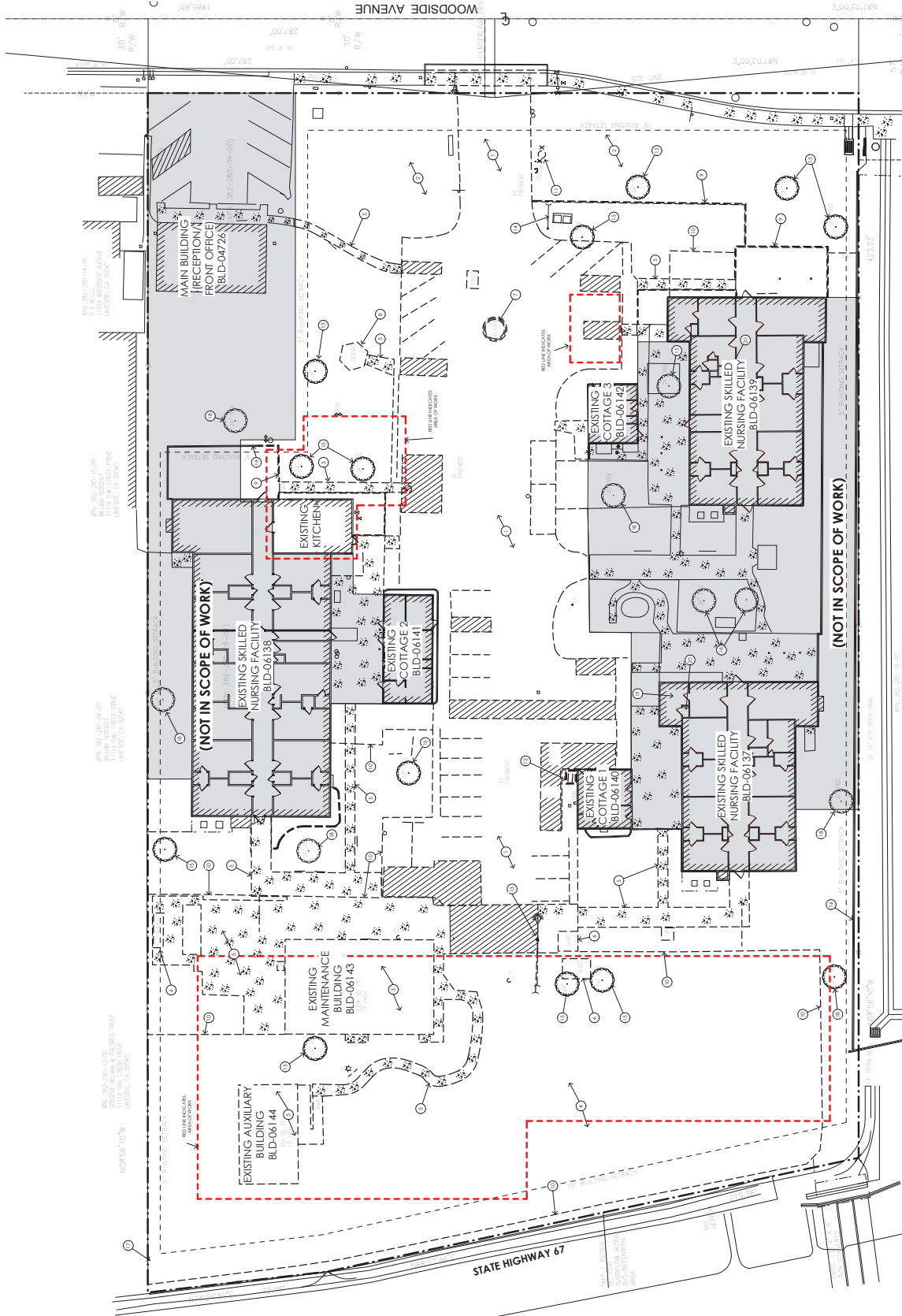
## PARKING TABULATION:

REQUIRED PARKING:  
FOR OTHER MEDICAL FACILITIES (PER SECTION 1744)  
337 (MD) (8) PROPOSED 2 331  
337 (MD) (24) EXISTING 331  
TOTAL PARKING REQUIRED: 51  
EXISTING PARKING PROVIDED: 37  
STANDARD SPACES  
LOADING SPACES  
ACCESSIBLE PARKING SPACES  
TOTAL (1) PARKING PROVIDED: 37

2 - 29

## KEYNOTES

1. PARKING LOT TO BE PAVED A RESURF
2. BUILDING TO BE REMOVED FOR SUBMITTING
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OVERALL EXISTING SITE PLAN

SDC PDS RCVD 1-26-21  
MUP86-050W1

## LAKESIDE SPECIAL CARE

## 58-BED ADDITION

ARCHITECT: J. J. JENSEN & ASSOCIATES  
301 NORTH KAMPAK STREET, SUITE 101  
ORANGE, CA 92668 · P714.937.1885  
PROJECT# 15003 · DECEMBER 29, 2020

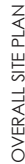


M.S. 707



[illegible]

2. ALL NEW AND RELOCATED STRUCTURES, INCLUDING THE TRAILER WILL REQUIRE INSTALLATION OF AUTOMATIC FIRE SPRINKLER SYSTEMS.



SCALE: 1/16"=1'-0"

**SITE INFORMATION:**

APN(S): 382-280-07-00, 382-280-08-00,  
382-280-09-00, 382-280-10-00,  
392-280-11-00  
PROPOSED: ±123.710 S.F. (2.84 ACRES)  
ZONING: C37, LAND USE DESIGNATION  
GENERAL COMMERCIAL (GC)

## SNF NEW BUILDING I

PROPOSED USE:	SKILLED NURSING FACILITY
OCCUPANCY:	1-2 (W/ CONTROLLED EGRESS)
CONSTRUCTION TYPE:	VA
FIRE SPRINKLED:	YES
STORIES:	1
MAXIMUM HEIGHT:	18' - 7 1/2'
AREA:	<b>217,245 S.F.</b>
ROOM/REED COUNT:	
(2) PRIVATE:	2 BEDS
(2) PRIVATE:	2 BEDS
TOTAL BEDS IN ADDITION:	56 BEDS
PENDING BEDS:	94 BEDS
TOTAL BEDS:	<b>152 BEDS</b>

EXISTING SNE BUILDING DATA:

PROPOSED USE:	SKILLED NURSING FACILITY
OCCUPANCY:	I-2
CONSTRUCTION TYPE:	VA
FIRE SPRINKLERED:	YES
STORIES:	1
MAXIMUM HEIGHT:	17'-0"
AREA:	
	REMODEL AREA: ±700 S.F.
	ADDITION: ±1,334 S.F.

**PARKING TABULATION:**

REQUIRED PARKING:	
FOR OTHER MEDICAL FACILITIES (PER SECTION 11.02.010):	
23 / BED (58 PROPOSED x .23)	19.14
33 / BED (94 EXISTING x .33)	31.02
<b>TOTAL PARKING REQUIRED:</b>	<b>51</b>

M.S. 707

**PARKING PROVIDER:**  
STANDARD SPACES  
COMPACT SPACES  
CLEAN AIR VEHICLE  
LOADING SPACE  
**TOTAL PARKING PROVIDED:**  
BICYCLE PARKING:  
.05 / CAR SPACE (5%)  
**TOTAL BICYCLE PARKING:**

### KEYNOTES:

- |    |   |
|----|---|
| 1  | PLAN OF TRAVEL TO THE PUBLIC RIGHT OF WAY   |
| 2  | HOSE PROJECT LOCATION MAPS (4" X 10" SCALED) TO BE COME WITH FLASHER IN INFO TO BUILDING ADDRESS  |
| 3  | 8 1/2" X 11" CHAIN LINK FENCE   |
| 4  | GENERATOR TO BE LOCATED WITHIN 6' OF SOLID SLOTTED CANAL WITH FLASHER IN INFO TO BUILDING ADDRESS |
| 5  | 3 1/2" X 10 1/2" CONCRETE REINFORCED DUMP OFF AND LOADING DOCK                                    |
| 6  | 20' X 20' COVERED STORAGE FOR COUNTRY OF SAN DIEGO'S DRAINAGE INFORMATION                         |
| 7  | APRIL 1991 (THIS IS CIVIL DRAWINGS FOR ADDITIONAL INFORMATION)                                    |
| 8  | BITE BACK   |
| 9  | 2" DUMPSTER WITH HOSE BUNDLE  |
| 10 | 3" (LIGHTING TYPE OF 12 LOCATIONS)  |
| 11 | CONCRETE GUTTERS (SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION)                                  |
| 12 | CONCRETE WALKWAY TYP.   |



## LAKESIDE SPECIAL CARE

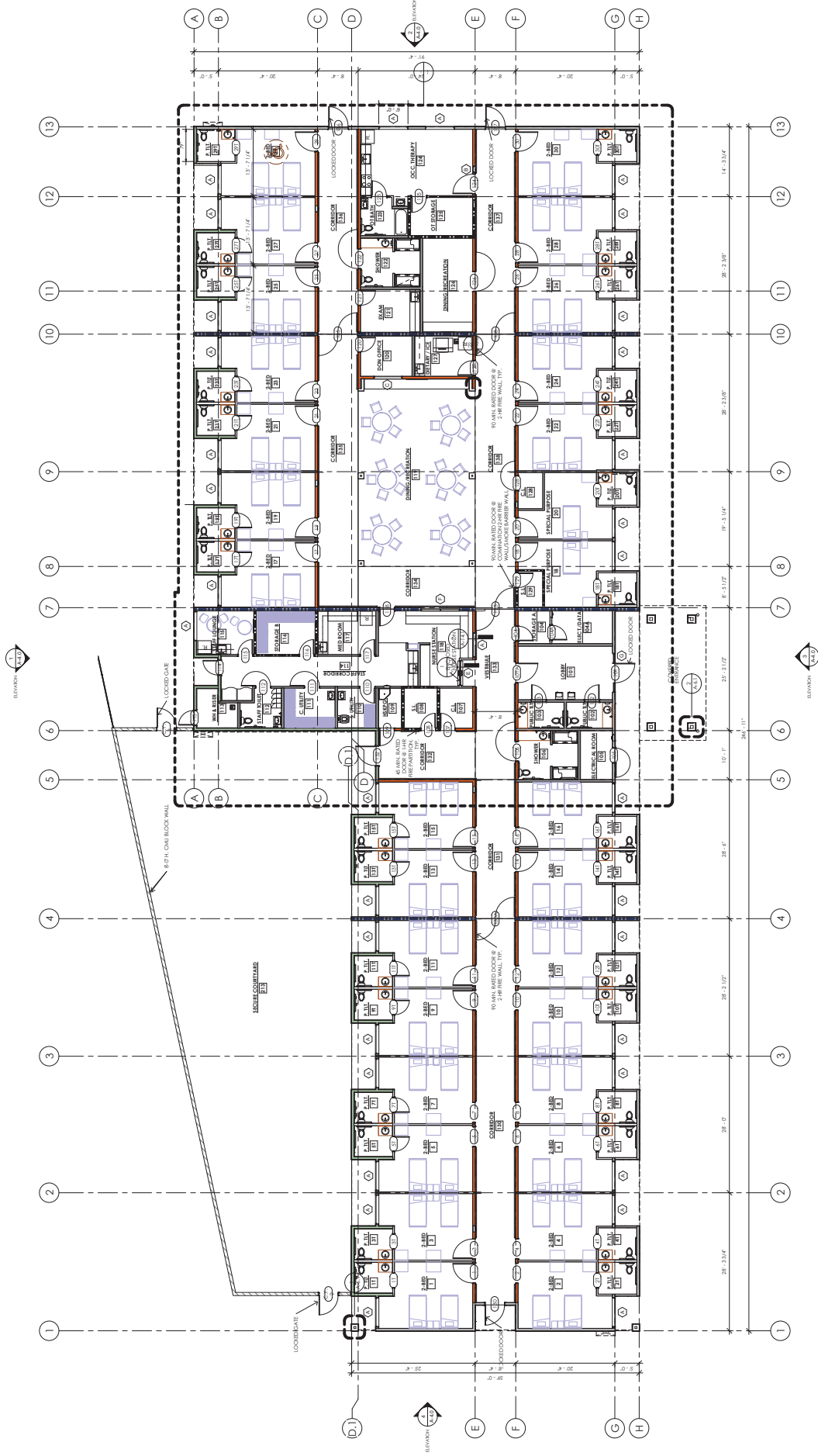
## 58-BED ADDITION

ARCHITECTURE + INTERIORS + PLANNING  
321 NORTH RAMPART STREET, SUITE 101  
ORANGE, CA 92868 • P: 714.937.1985  
PROJECT#: 18203, DECEMBER 2, 2020



**581 ADDITION BUILDING DATA:**  
 PROPOSED USE: SKILLED NURSING FACILITY  
 OCCUPANCY: 1-2 (W/ CONTROLLED EGRESS)  
 CONSTRUCTION TYPE: VA  
 FIRE SPRINKLERED: YES  
 STORES: 1  
 AREA: 317,242 S.F.

2 - 31



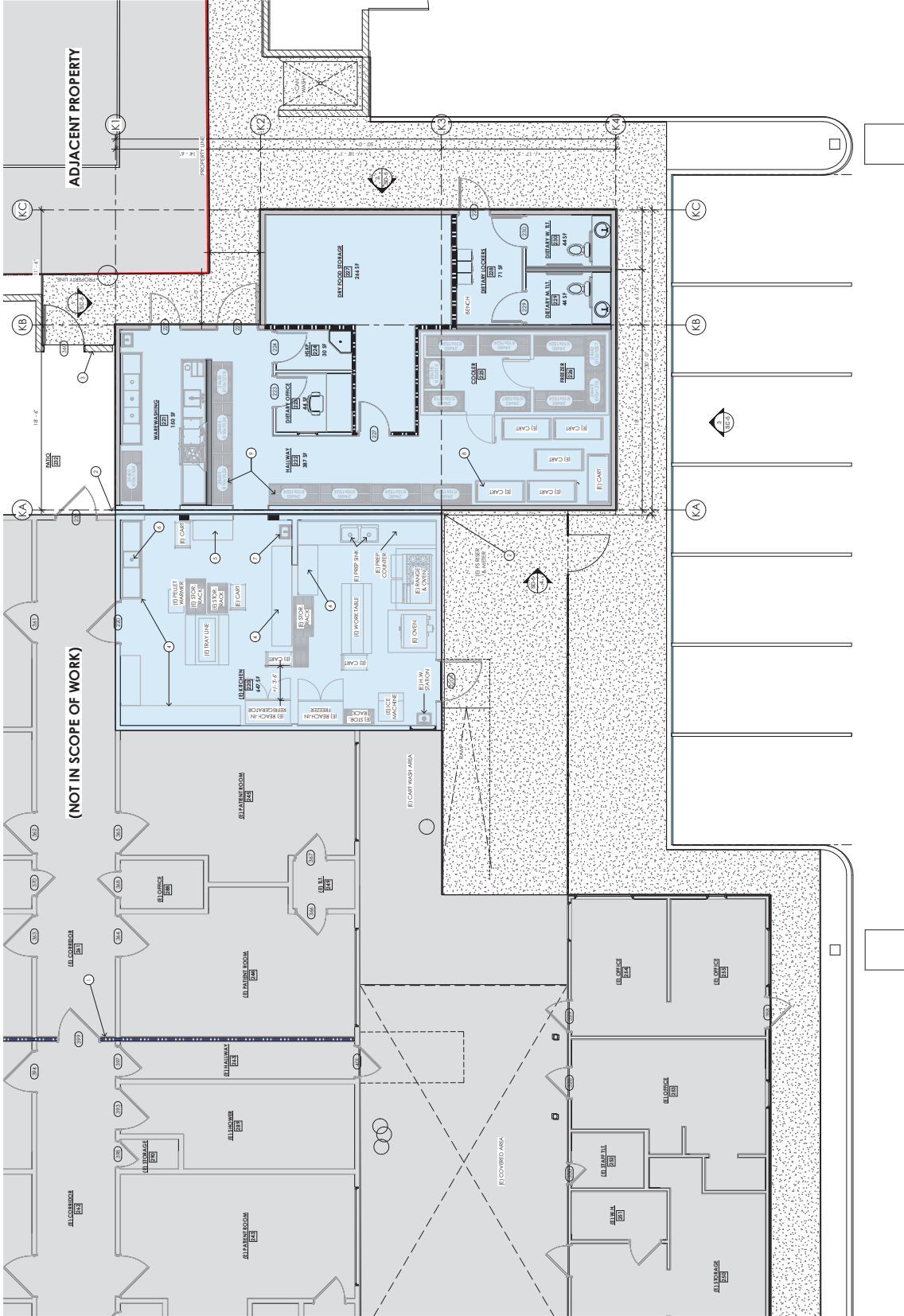
OVERALL FLOOR PLAN



LAKESIDE SPECIAL CARE

58-BED ADDITION

ARCHITECT: J. J. JENSEN & ASSOCIATES  
 301 NORTH KAMPAK STREET, SUITE 101  
 ORANGE, CA 92668 • P: 714.937.1985  
 PROJECT: 15003 • DECEMBER 27, 2020



**DIETARY STORAGE CALCULATIONS:**

**BELCOUNTELL**

EXISTING LICENSED BEDS: 94  
 PROPOSED BEDS: 58  
**TOTAL BEDS: 152**

**DIETARY STORAGE TABULATION PER 1225.42.2.10:**

**DRY FOOD STORAGE:**  
 REQUIRED: 200 SQ. FT. + 1 SQ. FT. PER BED (IN EXCESS OF 100 BEDS)  
 REQUIRED DRY FOOD STORAGE: 200 SQ. FT. + 28 SQ. FT. = 228 SQ. FT.

**PROPOSED DRY FOOD STORAGE ROOM 227: 244 SQ. FT.**

**PROTEIN & CHILLED FOOD STORAGE:**

REQUIREMENT: 2 CUB. FT. PER BED  
 REQUIRED COLD FOOD STORAGE: 2 CUB. FT. X 152 BEDS = 304 CUB. FT.

**PROPOSED COLD FOOD STORAGE**

(STORAGE RACKS 3' X 5' X 7' X 4 SHELVES = 28 CUB. FT. PER RACK)

COOLER STORAGE ROOM 225 (6 RACKS) 168 CUB. FT.

FREEZER STORAGE ROOM 226 (6 RACKS) 168 CUB. FT.

(1) REACH-IN REFRIGERATORS IN BLDG. KITCHEN 78 CUB. FT.

**TOTAL COLD FOOD STORAGE 400 CUB. FT.**

**DIETARY DEPARTMENT AREA CALCULATIONS:**

(B) KITCHEN 467 SQ. FT.  
 (B) WAREHOUSING 150 SQ. FT.  
 (B) DRY FOOD STORAGE 266 SQ. FT.  
 (B) DIETARY OFFICE 30 SQ. FT.  
 (B) HOUSEKEEPING 30 SQ. FT.  
 (B) WALK-IN COOLER 55 SQ. FT.  
 (B) WALK-IN FREEZER 55 SQ. FT.  
 (B) DRY FOOD STORAGE 266 SQ. FT.  
 (B) DIETARY MEN'S TOILET 44 SQ. FT.  
 (B) DIETARY WOMEN'S TOILET 44 SQ. FT.  
**TOTAL USABLE AREA: 1,220 SQ. FT.**  
**TOTAL GROSS BUILDING ADDITION: 1,333 SQ. FT.**



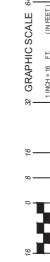
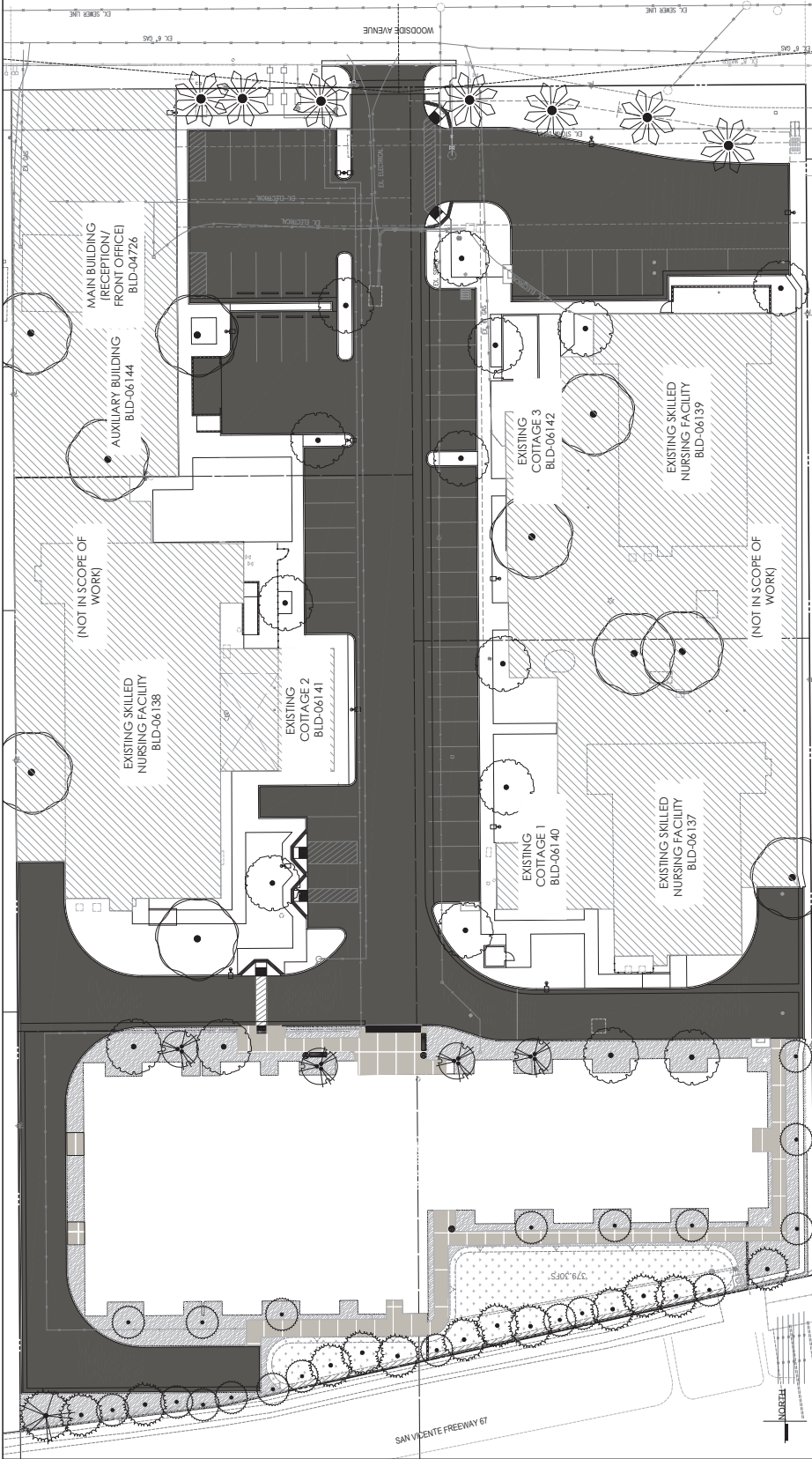
PARTIAL FLOOR PLAN - DIETARY DEPARTMENT

**LAKESIDE SPECIAL CARE**

**58-BED SNF BUILDING**

ARCHITECT: J. SHERMAN & ASSOCIATES  
 301 NORTH KAMPAK STREET, SUITE 101  
 ORANGE, CA 92668 • P: 714.937.1885  
 PROJECT #: 18203 - JULY 31, 2020





MAINTENANCE RESPONSIBILITY

ALL REQUIRED LANDSCAPE AREAS INCLUDING THE STREET ADJACENT AREAS SHALL BE MAINTAINED BY THE COUNTY OF SAN DIEGO. THE COUNTY OF SAN DIEGO SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPE AREAS INCLUDING THE STREET ADJACENT AREAS. THE COUNTY OF SAN DIEGO SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPE AREAS INCLUDING THE STREET ADJACENT AREAS.

ROOT BARRIER NOTE

ALL NEW PLANTINGS SHALL BE INSTALLED WITH A MINIMUM BARRIER OF 30" WIDE WITH TREES BEING PLACED WITHIN 10' OF PUBLIC AREAS. THE BARRIER SHALL BE INSTALLED WITHIN 10' OF THE PLANTING AREA. THE BARRIER SHALL BE INSTALLED WITHIN 10' OF THE PLANTING AREA.

RAIN SENSOR SHUTOFF DEVICE NOTE

ALL NEW PLANTINGS SHALL BE INSTALLED WITH A RAIN SENSOR SHUTOFF DEVICE. THE RAIN SENSOR SHUTOFF DEVICE SHALL BE INSTALLED WITHIN 10' OF THE PLANTING AREA. THE RAIN SENSOR SHUTOFF DEVICE SHALL BE INSTALLED WITHIN 10' OF THE PLANTING AREA.

TREE IRRIGATION NOTE

ALL TREES SHALL BE IRRIGATED INDEPENDENTLY OF ALL OTHER SURROUNDING VEGETATION.

Landscaping shall meet the permanent design requirements of the latest version of the San Diego County

Interim with the requirements for Landscaping and Irrigation Plans contained in the County Landscape Water Conservation Regulations, in Title 8, Division 6, Chapter 1, Section 8.01, of the County of San Diego Code of Ordinances. The plan is prepared in compliance with these regulations. I certify that the plan implements the water conservation regulations to provide efficient use of water.

0.29.1000

PLANT SCHEDULE

TREE	SYMBOL	DATE	QTY	QTY
CELESTIAL CLOVER		30" DIA	4	4
CELESTIAL CLOVER		15" DIA	10	10
CELESTIAL CLOVER		30" DIA	12	12
CELESTIAL CLOVER		30" DIA	1	1
CELESTIAL CLOVER		30" DIA	16	16
CELESTIAL CLOVER		EXISTING	10	10
CELESTIAL CLOVER		TRANSPLANTED	7	7



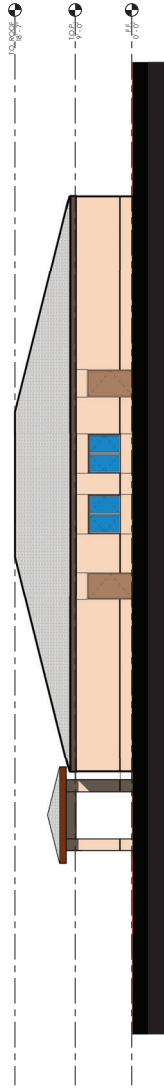




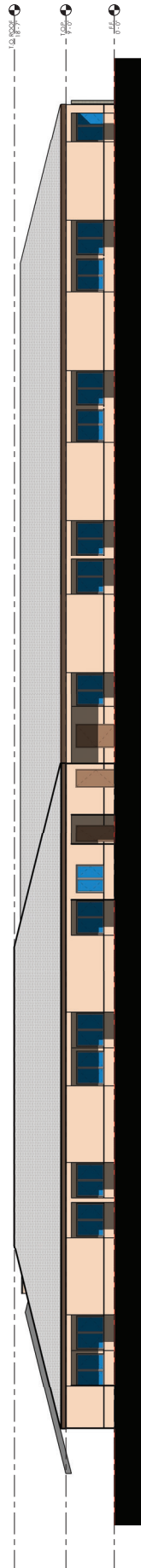
ARCHITECTS  
301 NORTH KAMAKUA STREET, SUITE 101  
ORANGE, CA 92668 • P: 714.937.1985  
PROJECT #: 18203 - JULY 31, 2020

LAKESIDE SPECIAL CARE

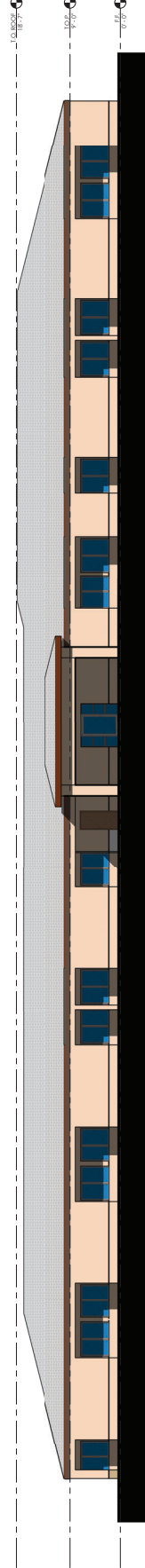
58-BED SNF BUILDING



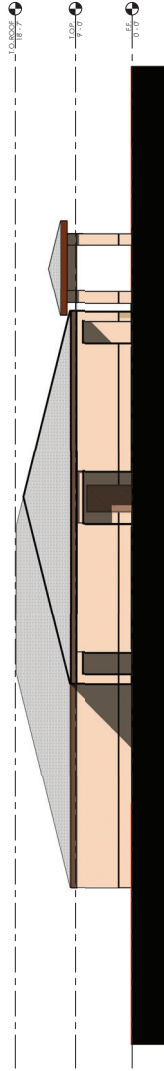
EAST ELEVATION - SNF ADDITION



NORTH ELEVATION - SNF ADDITION

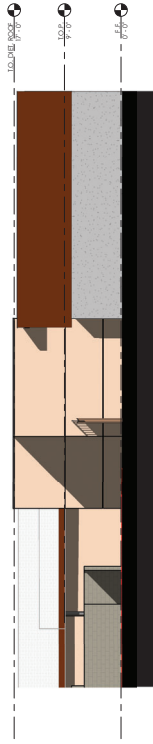


SOUTH ELEVATION - SNF ADDITION

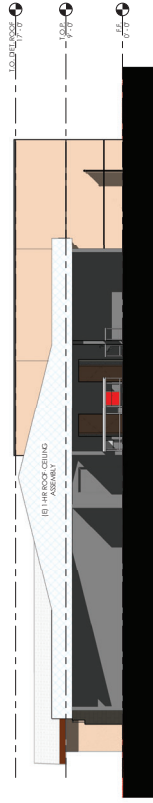


WEST ELEVATION - SNF ADDITION

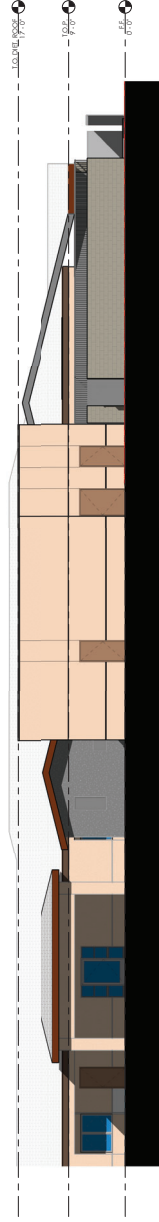




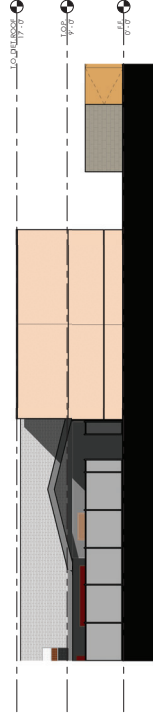
EAST ELEVATION - DIETARY ADDITION



NORTH ELEVATION - DIETARY ADDITION



SOUTH ELEVATION - DIETARY ADDITION



WEST ELEVATION - DIETARY ADDITION



**Attachment C –  
ENVIRONMENTAL  
DOCUMENTATION**



# County of San Diego

**KATHLEEN A. FLANNERY**  
ACTING DIRECTOR

PLANNING & DEVELOPMENT SERVICES  
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123  
[www.sdcountry.ca.gov/pds](http://www.sdcountry.ca.gov/pds)

**VINCE NICOLETTI**  
ACTING ASSISTANT DIRECTOR

## **AN ADDENDUM TO THE PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION FOR THE LAKESIDE SPECIAL CARE CENTER MAJOR USE PERMIT, LOG NO. ER 86-14-042**

### **FOR PURPOSES OF CONSIDERATION OF LAKESIDE SPECIAL CARE CENTER MODIFICATION**

**PDS2020-MUP-86-050W1; LOG NO. PDS2020-ER-20-14-12**

**APN: 382-280-07 thru 382-280-11**

July 9, 2021

**CEQA Guidelines, Section 15164(b) states that an Addendum to a previously adopted Negative Declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 or 15163 calling for the preparation of a subsequent or supplemental EIR or subsequent Negative Declaration have occurred.**

#### **Discussion:**

There are some minor changes and additions, which need to be included in an Addendum to the previously adopted Negative Declaration (ND) and Subsequent Mitigated Negative Declaration (MND) to accurately cover the new project. The additions are underlined and deletions are struck out. The changes and additions consist of the following:

1. To the Project Name add Lakeside Special Care Center
2. To the Project Numbers add PDS2020-MUP-86-050W1; LOG NO. PDS2020-ER-20-14-12
3. To the first paragraph add as indicated: ““The MND for this project is comprised of this formalong with the Environmental Review Update Checklist Form for Projects with a Previously Approved Environmental Document dated July 9, 2021 which includes the following forms attached.”
  - A. The previously adopted Mitigated Negative Declaration, dated July 7, 1987;
  - B. An Addendum to the previously adopted Mitigated Negative Declaration with an Environmental Review Update Checklist Form for Projects with a Previously Approved Environmental Documented dated July 9, 2021

C. An Ordinance Compliance Checklist dated June 16, 2021



# County of San Diego

**KATHLEEN FLANNERY**  
ACTING DIRECTOR

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**VINCE NICOLETTI**  
ACTING ASSISTANT DIRECTOR

July 9, 2021

## Environmental Review Update Checklist Form For projects with Previously Approved Environmental Documents

**FOR PURPOSES OF CONSIDERATION OF LAKESIDE SPECIAL CARE CENTER  
MAJOR USE PERMIT MODIFICATION; PDS2020-MUP-86-050W1; LOG NO. PDS2020-ER-  
20-14-12**

The California Environmental Quality Act (CEQA) Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted Negative Declaration (ND) or a previously certified environmental impact report (EIR) covering the project for which a subsequent discretionary action is required. This Environmental Review Update Checklist Form has been prepared in accordance with CEQA Guidelines Section 15164(e) to explain the rationale for determining whether any additional environmental documentation is needed for the subject discretionary action.

1. Background on the previously **adopted ND**:
  - A Negative Declaration (ND) for a Major Use Permit to allow a one story addition to an existing convalescent home was approved on July 7, 1987. The 25,700 square foot building added 87 beds to the existing 94 bed facility.
2. Lead agency name and address:
 

County of San Diego, Planning & Development Services  
5510 Overland Avenue, Suite 110  
San Diego, CA 92123

  - a. Contact Jessica Madamba, Project Manager
  - b. Phone number: (619) 323-8672
  - c. E-mail: [Jessica.madamba@sdcounty.ca.gov](mailto:Jessica.madamba@sdcounty.ca.gov)
3. Project applicant's name and address:
 

CFI, LLC  
2723 Burden Way  
National City, CA 91950

## 4. Summary of the activities authorized by present permit/entitlement application(s):

The project is a Major Use Permit Modification to construct an approximately 17,000 square foot building and a 1,300 square foot addition to an existing building at an existing skilled nursing facility. The new building would provide 58 additional licensed beds, for a total of 152 beds in semi-private and private rooms. The addition would include additional kitchen a food storage space to the existing Dietary Department on-site. The total project site would include four main residential buildings. The parking lot would be redesigned to accommodate the proposed building and provide additional parking spaces.

The project site is located at 11962 Woodside Avenue in the Lakeside Community Plan Area, within unincorporated San Diego County. The site is subject to the Lakeside Community Plan Area, within unincorporated San Diego County. The site is subject to the Lakeside Community Design Review, and the General Plan Category Village, Land Use Designation General Commercial. Zoning for the site is Heavy Commercial (C37). Access will be provided by a private driveway off Woodside Avenue.

## 5. Does the project for which a subsequent discretionary action is now proposed differ in any way from the previously approved project?

YES NO  
☒ ☐

The prior approvals authorized use and expansion of an existing skilled nursing facility. The project would include further expansion of the same use type.

6. **SUBJECT AREAS DETERMINED TO HAVE NEW OR SUBSTANTIALLY MORE SEVERE SIGNIFICANT ENVIRONMENTAL EFFECTS COMPARED TO THOSE IDENTIFIED IN THE PREVIOUS ND OR EIR.**

The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

☒ NONE

☐ Aesthetics

☐ Agriculture and Forest Resources

☐ Air Quality

☐ Biological Resources

☐ Cultural Resources

☐ Geology & Soils

☐ Greenhouse Gas Emissions

☐ Hazards & Haz Materials

☐ Hydrology & Water Quality

☐ Land Use & Planning

☐ Mineral Resources

☐ Noise

☐ Population & Housing

☐ Public Services

☐ Recreation

☐ Transportation/Traffic

☐ Tribal Cultural Resources

☐ Utilities & Service Systems

☐ Mandatory Findings of Significance

**DETERMINATION:**

On the basis of this analysis, Planning & Development Services has determined that:

- ☒ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted ND or previously certified EIR is adequate upon completion of an ADDENDUM.
- ☐ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, because the project is a residential project in conformance with, and pursuant to, a Specific Plan with a EIR completed after January 1, 1980, the project is exempt pursuant to CEQA Guidelines Section 15182.
- ☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However all new significant environmental effects or a substantial increase in severity of previously identified significant effects are clearly avoidable through the incorporation of mitigation measures agreed to by the project applicant. Therefore, a SUBSEQUENT ND is required.
- ☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND or EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT or SUPPLEMENTAL EIR is required.

Jessica Madamba  
Signature

7/9/2021  
Date

Jessica Madamba  
Printed Name

Project Manager  
Title

## INTRODUCTION

CEQA Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted ND or a previously certified EIR for the project.

CEQA Guidelines, Section 15162(a) and 15163 state that when an ND has been adopted or an EIR certified for a project, no Subsequent or Supplemental EIR or Subsequent Negative Declaration shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole public record, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
  - a. The project will have one or more significant effects not discussed in the previous EIR or Negative Declaration; or
  - b. Significant effects previously examined will be substantially more severe than shown in the previously adopted Negative Declaration or previously certified EIR; or
  - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous Negative Declaration or EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

CEQA Guidelines, Section 15164(a) states that an Addendum to a previously certified EIR may be prepared if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a Subsequent or Supplemental EIR have occurred.

CEQA Guidelines, Section 15164(b) states that an Addendum to a previously adopted Negative Declaration may be prepared if only minor technical changes or additions are necessary.

If the factors listed in CEQA Guidelines Sections 15162, 15163, or 15164 have not occurred or are not met, no changes to the previously certified EIR or previously adopted ND are necessary.



The following responses detail any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that may cause one or more effects to environmental resources. The responses support the "Determination," above, as to the type of environmental documentation required, if any.

### ENVIRONMENTAL REVIEW UPDATE CHECKLIST

**I. AESTHETICS** – Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to aesthetic resources including: scenic vistas; scenic resources including, but not limited to, trees, rock outcroppings, or historic buildings within a state scenic highway; existing visual character or quality of the site and its surroundings; or day or nighttime views in the area?

YES

☐

NO

☒

The Project is for the construction of a new building and addition to an existing building to add additional licensed beds and additional kitchen and food storage space at an existing skilled nursing facility. The buildings would be designed to match the character of the existing on-site structures and would be located towards the rear of the lot, away from public viewpoints along Woodside Avenue.

Furthermore, the proposed project would not be of sufficient size to degrade scenic vistas or visual character. In the County's review of the project, it has been determined there are no changes in the project, changes in the circumstances under which it is undertaken, or new information of substantial importance that cause one or more effects to aesthetic resources that were not previously considered by the adopted ND.

**II. AGRICULTURE AND FORESTRY RESOURCES** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to agriculture or forestry resources including: conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use, conflicts with existing zoning for agricultural use or Williamson Act contract, or conversion of forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

YES

☐

NO

☒

The Project is for the construction of a new building and addition to an existing building to add additional licensed beds and additional kitchen and food storage space at an existing skilled nursing facility on a disturbed site. There are no changes in the project, changes in circumstance, or new information of substantial importance that results in major revisions of the previous EIR.

**III. AIR QUALITY** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or

"new information of substantial importance" that cause one or more effects to air quality including: conflicts with or obstruction of implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP); violation of any air quality standard or substantial contribution to an existing or projected air quality violation; a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard; exposure of sensitive receptors to substantial pollutant concentrations; or creation of objectionable odors affecting a substantial number of people?

YES                      NO  
☐                      ☒

An Air Quality and Greenhouse Gas Analysis was prepared for the Project by the County of San Diego's independently contracted Air Quality and Greenhouse Gas Specialist dated December 23, 2020.

The project would generate short-term emissions of criteria air pollutants during construction activities including ozone precursors (i.e., volatile organic compounds [VOCs] and oxides of nitrogen [NOX]) from fuel combustion and exhaust associated with construction equipment and vehicle traffic (i.e., worker commute), and fugitive dust emissions from grading and earth movement activities. Long-term operational emissions of criteria air pollutants and ozone precursors would result from area sources (i.e., consumer products, architectural coatings, and landscape maintenance equipment use), energy consumption (i.e., natural gas consumption), and mobile sources (i.e., fuel combustion in vehicle use associated with the project).

Project construction and operational emissions would not exceed screening level thresholds for any criteria air pollutants. Operational emissions were calculated to include emissions of criteria pollutants already occurring on the on the Project site which was previously approved by the County and consistent with the General Plan. Therefore, both construction and operational activities would result in a less than significant impact related to criteria air pollutant emissions.

The project would be required to incorporate the following design features to minimize air quality impacts.

- Watering the site two times daily.
- Replace ground cover in disturbed areas when they become inactive.
- Limit vehicle speeds on unpaved surfaces to 15 miles per hour.
- Remove track-out dirt on paved roads.
- Limit residential interior paint flat coating to 50 grams per liter [g/L] VOC and exterior paint non-flat coating to 100 g/L VOC.

Therefore, the proposed project would not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to air quality. There are no changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to air quality.

**IV. BIOLOGICAL RESOURCES** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to

biological resources including: adverse effects on any sensitive natural community (including riparian habitat) or species identified as a candidate, sensitive, or special status species in a local or regional plan, policy, or regulation, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; adverse effects to federally protected wetlands as defined by Section 404 of the Clean Water Act; interference with the movement of any native resident or migratory fish or wildlife species or with wildlife corridors, or impeding the use of native wildlife nursery sites; and/or conflicts with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional or state habitat conservation plan, policies or ordinances?

YES NO  
☐ ☒

Project is for the construction of a new building and addition to an existing building to add additional licensed beds and additional kitchen and food storage space at an existing skilled nursing facility on a site which has been previously disturbed through prior approvals.

The proposed project and any off-site improvements related to the proposed project are within the boundaries of the Multiple Species Conservation Program. The project conforms with the Multiple Species Conservation Program (MSCP) and the Biological Mitigation Ordinance (BMO) as discussed in the MSCP Findings prepared for the Project dated May 3, 2021.

Therefore, because the Project site has been previously disturbed and would conform with the MSCP and BMP, it would not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to biological resources. There are no changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to biological resources.

**V. CULTURAL RESOURCES** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to cultural resources including: causing a change in the significance of a historical or archaeological resource as defined in State CEQA Guidelines Section 15064.5; destroying a unique paleontological resource or site or unique geologic feature; and/or disturbing any human remains, including those interred outside of formal cemeteries?

YES NO  
☒ ☐

Since the previous MND (PDS2011-3300-86-050) was adopted there has been a change in the project. The current discretionary action is a Major Use Permit Modification for an expansion of the existing skilled nursing facility. The site is completely developed. Therefore, the proposed project would not result in substantial changes and would not cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In addition, there are no changes in circumstances under which the project is undertaken, or new information of substantial importance with respect to cultural resources.

**VI. GEOLOGY AND SOILS** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is

undertaken and/or "new information of substantial importance" that result in one or more effects from geology and soils including: exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic-related ground failure, including liquefaction, strong seismic ground shaking, or landslides; result in substantial soil erosion or the loss of topsoil; produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse; being located on expansive soil creating substantial risks to life or property; and/or having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

YES

☐

NO

☒

The Project is for the construction of a new building and addition to an existing building to add additional licensed beds and additional kitchen and food storage space at an existing skilled nursing facility.

The site has been previously disturbed and developed, and earthwork consists of balanced grading (i.e., no soil import or export) over 2.84 acres of the project site and would include approximately 3,100 cubic yards of soil cut/fill on-site. The Project would be required to comply with the County of San Diego Grading Ordinance and would implement a Paleontological Monitoring Program which would be required as a Project condition of approval.

Therefore, the proposed project would not result in substantial changes and would not cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In addition, there are no changes in circumstances under which the project is undertaken, or new information of substantial importance with respect to geology and soils.

**VII. GREENHOUSE GAS EMISSIONS** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects related to environmental effects associated with greenhouse gas emissions or compliance with applicable plans, policies or regulations adopted for the purpose of reducing greenhouse gas emissions?

YES

☐

NO

☒

The prior ND did not include a greenhouse gas (GHG) emissions analysis as it was not required by CEQA at that time. However, global climate change could have been known with the exercise of reasonable diligence at the time the previous MND was adopted in 1987. Changes in law, regulation, or guidelines adoption are not "new information" as that term is used in CEQA Guidelines Section 15162 if the information about the issue was known or should have been known at the time the original MND was adopted. In the U.S. Supreme Court Case of Massachusetts v. E.P.A. (2007) 549 U.S. 497, 507, the Court explained the issue of global climate change began garnering governmental attention long before the prior MND was adopted.

The opinion states: “In the late 1970's, the Federal Government began devoting serious attention to the possibility that carbon dioxide emissions associated with human activity could provoke climate change. In 1978, Congress enacted the National Climate Program Act, 92 Stat. 601, which required the President to establish a program to ‘assist the Nation and the world to understand and respond to natural and man-induced climate processes and their implications.’” The Project is not required to analyze GHG emissions. However, an Air Quality and Greenhouse Gas Analysis was prepared for the Project by the County of San Diego’s independently contracted Air Quality and Greenhouse Gas Specialist dated December 23, 2020 to analyze project-specific emissions.

Emissions during construction activities would be associated with construction equipment fuel combustion and exhaust, and passenger vehicle travel (i.e., worker commute). GHG emissions generated during project operations are associated with area sources (i.e., consumer products and landscape maintenance equipment use), energy consumption (i.e., electricity and natural gas consumption), mobile sources (i.e., fuel combustion in vehicle use associated with the project), solid waste (i.e., waste disposed in a landfill), water consumption, and wastewater generation.

The project would implement the following sustainable design features to reduce project GHG emissions:

- Implement shared and reduced parking strategies including carpool/vanpool, shuttle facilities, or EV charging spaces, which would reduce operation vehicle miles traveled (VMT);
- Install energy efficient appliances including one qualified dishwasher or clothes washer;
- Comply with the County’s Water Conservation in Landscaping Ordinance by submitting a landscape documentation package which is required to demonstrate a 40 percent reduction in outdoor water use, which would reduce water consumption at the project site and energy required to transport water.
- Provide a “solar zone”, an area for future solar panel installation, and reserved electrical connections, pursuant to applicable California Energy Code requirements during time of Building Permit submittal.

The Project was previously approved and is consistent with the County’s General Plan land use designation for the site of General Commercial. Through its goals, policies, and land use designations, the County’s General Plan aims to reduce County-wide GHG emissions. Furthermore, the County’s General Plan growth projections informed the development of the SANDAG RTP/SCS. SANDAG’s RTP/SCS is the region’s applicable plan for reducing GHG and is consistent with State GHG emissions reductions set by the California Air Resources Board (CARB). Because the proposed Project is consistent with the General Plan land uses, it is also consistent with State GHG emission reduction targets as identified in the SANDAG RTP/SCS.

A screening threshold was used to illustrate that impacts from the project would be less than significant for GHG emissions. The California Air Pollution Control Officers Association (CAPCOA) developed a 900 MTCO<sub>2e</sub> per year threshold in order to meet Assembly Bill (AB) 32 State target of reducing emissions to 1990 levels by year 2020. Since adoption of this threshold, Senate Bill (SB) 32 was passed to set a revised statewide reduction target to reduce emissions



to 40 percent below 1990 levels by year 2030. Though the CAPCOA threshold does not consider the reduction targets set by SB 32, the CAPCOA threshold was developed with an aggressive project-level GHG emission capture rate of 90 percent.

As compared to similar mass emissions thresholds adopted by other regional air district the CAPCOA 900 MTCO<sub>2</sub>e threshold is relatively conservative and could be used to support cumulative impact determination beyond 2020. In April 2020, the Sacramento Metropolitan Air Quality Management District (SMAQMD) published updated project screening levels and determined that projects estimated to generate less than 1,100 MTCO<sub>2</sub>e per year would not result in a significant, cumulative impact. This threshold was developed to demonstrate compliance with the statewide reduction targets in 2030 and the screening threshold was determined by SMAQMD to capture 98 percent of total GHG emissions.

The CAPCOA threshold of 900 MTCO<sub>2</sub>e represents a more stringent screening level than has been approved by other air districts in compliance with 2030 statewide reduction targets. Due to the aggressive GHG emission capture rate, the CAPCOA threshold would still act as a viable threshold to reduce project GHG emissions proposed after 2020 and meet SB 32 targets. Furthermore, as State legislative requirements such as Building Energy Efficiency Standards and transportation-related efficiency measures become increasingly more stringent overtime, future project GHG emissions would be reduced helping to meet State emission reduction targets.

The GHG emissions that would be generated by the project were estimated using CalEEMod Version 2016.3.2. The project is estimated to generate approximately 593 MTCO<sub>2</sub>e per year during operations. When combined with a 30-year amortization of construction emissions of 5 MTCO<sub>2</sub>e per year (consistent with methodology from the SCAQMD), total annual project GHG emissions were estimated to be 597 MTCO<sub>2</sub>e. The project would not generate GHG emissions that would result in an impact when compared to the 900 MTCO<sub>2</sub>e per year CAPCOA or 1,100 MTCO<sub>2</sub>e per year SMAQMD screening thresholds. However, the project does not rely on the screening level thresholds to determine impact significance, rather to illustrate that the project would not cause a significant direct or cumulative impact from GHG emissions due to the relatively small amount of GHG emissions during operation and construction.

Therefore, the proposed project would not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to GHG emissions. There are no changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to GHG emissions.

**VIII. HAZARDS AND HAZARDOUS MATERIALS** – Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from hazards and hazardous materials including: creation of a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes; creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; production of hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed

school; location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 creating a hazard to the public or the environment; location within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport; within the vicinity of a private airstrip resulting in a safety hazard for people residing or working in the project area; impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; and/or exposure of people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

YES

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NO

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The project is for the construction of a new building and addition to an existing building to add additional licensed beds and additional kitchen and food storage space at an existing skilled nursing facility. Structures to be remodeled by the Project will be required to be surveyed for Asbestos Containing Materials prior to the approval of any plan, issuance of any permit, and prior to occupancy or use of the premises in reliance of this permit.

The proposed project would not result in substantial changes and would not cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In addition, there are no changes in circumstances under which the project is undertaken, or new information of substantial importance with respect to hazards and hazardous materials.

**IX. HYDROLOGY AND WATER QUALITY** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to hydrology and water quality including: violation of any waste discharge requirements; an increase in any listed pollutant to an impaired water body listed under section 303(d) of the Clean Water Act ; cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses; substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level; substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation or flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems; provide substantial additional sources of polluted runoff; place housing or other structures which would impede or redirect flood flows within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps; expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; and/or inundation by seiche, tsunami, or mudflow?

YES

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NO

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The project is for the construction of a new building and addition to an existing building to add additional licensed beds and additional kitchen and food storage space at an existing skilled nursing facility.

The site has been previously disturbed and developed, and earthwork consists of balanced grading (i.e., no soil import or export) over 2.84 acres of the project site and would include approximately 3,100 cubic yards of soil cut/fill on-site.

Since the previous EIR was certified, the County has adopted the Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410 (N.S.), dated February 26, 2016. Additionally, the San Diego Regional Water Quality Control Board (SDRWQCB) reissued a Municipal Stormwater Permit ("Municipal Permit") under the National Pollutant Discharge Elimination System (NPDES), Order No. R9-2013-0001. The project would be required to implement site design measures, source control best management practices (BMP)s, and/or treatment control BMPs to reduce potential pollutants to the maximum extent practicable. These measures would enable the project to meet waste discharge requirements as required by the San Diego Municipal Permit (SDRWQCB Order No. R9-2013-0001), as implemented by the San Diego County Jurisdictional Runoff Management Program (JRMP) and County of San Diego BMP Design Manual.

A Storm Water Quality Management Plan (SWQMP) was prepared for the project. The SWQMP and Site Plan identify site and source control BMPs to reduce potential pollutants to the maximum extent practicable.

Therefore, the proposed project would not result in substantial changes and would not cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In addition, there are no changes in circumstances under which the project is undertaken, or new information of substantial importance with respect to hydrology and water quality.

**X. LAND USE AND PLANNING** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to land use and planning including: physically dividing an established community; and/or conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?

YES

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NO

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The Project is for the construction of a new building and addition to an existing building to add additional licensed beds and additional kitchen and food storage space at an existing skilled nursing facility, which is consistent with the land use previously analyzed and would not result in a change in land use or intensity. In addition, the proposed project is consistent with the San Diego County General Plan and Zoning Ordinance.

Therefore, the proposed project would not result in substantial changes and would not cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In addition, there are no changes in circumstances under which the project is undertaken, or new information of substantial importance with respect to land use and planning.

**XI. MINERAL RESOURCES** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is

undertaken and/or "new information of substantial importance" that cause one or more effects to mineral resources including: the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; and/or loss of locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

YES

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NO

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The project site is currently developed with an existing skilled nursing facility, and is not identified for the future extraction of mineral uses, and no potentially significant direct or cumulative loss of availability of a known mineral resource or locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan would occur. Additionally, a future mining operation on site would be incompatible with the existing on-site and surrounding land uses.

Therefore, the proposed project would not result in substantial changes and would not cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In addition, there are no changes with respect to the circumstances under which the project is undertaken, or new information of substantial importance with respect to mineral resources.

**XII. NOISE** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from noise including: exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels; a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project; for projects located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, or for projects within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

YES

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NO

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The previously adopted MND found impacts to noise to be less than significant with the incorporation of project mitigation measures. Mitigation measures include a Title 24 interior noise analysis and that no outside living areas (such as patios, balconies, etc.) be located at building elevations facing or perpendicular to Highway 67.

The project site has an exterior use area noise limit of 65db CNEL and interior use area noise limit 45db CNEL. The project would incorporate an 8-foot-high concrete masonry unit (CMU) wall around the outdoor courtyard area, which attenuates the exterior use area from 74 dB CNEL to 64 dB CNEL. Therefore, the Project would comply with the County's requirement of 65 dB CNEL for the exterior use. The proposed buildings would be designed with exterior building façade facing HWY 67, would have at least Sound Transmission Class (STC) ratings of 60 and Outdoor-Indoor Transmission Class (OITC) ratings of 49. The windows shall be vinyl frame insulated dual pane glaze. All glass facing and adjacent to SR-67 must have a minimum STC

rating of 34 or higher. These Project Design Features would be incorporated into the building design to meet the 45 dB CNEL interior use requirements.

Therefore, the proposed project would not result in substantial changes and would not cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In addition, there are no changes with respect to the circumstances under which the project is undertaken, or new information of substantial importance with respect to noise.

**XIII. POPULATION AND HOUSING** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects to population and housing including displacing substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?

YES NO  
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The previously adopted ND found impacts to population and housing to be less than significant. The project is for the construction of a new building and addition to an existing building to add additional licensed beds and additional kitchen and food storage space at an existing skilled nursing facility, which is consistent with the land use previously analyzed and would not result in a change in land use or intensity. The proposed project would not increase or decrease population or housing, nor remove any restriction which would result in any substantial population growth.

Therefore, the proposed project would not result in substantial changes and would not cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In addition, there are no changes in circumstances under which the project is undertaken, or new information of substantial importance with respect to population and housing.

**XIV. PUBLIC SERVICES** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services: fire protection, police protection, schools, parks, or other public facilities?

YES NO  
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The previously adopted ND found impacts to population and housing to be less than significant. The project is for the construction of a new building and addition to an existing building to add additional licensed beds and additional kitchen and food storage space at an existing skilled nursing facility.



The project has been reviewed by the San Diego County Fire Protection District (SDCFPD) which has determined that the project meets all necessary fire code requirements, and can be served by the SDCFPD. In addition, the Project would not create new impacts to police protection, schools, parks, or other public facilities.

Therefore, the project would not result in substantial changes and would not cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In addition, there are no changes in circumstances under which the project is undertaken, or new information of substantial importance with respect to public services.

**XV. RECREATION** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or that include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

YES  
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NO  
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The previously adopted ND found impacts to recreation to be less than significant. The project is for the construction of a new building and addition to an existing building to add additional licensed beds and additional kitchen and food storage space at an existing skilled nursing facility. The project is consistent with the site's land use designation and would not necessitate the development of any recreational facilities. Therefore, the proposed project would not result in substantial changes and would not cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In addition, there are no changes in circumstances under which the project is undertaken, or new information of substantial importance with respect to recreation.

**XVI. TRANSPORTATION/TRAFFIC** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to transportation/traffic including: an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system; exceedance, either individually or cumulatively, of a level of service standard established by the county congestion management agency for designated roads or highways; a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks; substantial increase in hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); inadequate emergency access; inadequate parking capacity; and/or a conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

YES  
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NO  
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The previously adopted ND found impacts to transportation and traffic to be less than significant. The project is for the construction of a new building and addition to an existing building to add additional licensed beds and additional kitchen and food storage space at an existing skilled nursing facility. The project site is located in a VMT efficient area for residential projects, and would generate 151 average daily trips, with 11 AM peak hour trips and 15 PM peak hour trips. The project would be compliant with the County's Standards for Private Roads for sight distance.

Therefore, the project would not result in substantial changes and would not cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In addition, there are no changes in circumstances under which the project is undertaken, or new information of substantial importance with respect to transportation and traffic.

**XVII. TRIBAL CULTURAL RESOURCES** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to tribal cultural resources including: causing a change in the significance of a tribal cultural resource as defined in Public Resource Code §21074?

YES



NO



Since the previously certified 1994 EIR and 2011 Supplemental EIR was certified by the County of San Diego Board of Supervisors, Assembly Bill 52 (AB-52) became effective on July 1, 2015. AB 52 requires that tribal cultural resources (TCRs) be evaluated under CEQA and that prior to release of a negative declaration, mitigated negative declaration, or environmental impact report the lead agency shall begin consultation. The project is subject to CEQA Guidelines Section 15164 because none of the conditions in CEQA Guidelines 15162 are present requiring a Subsequent or Supplemental EIR and an Addendum has been prepared. Therefore, consultation is not required. Changes in law, regulation, or guidelines adoption are not "new information" as that term is used in CEQA Guidelines Section 15162 if the information about the issue (i.e., tribal cultural resources) was known or should have been known at the time the original EIR was certified. *Concerned Dublin Citizens v City of Dublin* (2013) 214 CA4th 1301, 1320; *Fort Mojave Indian Tribe v Department of Health Servs.* (1995) 38 CA4th 1574, 1605. Information about tribal cultural resources was known when the prior ND was adopted. Senate Bill (SB) 18 was passed in 2004. SB 18 requires local governments to contact and consult with California Native American Tribes prior to amendment or adoption of General Plan, Specific Plan, or designation of Open Space. In addition, Governor Brown's Executive Order B-10-11 (2011), established the Governor's Tribal Advisor and established administration policy to encourage State agencies to communicate and consult with California Indian Tribes.

Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs by County of San Diego staff archaeologist, Donna Beddow, it has been determined that the project site does not contain any archaeological resources. As such, with the implementation of the proposed project, there will be no impacts to significant tribal cultural resources.

**XVIII. UTILITIES AND SERVICE SYSTEMS** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the

project is undertaken and/or "new information of substantial importance" that cause effects to utilities and service systems including: exceedance of wastewater treatment requirements of the applicable Regional Water Quality Control Board; require or result in the construction of new water or wastewater treatment facilities, new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; require new or expanded entitlements to water supplies or new water resources to serve the project; result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments; be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; and/or noncompliance with federal, state, and local statutes and regulations related to solid waste?

YES

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NO

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The proposed project would require the use of utilities. Water service would be provided by the Lakeside Water District and wastewater services would be provided by the San Diego County Sanitation District. Prior to any building permit approval, the project is required to provide evidence that the parcel would be served by these utilities and may include any necessary conditions. The proposed project does not involve the need or use of wastewater treatment facilities, water supply resources, or other utilities or service systems beyond those previously accounted for and analyzed.

Therefore, the proposed project would not result in substantial changes and would not cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In addition, there are no changes in circumstances under which the project is undertaken, or new information of substantial importance with respect to utilities and system services.

**XIX. MANDATORY FINDINGS OF SIGNIFICANCE:** Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in any mandatory finding of significance listed below?

*Does the project degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*

*Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*

*Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?*

YES                      NO  
☐                      ☒

None of the changes or changes in circumstances under which the project is undertaken or "new information of substantial importance" result in any mandatory findings of significance as listed.

Attachments

- Preliminary Grading Plan (March 2021)
- Drainage Plan (March 2021)
- Storm Water Quality Management Plan (March 2010)

**XX. REFERENCES USED IN THE COMPLETION OF THE ENVIRONMENTAL REVIEW  
UPDATE CHECKLIST FORM**

California Department of Fish and Wildlife. Fish and Wildlife Code, Section 1600 *et. seq.*

California Environmental Quality Act, CEQA Guidelines

California Environmental Quality Act. 2001. California Code of Regulations, Title 14, Chapter 3, Section 15382.

California Integrated Waste Management Board, Title 14, Natural Resources, Division 7

California Integrated Waste Management Board, Title 27, Environmental Protection, Division 2, Solid Waste

California Public Resources Code, CPRC, Sections 40000-41956

County Code of Regulatory Ordinances, Title 3, Division 5, Chapter 3

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Biological Resources, approved June 30, 2009.

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Geologic Hazards, approved June 30, 2007.

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Hydrology, approved June 30, 2007.

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Transportation and Traffic, approved June 30, 2009.

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Water Quality, approved June 30, 2009

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Wildland Fire, approved December 19, 2008.

County of San Diego Public Facility Conservation/Open Space Element of the General Plan  
(Section 6-Solid Waste, XII-6-1 Goal COS-17: Solid Waste Management)

County of San Diego Scenic Highway Conservation/Open Space Element of the General Plan

County of San Diego Zoning Ordinance (Agricultural Use Regulation, Sections 2700-2720)

County of San Diego. Resource Protection Ordinance, Article II (16-17). October 10, 1991

County of San Diego. 1997. Multiple Species Conservation Program, County of San Diego  
Biological Mitigation Ordinance

County of San Diego Watershed Protection, Stormwater Management, and Discharge Control  
Ordinance (WPO) (Ordinance Nos. 9424 and 9426, County Codes §§ 67801 et seq.)

County of San Diego. 2011. Final Supplemental EIR for the Otay Crossing Commerce Park.  
October 7

Farmland Mapping and Monitoring Program, California Department of Conservation, Division of  
Land Resource Protection

Order No. 2001-01, NPDES No. CAS 0108758, California Regional Water Quality Control Board,  
San Diego Region

Ordinance 8334, An Ordinance to amend the San Diego County Code of Regulatory Ordinances  
relating to Flood Damage Prevention, Adopted by the Board of Supervisors on 12/7/93

Public Resources Code Sections 4290 and 4291

San Diego County Light Pollution Code (San Diego County Code Section 59.101)

The Importance of Imperviousness from *Watershed Protection Techniques* Vol. 1, No. 3 - Fall  
1994 by Tom Schueler Center for Watershed Protection

The Resource Conservation and Recovery Act (RCRA), 1976

Uniform Fire Code, Article 9 and Appendix II-A, Section 16

Water Quality Control Plan for the San Diego Basin (9), California Regional Water Quality Control  
Board, San Diego Region

**MULTIPLE SPECIES CONSERVATION PROGRAM  
CONFORMANCE STATEMENT**

**Lakeside Special Care Facility  
PDS2020-MPA-20-001, APN 382-280-07 thru 382-280-11**

**May 3, 2021**

Summary

The project proposes the development of a skilled nursing facility. The project site is located within the Metro-Lakeside-Jamul segment of the County's Multiple Species Conservation Program (MSCP) Subarea Plan. The project is therefore required to conform to the MSCP and the Biological Mitigation Ordinance.

Statement of Fact

There are no sensitive habitats or species within the proposed project area. The site is entirely urban/ developed and does not support native vegetation. As a Tier IV habitat, no on-site preservation is required and impacts to urban/ developed do not require mitigation under the Biological Mitigation Ordinance. No impacts to wildlife corridors or linkages will occur as the project site does not support geological, topographic or habitat features that would function in a corridor capacity. Furthermore, the site is not classified as a Biological Resource Core Area as it is not within the Pre-Approved Mitigation Area, is not within or adjacent to a large block of undisturbed habitat, is not mapped as having high habitat value and does not support sensitive species. Given the current site conditions and the surrounding land uses, development of this project will not hinder the formation of a future preserve system.

Conclusion

After consideration of the above facts, the proposed project is found to be in conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance.



## REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

### FOR PURPOSES OF CONSIDERATION OF Lakeside Special Care Facility PDS2020-MUP-86-050W1

June 16, 2021

**I. HABITAT LOSS PERMIT ORDINANCE** – Does the proposed project conform to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings?

YES  
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NO  
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NOT APPLICABLE/EXEMPT  
☒

The proposed project and any off-site improvements are located within the boundaries of the Multiple Species Conservation Program. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not required.

**II. MSCP/BMO** - Does the proposed project conform to the Multiple Species Conservation Program and Biological Mitigation Ordinance?

YES  
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NO  
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NOT APPLICABLE/EXEMPT  
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The proposed project and any off-site improvements related to the proposed project are within the boundaries of the Multiple Species Conservation Program. The project conforms with the Multiple Species Conservation Program and the Biological Mitigation Ordinance as discussed in the MSCP Findings dated May 3, 2021.

**III. GROUNDWATER ORDINANCE** - Does the project comply with the requirements of the San Diego County Groundwater Ordinance?

YES  
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NO  
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NOT APPLICABLE/EXEMPT  
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The project will continue to obtain its water supply from the Lakeside Water District, which obtains water from surface reservoirs and/or imported sources. The project will not use any groundwater for any purpose, including irrigation or domestic supply.

**IV. RESOURCE PROTECTION ORDINANCE** - Does the project comply with:

The wetland and wetland buffer regulations (Sections 86.604(a) and (b)) of the Resource Protection Ordinance?

YES  
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NO  
☐

NOT APPLICABLE/EXEMPT  
☐

The Floodways and Floodplain Fringe section (Sections 86.604(c) and (d)) of the Resource Protection Ordinance?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input checked="" type="checkbox"/>
The Steep Slope section (Section 86.604(e))?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input checked="" type="checkbox"/>
The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>

**Wetland and Wetland Buffers:** The site contains no wetland habitats as defined by the San Diego County Resource Protection Ordinance. The site does not have a substratum of predominately undrained hydric soils, the land does not support, even periodically, hydric plants, nor does the site have a substratum that is non-soil and is saturated with water or covered by water at some time during the growing season of each year. Therefore, it has been found that the proposed project complies with Sections 86.604(a) and (b) of the Resource Protection Ordinance.

**Floodways and Floodplain Fringe:** The project is not located near any floodway or floodplain fringe area as defined in the resource protection ordinance, nor is it near a watercourse plotted on any official County floodway or floodplain map.

**Steep Slopes:** Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be placed in open space easements by the San Diego County Resource Protection Ordinance (RPO). There are no steep slopes on the property, therefore, it has been found that the proposed project complies with Sections 86.604(e) of the RPO.

**Sensitive Habitats:** Sensitive habitat lands include unique vegetation communities and/or habitat that is either necessary to support a viable population of sensitive species, is critical to the proper functioning of a balanced natural ecosystem, or which serves as a functioning wildlife corridor. No sensitive habitat lands were identified on the site. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

**Significant Prehistoric and Historic Sites:** Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs by County of San Diego staff archaeologist, Donna Beddow, it has been determined that the project site does not contain any archaeological resources. As such, the project complies with the RPO.

**V. STORMWATER ORDINANCE (WPO)** - Does the project comply with the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO)?

YES

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NO

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NOT APPLICABLE

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A Priority Development Project Stormwater Quality Management Plan (SWQMP) was prepared for the project by Anacal Engineering, dated April 2021. The SWQMP was reviewed and determined to be acceptable for discretionary approval. The SWQMP is a living document and will be updated at Final Engineering to ensure compliance with the most current storm water requirements.

**VI. NOISE ORDINANCE** – Does the project comply with the County of San Diego Noise Element of the General Plan and the County of San Diego Noise Ordinance?

YES

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NO

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NOT APPLICABLE

☐

The proposal would not expose people to nor generate potentially significant noise levels which exceed the allowable limits of the County of San Diego Noise Element of the General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control regulations.

Staff has completed the review of the project plot plan and Noise Report prepared by MD Acoustics and dated June 5, 2020. The Noise report is considered accepted. Staff has final noise recommendation to ensure the project would comply with County noise standards. The project consists of a Major Use Permit modification to construction of approximately 17,242 square-foot skilled nursing facility building and 1,334 square-foot of the dietary addition building. The project is subject to the General Plan Noise Elements that prohibits implementation of the development if it exposes existing and future noise sensitive land uses to noise levels that exceeds the County's Standards. The exterior use area noise limit for the proposed project is 65 dB CNEL and 45 dB CNEL for interior. The project site is located near Hwy 67, which is a heavily traveled roadway, and thus, is impacted by this source. The project proposes an 8-foot high concrete masonry unit (CMU) around the outdoor courtyard area, which attenuated the exterior use area from 74 dB CNEL to 64 dB CNEL. Therefore, complies with the County's requirement of 65 dB CNEL for the exterior use. Based on the noise report, the proposed structure shall be designed with exterior building façade facing HWY 67, would have at least Sound Transmission Class (STC) ratings of 60 and Outdoor-Indoor Transmission Class (OITC) ratings of 49. The windows shall be vinyl frame insulated dual pane glaze. All glass facing and adjacent to SR-67 must have a minimum STC rating of 34 or higher. These requirements must be incorporated into the building design in order to meet the 45 dB CNEL interior use requirement.

The project site as well as surrounding uses to the north, east, and south are zoned Commercial, which are subject to the most restrictive one-hour average nighttime sound level limit of 60 dBA and daytime of 55 dBA. The adjacent parcels to the west are zoned Urban Residential (RU), which is subject to the arithmetic mean sound level limit of 55 dBA daytime and 50 dBA nighttime. The proposed project will not consist of noise sources that exceeds the threshold at any nearest property lines.

The project is also subject to the County Noise Ordinance which governs noise level associated with temporary construction noise. The construction operations will occur only during permitted hours of operation. Also, the project will not operate construction equipment in excess of 75 dB for more than 8 hours during a 24-hour period.

In addition, the project traffic contributions on nearby roadways were determined to result in less than significant for the off-site direct and cumulative impacts. The project would increase the traffic volume along Hwy 67 by 150 average daily trips, which results in a less than 3 dBA increase in traffic noise. Traffic would not result in a substantial contribution to the existing noise levels along any impacted nearby roadways pursuant to the County Noise Guidelines.



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# COUNTY OF SAN DIEGO

## Department of Planning & Land Use

Please send reply to office checked:

☐ 5201 Ruffin Road, Suite B  
San Diego, CA 92123-1666  
(619) 565-3072

☐ WALTER C. LADWIG, DIRECTOR  
5201 Ruffin Road, Suite B  
San Diego, CA 92123-1666  
(619) 565-3001

☐ 334 Via Vera Cruz  
San Marcos, CA 92069-2638  
(619) 741-4236

July 7, 1987

### NOTICE OF NEGATIVE DECLARATION

P86-050, Log No. 86-14-42

Edwin Cheneweth

#### FINDING:

The County of San Diego, Planning & Environmental Review Board (PERB), has examined the Initial Study and finds that the proposed project will not have a significant effect on the environment, and that an Environmental Impact Report need not be prepared pursuant to the San Diego County Procedures for Environmental Impact Review, revised February, 1984.

#### INITIAL STUDY SUMMARY

##### PROJECT DESCRIPTION AND LOCATION:

This project is a request for a Major Use Permit to allow one story addition to the existing convalescent home for "light" mental care patient. The 25,700 square feet building will add 87 beds to the existing 94 bed facility. The project site occupies 2.82 acres of land on the north side of Woodside Avenue between Wintergardens Boulevard and Riverview Avenue in Lakeside.

THOMAS BROS. COORD.: 48, D3

FIELD CHECKED: yes

ANALYST: A. Segal

Lakeside Subregional/Comm. Plan (13) General Commercial  
C37 Use Regulation

##### ENVIRONMENTAL SETTING:

The majority of the site is occupied by the existing convalescent home and much is disturbed. Surrounding land uses are Highway 67 to the north, industrial to the east, Woodside Avenue to the south and multi-family residential to the west. The site is located in a "high" ambient noise level area. Water and sewer services are available from Riverview Water District and Lakeside Sanitation District.

##### POTENTIALLY SIGNIFICANT EFFECTS:

The proposed addition will be impacted by very high levels of traffic noise from Highway 67 (up to CNEL=75 dB).



P86-050, Log No. 86-14-42  
July 7, 1987

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MITIGATING MEASURES PROPOSED BY APPLICANT:

The applicant has agreed to provide Title 24 interior noise analysis prior to approval of the Building Permit. No outside living areas such as patios, balconies, etc. would be located at the building elevations facing or perpendicular to Highway 67.

REASONS TO SUPPORT FINDING OF NEGATIVE DECLARATION:

Due to the disturbed nature of the site no valuable environmental resources were noted. Noise impacts would be mitigated as specified above.

NOTE: This action becomes final upon approval by the appropriate decision-making body.

Additional copies of this Negative Declaration may be obtained at the Environmental Planning Section, DPLU, 5201 Ruffin Road, San Diego, CA 92123.

JAMES C. CHAGALA, Chairman  
Planning & Environmental Review Board

JCC:AS:jcr

cc: Charles Lough, Project Manager  
J. Edwin Cheneweth, 902 Euclid Ave., National City, CA 92050  
Geo R. Graves, Architect, 12440 Pomerado Pl., San Diego, CA 92128

1-6

FINDINGS OF FACT  
MAJOR USE PERMIT P86-050

Pursuant to Section 7358 of the Zoning Ordinance the following findings in support of the granting of the major use permit are made: [NOTE: Such findings are further supported in the attached Form of Decision]

- (a) The location, size, design, and operating characteristics of the proposed use will be compatible with and will not adversely affect or be materially detrimental to adjacent uses, residents, buildings, structures, or natural resources with consideration given to

1. Harmony in scale, bulk, coverage, and density

The facts supporting Finding (a-1) are as follows:

The existing and proposed buildings are located between a larger apartment house and commercial buildings of similar scale. The building are situated on the sides and rear of the site with landscaping in front.

2. The availability of public facilities, services, and utilities

The fact supporting Finding (a-2) is as follows:

All necessary public facilities, services, and utilities are available.

3. The harmful effect, if any, upon desirable neighborhood character

The facts supporting Finding (a-3) are as follows:

Security, landscaping, and supervision requirements are included as conditions of permit approval, and are designed to minimize potential neighborhood impact.

4. The generation of traffic and the capacity and physical character of surrounding streets

The fact supporting Finding (a-4) is as follows:

Traffic impacts are mitigated by the conditions recommended by the Department of Public Works.

5. The suitability of the site for the type and intensity of use or development which is proposed

The fact supporting Finding (a-5) is as follows:

All but one of the structures exist on the site, and the site has been previously used for the same type of use.

Findings of Fact  
P86-050

- 2 -

6. The harmful effect, if any, upon environmental quality and natural resources

The facts supporting Finding (a-6) are as follows:

No significant unmitigable environmental impacts have been found and a Negative Declaration is recommended.

7. Any other relevant impact of the proposed use

The facts supporting Finding (a-7) are as follows:

The facility has been providing a needed community service for many years without conflict with the neighboring land uses. The project has been designed to take into account flood control structures, freeway noise, parking needs, and retention of existing landscaping.

- (b) The impacts, as described in Findings (a) above, and the location of the proposed use will not adversely affect the San Diego County General Plan.

The facts supporting Finding (b) are as follows:

Group care use is allowed in the C37 Use Regulation, and the C37 Use Regulation is compatible with the (13) General Commercial General Plan Designation.



# PLANNING REPORT

COUNTY OF SAN DIEGO

1-1

MEETING DATE: July 23, 1987

DATE ISSUED: July 15, 1987

TO: Planning and Environmental Review Board

FROM: Department of Planning and Land Use

SUBJECT: Hearing on:  
Friendship Manor (J. Edwin Cheneweth) Major Use Permit P86-050  
in the Lakeside Community Planning Area

SUPV. DIST: 2

DESCRIPTION:

Major Use Permit for the expansion of an existing 94 bed mental care convalescent home by the addition of an 87 bed, one story, 25,700 square foot building. The site contains 3 acres and is located at 11962 Woodside Avenue in the C37 Heavy Commercial Use Regulation.

REFERRAL/  
PREVIOUS ACTIONS:

PERB I; July 3, 1986.

DEPARTMENT  
RECOMMENDATION:

1. Find that the proposed project will not have a significant effect on the environment. Consider and approve the Negative Declaration.
2. Grant major use permit P86-050 which makes the appropriate findings and includes those requirements and conditions necessary to ensure that the project is implemented in a manner consistent with the Zoning Ordinance and State Law.

MAJOR ISSUES

o None.

1-2

P86-050

- 2 -

BACKGROUND/REASONS FOR HEARING:

This project was originally considered by PERB on July 3, 1986. It was continued to allow redesign to provide adequate flood control facilities, parking, landscaping, and protection of residents against freeway noise. On December 16, 1986, a redesign was submitted. It includes the following features:

1. A 20 foot wide drainage channel along the north side.
2. A drainage pipe along the west side.
3. A larger building than originally proposed (87 vs 70 beds) is possible because the area required for a drainage channel is narrower.
4. No expansion of existing parking because the facility receives few visitors.
5. Retention of existing landscaping on the south side.
6. Noise mitigation measures.

The following chart summerizes the differences between the original and the current project:

	ORIGINAL PROJECT	REVISED PROJECT
Flood Control	40' R/W north side	20' R/W north side 10' R/W west side
Parking	41 spaces	41 spaces
Landscaping	7,000 ft. <sup>2</sup> <sub>+</sub> 7 trees	12,000 sq. ft. <sub>+</sub> 16 trees
Building Addition	70 beds 21,900 sq. ft.	87 beds 25,700 sq. ft.

There has been a long delay for provision of an adequate noise study. The study has been received and mitigation measures on noise incorporated into the Form of Decision.

PLANNING GROUP/PUBLIC STATEMENTS

The Lakeside Community Planning Group was contacted but has not responded.



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P86-050

- 3 -

DEPARTMENT REASONS FOR RECOMMENDATION

1. The project as proposed is consistent with the General Plan and the Lakeside Community Plan because the use is consistent with the zone and the zone is consistent with the (13) General Commercial General Plan land use designation.
2. The project as proposed is consistent with exiting zoning because group care use is allowed by Major Use Permit in the C37 zone.
3. The project as proposed does comply with all required findings of a major use permit pursuant to Section 7358 of the Zoning Ordinance as described and incorporated in the attached Form of Decision.
4. The project as proposed does comply with Board of Supervisor's Policy I-18.
5. The project as proposed does comply with the California Environmental Quality Act and State and County Guidelines because no negative environmental impacts were found and a Negative Declaration is recommended. The proposed mitigation measures will protect the residents from excessive freeway noise.
6. The existing facility and the proposed expansion will provide a needed community service, are not in conflict with the adjacent land uses, and the facility is well landscaped.

BOARD POLICY APPLICABLE: I-18 Right-of-Way Dedication and Public Improvement Requirements in Connection with Major and Minor Use Permits	CONCURRENCES: N/A
COUNTY COUNSEL APPROVED: N/A	CAO or AUTHORIZED REPRESENTATIVE: N/A

DEPARTMENT AUTHORIZED REPRESENTATIVE  
 for Randall L. Hurlburt, Director (Acting)

*for*  
*for*  
*for*

CONTACT PERSON

Charles Lough

565-5548

(0650)

ATTACHMENTS

Attachment A - Planning Documentation  
 Attachment B - Environmental Documentation

cc: J. Edwin Cheneweth, 902 Euclid Avenue, National City, CA 92050  
 George R. Graves, 12440 Pomerado Place, San Diego, CA 92128



# PLANNING REPORT

COUNTY OF SAN DIEGO

2-1

MEETING DATE: August 20, 1987

DATE ISSUED: August 10, 1987

TO: Planning and Environmental Review Board

FROM: Department of Planning and Land Use

SUBJECT: Hearing on:  
Friendship Manor (J. Edwin Cheneweth) Major Use Permit P86-050  
in the Lakeside Community Planning Area

SUPV. DIST: 2

DESCRIPTION:

Major Use Permit for the expansion of an existing 94 bed mental care convalescent home by the addition of an 87 bed, one story, 25,700 square foot building. The site contains 3 acres and is located at 11962 Woodside Avenue in the C37 Heavy Commercial Use Regulation.

REFERRAL/

PREVIOUS ACTIONS:

PERB I; July 3, 1986. PERB II; July 23, 1987; continued to resolve problems with Department of Public Works conditions on drainage. The Lakeside Community Planning Group has not responded.

DEPARTMENT

RECOMMENDATION:

1. Find that the proposed project will not have a significant effect on the environment. Consider and approve the Negative Declaration.
2. Grant major use permit P86-050 which makes the appropriate findings and includes those requirements and conditions necessary to ensure that the project is implemented in a manner consistent with the Zoning Ordinance and State Law.

MAJOR ISSUES

- o Should the applicant be required to pay the full cost of flood control measures?

P86-050

- 2 -

BACKGROUND/REASONS FOR HEARING:

This project was originally considered by PERB on July 3, 1986. It was continued to allow redesign to provide adequate flood control facilities, parking, landscaping, and protection of residents against freeway noise. On December 16, 1986, a redesign was submitted. It includes the following features:

1. A 20 foot wide drainage channel along the north side.
2. A drainage pipe along the west side.
3. A larger building than originally proposed (87 vs 70 beds) is possible because the area required for a drainage channel is narrower.
4. No expansion of existing parking because the facility receives few visitors.
5. Retention of existing landscaping on the south side.
6. Noise mitigation measures.

The following chart summerizes the differences between the original and the current project:

	ORIGINAL PROJECT	REVISED PROJECT
Flood Control	40' R/W north side	20' R/W north side 10' R/W west side
Parking	41 spaces	41 spaces
Landscaping	7,000 ft. <sup>2</sup> + 7 trees	12,000 sq. ft. + 16 trees
Building Addition	70 beds 21,900 sq. ft.	87 beds 25,700 sq. ft.

There has been a long delay for provision of an adequate noise study. The study has been received and mitigation measures on noise incorporated into the Form of Decision.

P86-050

- 3 -

DISCUSSION OF MAJOR ISSUES AND RESPONSESo COST OF FLOOD CONTROL MEASURES

Discussion: The Department of Public Works has recommended several flood control measures for this project. Two of these, Conditions A6 and C4, would involve considerable expense. The applicant has objected to the imposition of the added financial burden.

Response: The recommended flood control fees and channel construction are needed to provide flood controls for the property and the larger drainage area. Public Works is mandated to request contributions for flood control measures. On the other hand, the applicant is providing a needed public service with minimum cost reimbursement for this use. The facility provides care for elderly patients with mental problems that can not be handled at home or in other institutions. Most of the patients are paid for by Medicare. At least part of the cost of the flood control channel may be reimbursed by the County after construction.

PLANNING GROUP/PUBLIC STATEMENTS

The Lakeside Community Planning Group was contacted but has not responded.

DEPARTMENT REASONS FOR RECOMMENDATION

1. The project as proposed is consistent with the General Plan and the Lakeside Community Plan because the use is consistent with the zone and the zone is consistent with the (13) General Commercial General Plan land use designation.
2. The project as proposed is consistent with exiting zoning because group care use is allowed by Major Use Permit in the C37 zone.
3. The project as proposed does comply with all required findings of a major use permit pursuant to Section 7358 of the Zoning Ordinance as described and incorporated in the attached Form of Decision.
4. The project as proposed does comply with Board of Supervisor's Policy I-18.

P86-050

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5. The project as proposed does comply with the California Environmental Quality Act and State and County Guidelines because no negative environmental impacts were found and a Negative Declaration is recommended. The proposed mitigation measures will protect the residents from excessive freeway noise.
6. The existing facility and the proposed expansion will provide a needed community service, are not in conflict with the adjacent land uses, and the facility is well landscaped.

BOARD POLICY APPLICABLE: I-18 Right-of-Way Dedication and Public Improvement Requirements in Connection with Major and Minor Use Permits	CONCURRENCES: N/A
COUNTY COUNSEL APPROVED: N/A	CAO or AUTHORIZED REPRESENTATIVE: N/A

DEPARTMENT AUTHORIZED REPRESENTATIVE  
Randall L. Hurlburt, Director (Acting)

CONTACT PERSON

Charles Lough

565-5548

(0650)

ATTACHMENTS

Attachment A - Planning Documentation  
Attachment B - Environmental Documentation

cc: J. Edwin Cheneweth, 902 Euclid Avenue, National City, CA 92050  
George R. Graves, 12440 Pomerado Place, San Diego, CA 92128





# PLANNING REPORT

6-1

## COUNTY OF SAN DIEGO

\$115,000

MEETING DATE: October 16, 1987

DATE ISSUED: October 12, 1987

TO: Planning Commission

FROM: Planning and Environmental Review Board

SUBJECT: Hearing on:  
Friendship Manor (J. Edwin Cheneweth), Appeal by applicant of  
Planning and Environmental Review Board decision on certain  
conditions of Major Use Permit P86-050 in the Lakeside Community  
Planning Area

SUPV. DIST: 2

DESCRIPTION:

Major Use Permit for the expansion of an existing 94 bed mental care convalescent home by the addition of an 87 bed, one story, 25,700 square foot building. The site contains 3 acres and is located at 11962 Woodside Avenue in the C37 Heavy Commercial Use Regulation.

REFERRAL/

PREVIOUS ACTIONS:

PERB I; July 3, 1986. PERB II; July 23 and August 20, 1987. On August 20, 1987, the Planning and Environmental Review Board approved the project, including Condition C4, construction of a flood control channel. The Lakeside Community Planning Group has not taken official action.

PERB

RECOMMENDATION:

1. Find that the proposed project will not have a significant effect on the environment. Consider and approve the Negative Declaration.
2. Deny the appeal and grant Major Use Permit P86-050 which makes the appropriate findings and includes those requirements and conditions necessary to ensure that the project is implemented in a manner consistent with the Zoning Ordinance and State Law.

MAJOR ISSUES

- o Should the applicant be required to pay the full cost of flood control measures?

6-2

P86-050

- 2 -

BACKGROUND/REASONS FOR HEARING:

This project was approved by PERB on August 20, 1987. The applicant has appealed the PERB decision, requesting that all or part of the costs of constructing a drainage channel be waived (Condition C4).

DISCUSSION OF MAJOR ISSUES AND RESPONSESo COST OF FLOOD CONTROL MEASURES

Discussion: The Department of Public Works has recommended several flood control measures for this project. Two of these, Conditions A6 and C4, would involve considerable expense. The applicant has objected to the imposition of the added financial burden.

Response: The recommended flood control fees and channel construction are needed to provide flood controls for the property and the larger drainage area. Public Works is mandated to request contributions for flood control measures. On the other hand, the applicant is providing a needed public service with minimum cost reimbursement for this use. The facility provides care for elderly patients with mental problems that can not be handled at home or in other institutions. Most of the patients are paid for by Medicare. At least part of the cost of the flood control channel may be reimbursed by the County after construction.

PLANNING GROUP/PUBLIC STATEMENTS

The Lakeside Community Planning Group was contacted but has not taken official action.

PERB REASONS FOR RECOMMENDATION

1. The project as proposed is consistent with the General Plan and the Lakeside Community Plan because the use is consistent with the zone and the zone is consistent with the (13) General Commercial General Plan land use designation.
2. The project as proposed is consistent with exiting zoning because group care use is allowed by Major Use Permit in the C37 zone.
3. The project as proposed does comply with all required findings of a major use permit pursuant to Section 7358 of the Zoning Ordinance as described and incorporated in the attached Form of Decision.
4. The project as proposed does comply with Board of Supervisor's Policy I-18.

P86-050

- 3 -

5. The project as proposed does comply with the California Environmental Quality Act and State and County Guidelines because no negative environmental impacts were found and a Negative Declaration is recommended. The proposed mitigation measures will protect the residents from excessive freeway noise.
6. The existing facility and the proposed expansion will provide a needed community service, are not in conflict with the adjacent land uses, and the facility is well landscaped.

BOARD POLICY APPLICABLE: I-18 Right-of-Way Dedication and Public Improvement Requirements in Connection with Major and Minor Use Permits	CONCURRENCES: N/A
COUNTY COUNSEL APPROVED: N/A	CAO or AUTHORIZED REPRESENTATIVE: N/A

DEPARTMENT AUTHORIZED REPRESENTATIVE  
Gerald M. Hermanson, Deputy Director

Gerald M. Hermanson

CONTACT PERSON

Ben Grame

565-5397 or 694-3497 (0650)

ATTACHMENTS

Attachment A - Planning Documentation  
Attachment B - Environmental Documentation  
Attachment C - PERB Documentation

cc: J. Edwin Cheneweth, 902 Euclid Avenue, National City, CA 92050  
George R. Graves, 12440 Pomerado Place, San Diego, CA 92128

**Attachment D – DECISION**



**County of San Diego**  
**PLANNING & DEVELOPMENT SERVICES**

KATHLEEN A. FLANNERY  
*Acting Director*

VINCE NICOLETTI  
*Acting Assistant Director*

5510 OVERLAND AVENUE, SUITE 110, SAN DIEGO, CALIFORNIA 92123  
INFORMATION (858) 694-2960  
TOLL FREE (800) 411-0017  
[www.sdcountry.ca.gov/pds](http://www.sdcountry.ca.gov/pds)

**COMMISSIONERS**

Michael Edwards (Chair)  
David Pallinger (Vice Chair)  
Douglas Barnhart  
Ginger Hitzke  
Ronald Ashman  
Tommy Hough  
Yolanda Calvo

**July 9, 2021**

<b>PERMITEE:</b>	LAKESIDE SPECIAL CARE CENTER
<b>MAJOR USE PERMIT:</b>	PDS2020-MUP-86-050W1
<b>E.R. NUMBER:</b>	PDS2020-ER-20-14-012
<b>PROPERTY:</b>	11962 WOODSIDE AVENUE, LAKESIDE
<b>APN(S):</b>	382-280-07 THRU 382-280-11

**DECISION OF THE PLANNING COMMISSION**

GRANT, as per plot plan and elevations dated April 26, 2021, consisting of seven sheets, approved concurrently herewith, a Major Use Permit, pursuant to Section 2375, 4600, 4813, 5750, and 5250, and 7358 of the Zoning Ordinance, to authorize the construction of an expansion of an existing skilled nursing facility. The Project will demolish two buildings to accommodate for a new 16,368 square foot building, and a 1,300 square foot addition to an existing kitchen. The new building will have secured access and will include 58 additional beds, with 56 beds in double-occupant suites, and two single-occupant suites, for a total of 152 beds in semi-private and private rooms. The facility will include a total of seven separate structures on site. The expansion will increase in the number of staff members from 140 to 180, and will continue to provide 24-hour, full-time care. The parking lot will be redesigned to accommodate the proposed building and 19 additional parking spaces. The Project will include a secured outdoor landscaped recreation area, as well as an indoor recreation room.

Also granted is a specific exemption pursuant to Section 4813 of the Zoning Ordinance to allow the 15-foot rear yard setback where 25 feet is the required rear yard setback.

**MAJOR USE PERMIT MODIFICATION EXPIRATION:** This Major Use Permit Modification shall expire on **July 9, 2023** at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7376 of The Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Major Use Permit has commenced prior to said expiration date.

.....

**SPECIFIC CONDITIONS FOR MAJOR USE PERMIT MODIFICATION MUP-86-050W1**



**ANY PERMIT:** (Prior to the approval of any plan, issuance of any permit, and prior to occupancy or use of the premises in reliance of this permit).

#### **GEN#1–COST RECOVERY [PDS, ZO]**

**INTENT:** In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5, existing deficit accounts associated with processing this permit shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficit accounts associated with processing this permit.

**DOCUMENTATION:** The applicant shall provide evidence to Planning & Development Services, Zoning Counter, which shows that all fees and trust account deficits have been paid. No permit can be issued if there are deficit trust accounts. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, all fees and trust account deficits shall be paid. **MONITORING:** The [PDS, ZO] shall verify that all fees and trust account deficits have been paid.

#### **GEN#2–RECORDATION OF DECISION [PDS, ZO]**

**INTENT:** In order to comply with Section 7019 of the Zoning Ordinance, the Permit Decision shall be recorded to provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. **DESCRIPTION OF REQUIREMENT:** The applicant shall sign, notarize with an 'all-purpose acknowledgement' and return the original recordation form to PDS. **DOCUMENTATION:** Signed and notarized original recordation form. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, a signed and notarized copy of the Decision shall be recorded by PDS at the County Recorder's Office. **MONITORING:** The [PDS, ZO] shall verify that the Decision was recorded and that a copy of the recorded document is on file at PDS.

#### **LNDSKP#1–LANDSCAPE DOCUMENTATION PACKAGE**

**INTENT:** In order to provide adequate Landscaping that addresses screening, and to comply with the Lakeside Design Guidelines, a landscape plan shall be prepared.

**DESCRIPTION OF REQUIREMENT:** The Landscape Plans shall be prepared pursuant to the [COSD Water Efficient Landscape Design Manual](#) and the [COSD Water Conservation in Landscaping Ordinance](#), the [COSD Parking Design Manual](#), the COSD Grading Ordinance, the Lakeside Design Guidelines, and the requirements of the D Designator. All Plans shall be prepared by a California licensed Landscape Architect, Architect, or Civil Engineer, and include the following information:

- a. Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements and any proposed plant materials to be installed or planted therein. The applicant shall also obtain a permit approving the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way. A copy of this permit and a letter stating that all landscaping within the said right(s) -of-way shall be maintained by the landowner(s) shall be submitted to PDS.
- b. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate, native or naturalizing plant materials shall be used which can thrive on natural moisture. These plants shall be irrigated only to establish the plantings.
- c. A complete watering system including the location, size, and type of all backflow prevention devices, pressure, and non-pressure water lines, valves, and

sprinkler heads in those areas requiring a permanent, and/or temporary irrigation system.

d. The watering system configuration shall indicate how water flow, including irrigation runoff, low head drainage, overspray or other similar conditions will not impact adjacent property, non-irrigated areas, structures, walkways, roadways or other paved areas, including trails and pathways by causing water to flow across, or onto these areas.

e. Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.

f. The location and detail of all walls, fences, and walkways shall be shown on the plans, including height from grade and type of material. A lighting plan and light standard details shall be included in the plans (if applicable) and shall be in compliance with the [County's Light Pollution Code](#).

g. No landscaping material or irrigation or other infrastructure shall be located within a proposed trail easement or designated pathway.

h. Parking areas shall be landscaped and designed pursuant to the [Parking Design Manual](#) and the County Zoning Ordinance Section 6793.b

i. Additionally, the following items shall be addressed as part of the Landscape Documentation Package: plans shall be in substantial conformance with the conceptual landscape plans submitted January 26, 2021.

**DOCUMENTATION:** The applicant shall prepare the Landscape Plans using the [Landscape Documentation Package Checklist](#) (PDS Form #404), and pay all applicable review fees. **TIMING:** Prior to approval of any plan, issuance of any permit, and prior to use of the premises in reliance of this permit, the Landscape Documentation Package shall be prepared and approved. **MONITORING:** The [PDS, LA] and [DPR, TC, PP] shall review the Landscape Documentation Package for compliance with this condition.

#### HAZ#1–STRUCTURE AND DEBRIS REMOVAL [PDS, FEE]

**INTENT:** In order to comply with the proposed project design, the structure(s)/debris pile(s) identified on the approved plan set shall be remodeled/demolished/removed, as applicable. **DESCRIPTION OF REQUIREMENT:** The structure(s)/debris pile(s) shown on the approved plan set shall be remodeled/demolished/removed.

**DOCUMENTATION:** The applicant shall submit to the [PDS, PPD] a signed stamped statement from a registered professional; Engineer, Surveyor, Contractor, which states, that the structure(s)/debris pile(s) have been remodeled/demolished/removed. The letter report shall also include before and after pictures of the area and structure.

**TIMING:** Prior to the approval of any plan, issuance of any permit (excluding demolition permit), and prior to approval of the map the applicant shall comply with this condition.

**MONITORING:** The [PDS, PPD] shall review the statement and, photos, and any additional evidence for compliance with this condition.

#### HAZ#2–LEAD SURVEY [PDS, FEE X 2]

**INTENT:** In order to avoid hazards associated with lead based paint (LBP) and lead containing materials (LCM) to mitigate below levels of significance as established in the [County of San Diego Hazardous Materials and Existing Contamination Guidelines for Determining Significance](#), the structure(s) identified on the approved plan set for demolition or remodel shall be surveyed for the presence of LBP/LCM because the structures were built prior to 1980. **DESCRIPTION OF REQUIREMENT:** A facility

survey shall be performed to determine the presence or absence of LBP/LCM in the structure(s) identified for demolition or remodel on the approved plan set. The survey shall be completed by a California Department of Health Services (DHS) certified lead inspector/risk assessor to determine the presence or absence of LBP and LCM located in the structure. The following conditions only apply if LBP and LCM are present:

a. All LBP and LCM shall be managed in accordance with applicable regulations including, at a minimum, the hazardous waste disposal requirements (Title 22 California Code of Regulations [CCR] Division 4.5), the worker health and safety requirements (Title 8 California Code of Regulations Section 1532.1), and the State Lead Accreditation, Certification, and Work Practice Requirements (Title 17 CCR Division 1, Chapter 8).

b. All LBP and LCM scheduled for demolition or disturbed during remodeling must comply with applicable regulations for demolition methods and dust suppression.

**DOCUMENTATION:** The applicant shall submit a letter or report prepared by a California DHS certified lead inspector/risk assessor to the [DEH HAZ MAT, APCD], which certifies that there was no LBP/LCM present, or all lead containing materials have been remediated pursuant to applicable regulations. **TIMING:** Prior to the approval of any plan, issuance of any permit (excluding demolition permit), and prior to approval of the map the applicant shall comply with this condition. **MONITORING:** The [DEH HAZ MAT, APCD] shall review the report and any additional evidence for compliance with this condition. The [PDS, PPD] shall review the completed and stamped report and any additional evidence for compliance with this condition.

### HAZ#3—ASBESTOS SURVEY [PDS, FEE X 2]

**INTENT:** In order to avoid hazards associated with Asbestos Containing Materials (ACMs) and to mitigate below levels of significance as established by the [County of San Diego Hazardous Materials and Existing Contamination Guidelines for Determining Significance](#), the structure(s) identified on the approved plan set for demolition or remodel shall be surveyed for the presence of ACMs because the structures were built prior to 1980. **DESCRIPTION OF REQUIREMENT:** A facility survey shall be performed to determine the presence or absence of ACMs in the structure(s) identified for demolition or remodel on the approved plan set. Suspect materials that will be disturbed by the demolition or renovation activities shall be sampled and analyzed for asbestos content, or assumed to be asbestos containing. The survey shall be conducted by a person certified by Cal/OSHA pursuant to regulations implementing subdivision (b) of Section 9021.5 of the Labor Code, and shall have taken and passed an EPA-approved Building Inspector Course. If ACMs are found present, they shall be handled and remediated in compliance with the San Diego County Air Pollution Control District Rule 361.145 – Standard for Demolition and Renovation. **DOCUMENTATION:** The applicant shall submit to the [DEH HAZ MAT, APCD] a signed, stamped statement from the person certified to complete the facility survey indicating that the survey has been completed and that either regulated asbestos is present or absent. If regulated asbestos is present, the letter shall describe the procedures taken to remediate the hazard and certify that they have been remediated pursuant to code sections referenced above. **TIMING:** Prior issuance of any permit (excluding demolition permit), and prior to approval of the map the applicant shall comply with this condition.

**MONITORING:** The [DEH HAZ MAT, APCD] shall review the report and any additional

evidence for compliance with this condition. The [PDS, PPD] shall review the completed and stamped report and any additional evidence for compliance with this condition.

#### **ROADS#1– ROW CONSTRUCTION AND ENCROACHMENT PERMIT**

**INTENT:** In order to ensure that the proposed Curb Markings within the County Public Right-Of-Way comply with the [County of San Diego Public Road Standards](#), and the [California Manual on Uniform Traffic Control Devices](#) an encroachment permit from the Department of Public Works shall be obtained and implemented. **DESCRIPTION OF REQUIREMENT:** A permit shall be obtained from the County for the red curb markings to be made within the public right-of-way as recommended by the Engineer of Record in the *“Line of Sight Distance Analysis for Lakeside Special Care Expansion Project”* dated May 26, 2021 prepared by **Sandipan Bhattacharjee, PE**. A copy of this report can be found within the County’s Electronic File system, CARA, for the project’s Major Use Permit file, PDS2021-MUP-86-050W1. A copy of the ROW construction permit and evidence from the issuing agency that all requirements of the permit have been met shall be submitted to the [PDS, LDR]. **DOCUMENTATION:** The applicant shall obtain the ROW construction permit and provide a copy of the permit, proof of payment, and evidence that all the requirements of the permit have been met, to the [PDS, LDR]. The developer shall obtain a ROW Construction permit from DPW authorizing such improvements. The applicant should contact the Land Development Permit Office for additional details. **TIMING:** Prior to the approval of any plan, issuance of any County permit, and prior to occupancy or use of the premises in reliance of this permit, the encroachment permit shall be obtained. **MONITORING:** The [PDS, LDR] shall review the permit for compliance with this condition and the applicable improvement plans and implement any conditions of the permit in the County improvement plans.

#### **ROADS#2–RELINQUISH ACCESS**

**INTENT:** In order to promote orderly development and to comply with the [Mobility Element of the General Plan](#) access shall be relinquished. **DESCRIPTION OF REQUIREMENT:**

- a. Relinquish access rights onto Woodside Avenue except for the one driveway as shown on the approved plot plan. The access relinquishment shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required. Only the one access point(s) are permitted along Woodside Avenue as indicated on the approved plot plan.
- b. The access relinquishment shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required.

**DOCUMENTATION:** The applicant shall prepare the legal descriptions of the easement(s), submit them for preparation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit the access shall be relinquished. **MONITORING:** The [DGS, RP] shall prepare the relinquishment documents and forward a copy of the documents to [PDS, LDR] for preapproval. [DGS, RP] shall forward copies of the recorded documents to [PDS, LDR]. The [PDS, LDR] shall review the documents for compliance with this condition.

**ROADS#3–IRREVOCABLE OFFER OF DEDICATION**

**INTENT:** In order to promote orderly development and to comply with the [Centerline Ordinance 9974 \(Amended by Ord. 10224\)](#), [County Code Section 51.301 et seq.](#), [County of San Diego Board Policy I-18](#), the [County of San Diego Public Road Standards](#), and the [Community Trails Master Plan](#), an irrevocable offer of dedication (IOD) for road purposes shall be granted to the County. **DESCRIPTION OF REQUIREMENT:**

- a. Execute an Irrevocable Offer to Dedicate (IOD) real property along Woodside Avenue at the project frontage, for public road purposes, to the County of San Diego. The IOD shall provide a one-half right-of-way width of fifty-nine feet (59') from the ultimate centerline, 30-foot (30') radius corner rounding(s) at street intersections, drainage easements for Woodside Avenue, if applicable, along the frontage of the project.
- b. The IOD shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required and shall be accepted in the future for public use as determined by the Director of Planning & Development Services. The affected utility company/district shall enter into a joint use agreement with the County of San Diego to the satisfaction of the County of San Diego, Director of Planning & Development Services.

**DOCUMENTATION:** The applicant shall prepare the legal descriptions of the easements, and submit them for preparation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the applicant shall provide copies of the easement documents to the [PDS, LDR, DPW Field Engineering] for review and approval. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit the IOD shall be executed and recorded. **MONITORING:** The [DGS, RP] shall prepare and finalize approval of the IOD documents for recordation, and forward the recorded copies to [PDS, LDR], for filing. The [PDS, LDR] shall review the IOD to assure compliance with this condition.

**GRADING PERMIT:** *(Prior to approval of any grading and/or improvement plans and issuance of any Grading or Construction Permits).*

**AIR-#1–FUGITIVE DUST**

**INTENT:** In order to mitigate for fugitive dust during construction activities.

**DESCRIPTION OF REQUIREMENT:** The project applicant or designee shall comply with the San Diego County Air Pollution Control District (SDAPCD) Rule 55 and County Code Section 87.428 (Grading Ordinance), and implement the following dust control measures during construction:

- a. Maintain at least 12 inches of freeboard, cover loads, or secure material by watering or treating in all haul/dump trucks entering or leaving the site with soil import/export material.
- b. Water construction areas between dozer/scrapper passes and on any unpaved roads within the project limits a minimum of two (2) times daily.



- c. Terminate grading activities in winds in excess of 25 miles per hour (mph).
- d. Use sweepers and water trucks to control dust and debris at public street access points and approach routes to construction sites.
- e. Stabilize dirt storage piles with chemical binders, tarps, fencing, or other suppression measures.
- f. Stabilize internal construction-roadways by paving, chip sealing or chemicals after rough grading.
- g. Enforce a 15-mph speed limit on unpaved surfaces.
- h. Hydroseed, landscape, or develop disturbed areas as quickly as possible and as directed by the County and/or SDAPCD to reduce dust generation.
- i. Visible roadway dust as a result of active operations, spillage from transport trucks, erosion, or track-out/carry-out shall be minimized by the use of track-out grates, gravel beds, or wheel-washing at each egress point and be removed at the conclusion of each workday when active operations cease, or every 24 hours for continuous operations. If a street sweeper is used to remove any track-out/carry-out, only respirable particulate matter (PM<sub>10</sub>) -efficient street sweepers certified to meet the most current South Coast Air Quality Management District (SCAQMD) Rule 1186 requirements shall be used. The use of blowers for removal of track-out/carry-out is prohibited under any circumstances.

**DOCUMENTATION:** The applicant or designee shall comply with the Air Quality requirements of this condition. **TIMING:** The following actions shall occur throughout the duration of construction and grading. **MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor complies with the Air Quality requirements of this condition. The [DPW, PDCI] shall contact the [DPLU, PCC] if the applicant fails to comply with this condition.

#### **ROADS#4–TRAFFIC CONTROL PLAN**

**INTENT:** In order to mitigate below levels of significance for temporary traffic impacts, a traffic control plan shall be prepared and implemented. **DESCRIPTION OF**

**REQUIREMENT:** Have Registered Civil Engineer or licensed Traffic Control Contractor prepare a Traffic Control Plan (TCP) to the satisfaction of the Director of Department of Public Works (DPW). **DOCUMENTATION:** The applicant shall have the TCP prepared by a Registered Civil Engineer or a licensed Traffic Control Contractor and submit it to [PDS, LDR] for review by [DPW, Traffic]. **TIMING:** Prior to the approval of any plan, issuance of any permit, any grading and/or improvement plans and issuance of any Grading, Construction, or Excavation Permits and prior to use of the premises in reliance of this permit, a TCP shall be prepared and approved. **MONITORING:** The [PDS, LDR] shall review the TCP for compliance with this condition.

#### **STRMWTR#1–STORMWATER MAINTENANCE DOCUMENTATION**

**INTENT:** In order to promote orderly development and to comply with the [County Watershed Protection Ordinance \(WPO\) No.10410, County Code Section 67.801 et. seq.](#), the maintenance agreements shall be completed. **DESCRIPTION OF**

**REQUIREMENT:**

- a. Process a Maintenance Notification Agreement to assure maintenance of the Category 1 Structural BMPs to the satisfaction of the Director of DPW and/or PDS. The Maintenance Notification Agreement shall be signed, notarized and recorded by the applicant.

**DOCUMENTATION:** The applicant shall process the agreement forms with [PDS, LDR] and pay any deposit and applicable review fees. **TIMING:** Prior to approval of any grading or improvement plan or construction permit, prior to use of the property in reliance of this permit; execution of the recorded agreements and securities shall be completed. **MONITORING:** The [PDS, LDR] shall review the agreements/mechanisms for consistency with the condition and County Standards.

## STRMWTR#2-EROSION CONTROL

**INTENT:** In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the [State Construction General Permit, Order No. 2009-00090-DWQ](#), or subsequent order and the [County Watershed Protection Ordinance \(WPO\) No.10410, County Code Section 67.801 et. seq.](#), and all other applicable ordinances and standards for this priority project. **DESCRIPTION OF REQUIREMENT:** The applicant shall maintain the appropriate on-site and offsite Best Management Practices pursuant to the approved Stormwater Quality Management Plan (SWQMP) and Erosion Control Plan including, but not limited to the erosion control measures, irrigation systems, slope protection, drainage systems, desilting basins, energy dissipators, and silt control measure.

a. An agreement and instrument of credit shall be provided for an amount equal to the cost of this work as determined or approved by the [PDS, LDR], in accordance with the [County of San Diego Grading Ordinance Section 87.304](#). The cash deposit collected for grading, per the grading ordinance, will be used for emergency erosion measures. The developer shall submit a letter to [PDS, LDR] authorizing the use of this deposit for emergency measures.

b. An agreement in a form satisfactory to County Counsel shall accompany the Instrument of Credit to authorize the County to unilaterally withdraw any part of or all the Instrument of Credit to accomplish any of the work agreed to if it is not accomplished to the satisfaction of the County PDS and/or DPW by the date agreed.

**DOCUMENTATION:** The applicant shall process an Erosion Control Plan and provide the letter of agreement and any additional security and/or cash deposit to the [PDS, LDR]. **TIMING:** Prior to approval of any grading or improvement plan or construction permit, and prior to use of the property in reliance of this permit, the Erosion Control Plan shall be approved and the agreement and securities shall be executed.

**MONITORING:** The [PDS, LDR] shall ensure that the Erosion Control Plan adequately satisfies the requirements of the conditions to potentially perform the required erosion control and stormwater control measures proposed on all construction and grading plans. [DPW, PDCI] shall use the securities pursuant to the agreement to implement and enforce the required stormwater and erosion control measures pursuant to this condition during all construction phases as long as there are open and valid permits for the site.

## AIR-#2-CONSTRUCTION ARCHITECTURAL COATINGS

**INTENT:** In order to reduce emissions of volatile organic compounds (VOC).

**DESCRIPTION OF REQUIREMENT:** According to SDAPCD Rule 67.0.1, the project shall use architectural coatings with a VOC content of 100 grams per liter (g/L) or less for exterior coatings and 50 g/L or less for interior coatings. **DOCUMENTATION:** The applicant shall comply with the Air Quality requirements of this condition. **TIMING:** The

following action shall occur throughout the duration of the construction activities involving the application of architectural coatings. **MONITORING:** The [DLPU, B/] shall make sure that the construction contractor complies with the Air Quality requirement of this condition. The [DLPU, B/] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.

**BUILDING PERMIT:** (Prior to approval of any building plan and the issuance of any building permit).

#### **GHG#1–SUSTAINABLE DESIGN FEATURES**

**INTENT:** In order to promote project sustainability. **DESCRIPTION OF**

**REQUIREMENT:** The project shall install the following sustainable design features or comply with relevant regulations:

- a. Install shared or reduced parking strategies.
- b. Provide two Electric Vehicle (EV) spaces to include EV plumbing.
- c. Install at least one ENERGY STAR certified appliance, such as a dishwasher or clothes washer.
- d. Submit a Landscape Document Package that complies with the County's *Water Conservation in Landscaping Ordinance* and demonstrates a 40 percent reduction in current Maximum Applied Water Allowance for outdoor water use.

**DOCUMENTATION:** The applicant shall comply with the requirements of this condition.

**TIMING:** Prior to approval of any building plan or the issuance of any building permit, these design measures shall be implemented on the building plans and landscape plans. **MONITORING:** The [PDS, BPPR] shall verify that the building plans comply with the conditions.

#### **NOISE#1–NOISE REQUIREMENT [PDS, FEE X1]**

**INTENT:** In order to reduce the exposure to noise levels in excess of standards established by the [County of San Diego General Plan Noise Element \(Table N-1 & N-2\)](#), and to mitigate the noise exposure of exterior noise sensitive land uses below levels of significance as evaluated in the [County Noise Guidelines for Determining Significance](#), the following design measures shall be implemented on the building plans and incorporated into the site design. **DESCRIPTION OF REQUIREMENT:** The following design elements and noise attenuation measures shall be implemented and indicated on the building plans and made conditions of its issuance: Locate and label the CMU wall along the outdoor courtyard area: "Noise Project Design Features: 8-foot high CMU wall". **DOCUMENTATION:** The applicant shall place the design elements, or notes on the building plans and submit the plans to [PDS, BPPR] for review and approval.

**TIMING:** Prior to issuance of any building permit, the design elements and noise attenuation measures shall be incorporated into the building plans. **MONITORING:** The [PDS, BPPR] shall verify that the specific note(s), and design elements, and noise attenuation measures have been placed on all sets of the building plans and made conditions of its issuance.

#### **NOISE#2–NOISE REQUIREMENT [PDS, FEE X1]**

**INTENT:** In order to reduce the exposure to noise levels in excess of standards established by the [County of San Diego General Plan Noise Element \(Table N-1 & N-2\)](#), and to mitigate the noise exposure of exterior noise sensitive land uses below levels of

significance as evaluated in the [County Noise Guidelines for Determining Significance](#), the following design measures shall be implemented on the building plans and incorporated into the site design. **DESCRIPTION OF REQUIREMENT:** The following design elements and noise attenuation measures shall be implemented and indicated on the building plans and made conditions of its issuance for the skilled nursing facility building:

- a. Exterior/Interior wall directly facing SR-67 will be constructed with 7/8" stucco, 1/2" Oriented Strand Board (OSB) sheathing, 2"x6" wood framing, batt insulation within stud bay cavities, and 1 layer of 5/8" (GWB) Gypsum Wallboard.
- b. A resilient channel be applied to the studs in between the interior layer of gypsum wall board and the 2x6 studs. The assembly shall yield at least 60 Sound Transmission Class ratings and Outdoor-Indoors Transmission Class of 49.
- c. The windows shall be vinyl frame insulated dual pane glazing. All glass facing and adjacent to SR-67 must have a minimum STC rating on 34 or higher.

**DOCUMENTATION:** The applicant shall place the design elements, or notes on the building plans and submit the plans to [PDS, BPPR] for review and approval. **TIMING:** Prior to issuance of any building permit, the design elements and noise attenuation measures shall be incorporated into the building plans. **MONITORING:** The [PDS, BPPR] shall verify that the specific note(s), and design elements, and noise attenuation measures have been placed on all sets of the building plans and made conditions of its issuance.

**OCCUPANCY:** *(Prior to any occupancy, final grading release, or use of the premises in reliance of this permit).*

#### **PLN#1–SITE PLAN IMPLEMENTATION [PDS, BI]**

**INTENT:** In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. **DESCRIPTION OF REQUIREMENT:** The site shall conform to the approved Administrative Permit plot plan, building plans, and elevations. This includes, but is not limited to: installing all required design features, required and approved signage is installed and located properly, and temporary construction facilities have been removed from the site. **DOCUMENTATION:** The applicant shall ensure that the site conforms to the approved plot plan, building plans, and elevations. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall conform to the approved plans. **MONITORING:** The [PDS, BI] shall inspect the site for compliance with the approved Building Plans.

#### **GEN#3–DEPARTMENT OF PUBLIC HEALTH APPROVAL**

**INTENT:** In order to receive final approval from California Department of Public Health. **DESCRIPTION OF REQUIREMENT:** The applicant shall receive final approval from California Department of Public Health (CDPH). **DOCUMENTATION:** Signed approval form from CDPH. **TIMING:** Prior to any occupancy, final grading release, or use of the

premises in reliance of this permit, final approval shall be received. **MONITORING:** The [PDS, ZO] shall verify that the approval form has been submitted to PDS.

## **LNDSCP#2–CERTIFICATION OF INSTALLATION**

**INTENT:** In order to provide adequate Landscaping that addresses screening, and to comply with the [COSD Water Efficient Landscape Design Manual](#), the [COSD Water Conservation in Landscaping Ordinance](#), the [COSD Parking Design Manual](#), the COSD Grading ordinance, the Lakeside Design Guidelines, and the requirements of the D Designator, all landscaping shall be installed. **DESCRIPTION OF REQUIREMENT:** All of the landscaping shall be installed pursuant to the approved Landscape Documentation Package. This does not supersede any erosion control plantings that may be applied pursuant to [Section 87.417 and 87.418 of the County Grading Ordinance](#). These areas may be overlapping, but any requirements of a grading plan shall be complied with separately. The installation of the landscaping can be phased pursuant to construction of specific buildings or phases to the satisfaction of the [PDS, LA, PCC] [DPR, TC, PP]. **DOCUMENTATION:** The applicant shall submit to the [PDS, LA, PCC], a Landscape Certificate of Completion from the project California licensed Landscape Architect, Architect, or Civil Engineer, that all landscaping has been installed as shown on the approved Landscape Documentation Package. The applicant shall prepare the Landscape Certificate of Completion using the Landscape Certificate of Completion Checklist, PDS Form #406. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the landscaping shall be installed. **MONITORING:** The [PDS, LA] shall verify the landscape installation upon notification of occupancy or use of the property, and notify the [PDS, PCC] [DPR, TC, PP] of compliance with the approved Landscape Documentation Package.

## **ROADS#5–INSTALL STREETLIGHTS**

**INTENT:** In order to promote orderly development and to comply with the Street Lighting Requirements of the [Centerline Ordinance 9974 \(Amended by Ord. 10224\)](#), [County Code Section 51.301 et seq.](#), [County of San Diego Board Policy I-18](#), street lights shall be installed and energized. **DESCRIPTION OF REQUIREMENT:** Install or arrange to install streetlights to County standards and the satisfaction of the Director of PDS, and deposit with PDS, a cash deposit sufficient to energize and operate the street lights until the property has been transferred into Zone A. **DOCUMENTATION:** The applicant shall pay the Zone A Lighting District Annexation Fee at the [PDS, LDR], and arrange for the installation and energizing of the streetlights. **TIMING:** Prior to occupancy of the first structure built in association with this permit, final grading release, or use in the premises in reliance of this permit, the streetlights shall be installed and all fees paid. **MONITORING:** The [PDS, LDR] shall calculate the fee pursuant to this condition and provide a receipt of payment for the applicant. The [PDS, LDR] shall ensure that the streetlights have been installed and all fees have been paid.

## **STRMWTR#3–VERIFICATION OF STRUCTURAL BMPs**

**INTENT:** In order to promote orderly development and to comply with the [County Watershed Protection Ordinance \(WPO\) No.10410](#), [County Code Section 67.801 et seq.](#), verification of Structural BMPs shall be completed. **DESCRIPTION OF REQUIREMENT:** Complete a Structural BMP Verification Form as shown in Attachment 10 of the PDP SWQMP. **DOCUMENTATION:** The applicant shall process the



Structural BMP Verification Forms *with* [DPW, PDCI] or [PDS, BLDG]. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit; execution of the Structural BMP Verification Form shall be completed. **MONITORING:** The [PDS, LDR] and [DPW, WPP] shall review the Structural BMP Verification Forms for consistency with the condition and County Standards.

#### **STRMWTR#4—PROVISION OF STORMWATER DOCUMENTATION TO PROPERTY OWNER**

**INTENT:** In order to promote orderly development and to comply with the [County Watershed Protection Ordinance \(WPO\) No.10410, County Code Section 67.801 et. seq.](#), stormwater documentation shall be provided to property owner. **DESCRIPTION OF REQUIREMENT:** Demonstrate that copies of the following documents are provided to the property owner and initial occupants:

- a. A copy of the project's approved SWQMP (with attached Operation & Maintenance Plan).
- b. A copy of project's recorded Maintenance Notification Agreement and/or Stormwater Facilities Maintenance Agreement and/or Private Road Maintenance Agreement showing the Structural BMPs pertaining to the property.
- c. Sample copies of the following:
  - 1) A Letter for Privately Owned Stormwater Treatment Control Best Management Practices Operation and Maintenance Verification.
  - 2) One Operation and Maintenance Verification Form for each type of Private Treatment Control BMP.

**DOCUMENTATION:** The applicant shall submit a letter stating that the above documentation has been submitted to the property owner and initial occupants.

**TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit; provision of stormwater documents shall be completed.

**MONITORING:** The [PDS, LDR] and [DPW, WPP] shall review the letter provided by the applicant for consistency with the condition and County Standards.

**ONGOING:** *(Upon establishment of use, the following conditions shall apply during the term of this permit).*

#### **PLN#3—SITE CONFORMANCE [PDS, CODES]**

**INTENT:** In order to comply with Zoning Ordinance Section 7703, the site shall substantially comply with the approved plot plans and all deviations thereof, specific conditions and approved building plans. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved plot plan, building plans, and elevations. This includes, but is not limited to maintaining the following: all parking and driveways areas, and all required signage. Additionally, no structures shown as "not a part" will be used in association with the Small Winery and outdoor wedding area. Failure to conform to the approved plot plan, building plans, and elevations; is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703.

**DOCUMENTATION:** The applicant shall conform to the approved plot plan, building plans, and elevations. If the applicant chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification

pursuant to the County of San Diego Zoning Ordinance. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit.

**MONITORING:** The [PDS, CODES] is responsible for enforcement of this condition.

### **NOISE#3–NOISE REQUIREMENT [PDS, FEE X1]**

**INTENT:** In order to reduce the exposure to noise levels in excess of standards established by the [County of San Diego General Plan Noise Element \(Table N-1 & N-2\)](#) and to mitigate the noise exposure of exterior noise sensitive land uses below levels of significance as evaluated in the [County Noise Guidelines for Determining Significance](#),

the following design measures shall be implemented on the building plans and incorporated into the site design. **DESCRIPTION OF REQUIREMENT:** The following design elements and noise attenuation measures shall be implemented and indicated on the building plans and made conditions of its issuance: Locate and label the CMU wall along the outdoor courtyard area: “Noise Project Design Features: 8-foot high CMU wall”. **DOCUMENTATION:** The applicant shall place the design elements, or notes on the building plans and submit the plans to [PDS, BPPR] for review and approval.

**TIMING:** Prior to issuance of any building permit, the design elements and noise attenuation measures shall be incorporated into the building plans. **MONITORING:** The [PDS, BPPR] shall verify that the specific note(s), and design elements, and noise attenuation measures have been placed on all sets of the building plans and made conditions of its issuance.

### **NOISE#4–NOISE REQUIREMENT [PDS, FEE X1]**

**INTENT:** In order to reduce the exposure to noise levels in excess of standards established by the [County of San Diego General Plan Noise Element \(Table N-1 & N-2\)](#) and to mitigate the noise exposure of exterior noise sensitive land uses below levels of significance as evaluated in the [County Noise Guidelines for Determining Significance](#), the following design measures shall be implemented on the building plans and incorporated into the site design. **DESCRIPTION OF REQUIREMENT:** The following design elements and noise attenuation measures shall be implemented and indicated on the building plans and made conditions of its issuance for the skilled nursing facility building:

- d. Exterior/Interior wall directly facing SR-67 will be constructed with 7/8” stucco, 1/2” Oriented Strand Board (OSB) sheathing, 2”X6” wood framing, batt insulation within stud bay cavities, and 1 layer of 5/8” (GWB) Gypsum Wallboard.
- e. A resilient channel be applied to the studs in between the interior layer of gypsum wall board and the 2x6 studs. The assembly shall yield at least 60 Sound Transmission Class ratings and Outdoor-Indoors Transmission Class of 49.
- f. The windows shall be vinyl frame insulated dual pane glazing. All glass facing and adjacent to SR-67 must have a minimum STC rating on 34 or higher.

**DOCUMENTATION:** The applicant shall place the design elements, or notes on the building plans and submit the plans to [PDS, BPPR] for review and approval. **TIMING:** Prior to issuance of any building permit, the design elements and noise attenuation measures shall be incorporated into the building plans. **MONITORING:** The [PDS,

*BPPR*] shall verify that the specific note(s), and design elements, and noise attenuation measures have been placed on all sets of the building plans and made conditions of its issuance.

#### **NOISE#5–ON-GOING SOUND LEVEL COMPLIANCE: [PDS, CODES]**

**INTENT:** In order to comply with the applicable sections of Title 3, Division 6, Chapter 4 ([County of San Diego Noise Ordinance](#)), the site shall comply with the requirements of this condition. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the following requirements: Major Use Permit associated activities shall comply with the one-hour average sound level limit property line requirement pursuant to the County Noise Ordinance, Section 36.404. **DOCUMENTATION:** The property owner(s) and applicant shall conform to the ongoing requirements of this condition. Failure to conform to this condition may result in disturbing, excessive or offensive noise interfering with a person's right to enjoy life and property and is detrimental to the public health and safety pursuant to the applicable sections of Chapter 4. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, CODES] is responsible for enforcement of this permit.

#### **ROADS#6–SIGHT DISTANCE**

**INTENT:** In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.(E) of the [County of San Diego Public Road Standards](#), and to the Satisfaction of the Director of Public Works, an unobstructed sight distance shall be maintained for the life of this permit. **DESCRIPTION OF REQUIREMENT:** There shall be a minimum unobstructed sight distance per the Design Exception Request for Corner Sight Distance dated May 20, 2021 and approved by DPW on June 17, 2021 in both directions along Woodside Avenue from the project driveway opening for the life of this permit. **DOCUMENTATION:** A minimum unobstructed sight shall be maintained. The sight distance of adjacent driveways and street openings shall not be adversely affected by this project at any time. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Compliance Division] is responsible for compliance of this permit.

#### **STRMWTR#5–SELF-VERIFICATION OPERATION AND MAINTENANCE LETTER**

**INTENT:** In order to promote orderly development and to comply with the [County Watershed Protection Ordinance \(WPO\) No.10410, County Code Section 67.801 et. seq.](#), an operation and maintenance verification form for each Structural BMPs shall be completed. **DESCRIPTION OF REQUIREMENT:** Every year the property owner shall receive from the County a BMP Verification Form to be completed for each privately owned Structural BMP. **DOCUMENTATION:** Every year the property owner shall file with the County the completed Structural BMP Verification Form stating the maintenance performed during the reporting period for each privately owned Structural BMP with [DPW, WPP]. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [DPW, WPP] is responsible for compliance of this permit.

**WAIVERS AND EXCEPTIONS:** This Major Use Permit is hereby approved pursuant to the provisions of the San Diego County Zoning Ordinance, the County Public Road Standards and Private Road Standards, and all other required ordinances of the County of San Diego. The sole exceptions to the aforementioned are:

- Exception for corner sight distance observation point requirement of ten feet away from the edge of pavement and/or face of curb. The request was approved for a requirement of the observation point be taken at fourteen-feet away from the edge of existing bike lane on Woodside Avenue at the project's ingress/egress in lieu of 10-feet away from the edge of pavement as required by the County of San Diego Public Road Standards. See Department of Public Works approval letter dated June 17, 2021 for Design Exception Request dated May 20, 2021.
- Reduced required minimum separation distance between intersecting centerlines of a Non-Mobility Element road entering a Mobility Element road, (including driveways), in accordance with Section 6.1.C.2, from 300 feet to the existing centerline spacing for the project driveways within the public ROW at the project frontage. The project driveway has an existing centerline spacing to the nearest adjacent driveways, along Woodside Avenue, of 160-feet and 115-feet, to the west and east, respectively. See DPW approval letter dated February 24, 2021.
- Widening requirements, as required by the County of San Diego General Plan Mobility Element for a 4.2A Boulevard have been waived. Therefore, the project can keep the frontage improvements at their existing location as they were constructed by a Capital Improvement Project for the County within the last five years. See DPW approval letter dated February 24, 2021.
- The project is exempt from meeting HMP requirements pursuant to MS4 Permit Provision E.3.c.(2) and section 1.6 of the County BMP Design Manual. See email dated April 9, 2021 from PDS Land Development to the Engineer of Record and Final Project Issue Checklist. Note that, additional attachments, photographs, information, certification(s) from the Engineer of Record may be requested, in accordance with the MS4 Permit Provision, by County Final Engineering Staff for supporting documentation.

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## MAJOR USE PERMIT FINDINGS

### CEQA FINDINGS

It is hereby found that the proposed project qualifies for an addendum as specified under California Environmental Quality Act Sections 15162 through 15164 of the State CEQA Guidelines for the reasons detailed in the Environmental Review Update Checklist Form Dated June 16, 2021 and the Notice of Determination Form dated July 9, 2021, on file with DPLU as Environmental Review Number PDS2020-ER-20-14-12.

**WPO STORMWATER FINDINGS**

It is hereby found that the project proposed by the application has prepared plans and documentation demonstrating compliance with the provisions of the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance.

**RESOURCE PROTECTION ORDINANCE FINDINGS**

It is hereby found that the use or development permitted by the application is in support of the granting of the Major Use Permit are made:

**MAJOR USE PERMIT FINDINGS**

Pursuant to Section 7358 of The Zoning Ordinance, the following findings in support of the granting of the Major Use Permit are made:

(a) *The location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures with consideration given to*

1. *Harmony in scale, bulk, coverage, and density*

The project is a Major Use Permit to expand an existing Skilled Nursing Facility. The Project will demolish two buildings to accommodate for a new 16,368 square foot building, and a 1,300 square foot addition to an existing kitchen. The new building will have secured access and will include 58 additional beds, with 56 beds in double-occupant suites, and two single-occupant suites, for a total of 152 beds in semi-private and private rooms. The facility will include a total of seven separate structures on site. The expansion will increase in the number of staff members from 140 to 180, and will continue to provide 24-hour, full-time care. The parking lot will be redesigned to accommodate the proposed building and 19 additional parking spaces. The Project will include a secured outdoor landscaped recreation area, as well as an indoor recreation room.

Scale and Bulk: The proposed new structure and building addition are one-story tall, with a maximum building height of 22 feet, which is compatible with the existing structures on the property. with a new one-story 16,368 square foot building located towards the rear of the property, and a 1,300 square foot addition to an existing kitchen located towards the middle of the property. The new structure and addition will include similar building colors and materials as the existing buildings onsite. Limits of the new structure from Woodside Avenue are limited, due to the new structure located behind the existing one-story structures. The bulk of the Project is suitable for the site, as the new structure and addition are one-story buildings, and are similar building height to the existing structures onsite. The Project will also include a landscape buffer along Woodside Avenue to limit views of the Project from the public. The Project proposes a reduced rear yard setback from 25 feet to 15 feet. The reduction in setback will not impact neighboring properties, as the property abuts State Route 67 and includes an 8-foot-tall CMU wall along the rear property line to limit views from the highway. Therefore, the Project would not substantially increase the scale and bulk of the existing structure and result in negative impacts to the surrounding areas.



Coverage: The subject parcel is 2.8-acres in size. Surrounding land uses consist of military housing, heavy commercial, and retail land uses with parcel sizes ranging from approximately 0.16-acres to 6.3-acres in size. The existing facility proposes a reduction in rear yard setback from 25 feet to 15 feet. Zoning Ordinance Section 4813 authorizes an exception to setbacks with an approved MUP. The proposed new structure is located 15 feet away from the rear property line which abuts SR-67 to the rear and proposes an 8-foot-tall CMU wall along the rear property line. In addition, the neighboring property to the east includes structures within the required 25-foot rear yard setback and is located immediately adjacent to the rear property line. The Project has been reviewed and approved by the Lakeside Design Review Board and the Lakeside Community Planning Group. Therefore, the Project would not substantially increase the coverage of the site.

Density: The Project is a Major Use Permit for an expansion of an existing Skilled Nursing Facility. Zoning Ordinance Section 1250 excludes institutional living arrangements involving 24-hour skilled nursing or medical care facilities from residential use type requirements such as density regulations. Therefore, the Project is not considered a residential use type and density regulations are not applicable to the Project.

2. *The availability of public facilities, services, and utilities*

The Project is located within the Lakeside Fire Protection District (LFPD). The project has been reviewed by the LFPD and the County Fire Protection District and found to be compliant. The Project will continue to receive water services from the Lakeside Water District, and sewer services from the San Diego County Sanitation District. The Project is located within the Lakeside Union School District and the Grossmont Union High School District and received approval from the school districts. All required utilities are therefore available for the project.

3. *The harmful effect, if any, upon desirable neighborhood character:*

The project is a Major Use Permit to expand an existing Skilled Nursing Facility. The Project will demolish two buildings to accommodate for a new 16,368 square foot building, and a 1,300 square foot addition to an existing kitchen. The new building will have secured access and will include 58 additional beds, with 56 beds in double-occupant suites, and two single-occupant suites, for a total of 152 beds in semi-private and private rooms. The facility will include a total of seven separate structures on site. The Project would not adversely affect the desirable neighborhood character because the Project is an expansion to the existing facility and designed to be compatible with the existing structures on site. In addition, the new structure will be located towards the rear of the property and public view will be limited due to existing structures and landscape buffers located towards the Project frontage and along Woodside Avenue. Photo simulations on file illustrate that the line, form, and color of the facility will be consistent with the existing facility. Furthermore, the surrounding properties include military housing, heavy commercial uses, and retail uses. The expansion of the facility would not

introduce a harmful effect upon the desirable neighborhood character since the new building would be a one-story structure and adjacent to SR-67. The building addition would be located towards the middle of the property and include building materials and colors consistent to the existing facility. The Project was reviewed for noise impacts and includes an 8-foot-tall CMU wall along the rear property line and includes building materials to decrease noise impacts to outdoor and indoor areas. Therefore, the Project is determined to be consistent with the County Noise Ordinance. The project, as designed, will not cause any substantial, demonstrable negative aesthetic effect to views from the surrounding area and roadways. Therefore, the project will not have a harmful effect on the neighborhood character.

4. *The generation of traffic and the capacity and physical character of surrounding streets:*

The proposed Project is tiering off a previously approved CEQA document that utilized Level of Service (LOS) to determine transportation impacts; therefore, the project is not subject to the County's newly adopted Transportation Study Guidelines (TSG) and Vehicle Miles Travelled (VMT). A Traffic Memorandum was prepared for the project that analyzed trip generation and site distance. The proposed Project will generate 151 Average Daily Trips (ADT) which was considered to have a less than significant impact per the County's LOS Transportation guidelines. The Project will be required to contribute to the County's Traffic Impact Fee (TIF) program to mitigate for potential cumulative impacts. Even though the proposed Project is not subject to the County's new TSG, for informational and disclosure purposes, it was analyzed for VMT. Based on the County's Location Based Screening Maps, the project has an average VMT of 22.51 miles which is below the adopted threshold of 27.66 miles and would be considered to have a less than significant impact for transportation. The Project is located immediately south of State Route 67 and the Project was reviewed by the California Department of Transportation (Caltrans) and has no issues of the Project. The County Public Road Standards Section 6.1.C.2 requires a minimum separation distance between intersecting centerlines of a Non-Mobility Element road entering into a Mobility Element Road, (including driveways), from 300 feet to the existing centerline spacing for the project driveways within the public right-of-way (ROW) at the project frontage. The project driveway has an existing centerline spacing to the nearest adjacent driveways, along Woodside Avenue, of 160 feet to the west and 115 feet to the east. The Project site has limited project frontage and is unable to provide 300 feet distance between the neighboring property driveways. Due to limited project frontage, a design exception to reduce minimum separation distance has been approved by the County Department of Public Works Traffic Engineer. Woodside Avenue is classified as a 4.2A Boulevard with Raised Median and Bike Path in the General Plan Mobility Element. This requires 54 feet from the road centerline to face of curb. The existing road surfacing width, including road centerline to the face of the curb and gutter, is 38 feet to the west, and 22 feet to the east. A design exception to waive road widening requirements for Woodside Avenue has been accepted, as the existing road was constructed by a Capital Improvement Project for the County

within the last five years. Therefore, the number of trips will not substantially increase or alter the physical character of Woodside Avenue.

5. *The suitability of the site for the type and intensity of use or development, which is proposed:*

The applicant requests a Major Use Permit for an expansion of an existing skilled nursing facility. The Project does not propose to change the use of the existing site and would only increase the facility's patient capacity from 94 to 152, and increase the size of the kitchen area to accommodate for the expansion. The Project has been reviewed by the California Department of Public Health and is conditioned to receive final approval to ensure that the Project can serve and accommodate an increase in patient capacity. In addition, the Project would reconfigure the existing parking lot and provide 19 additional parking spaces, to include a total of 56 parking spaces. Pursuant to ZO Section 6764, 51 parking spaces are required for the Project, and therefore, the Project provides more parking spaces than what is required. The subject property is 2.8-acres in size and is developed with access and utility services adequate to serve the proposed development and use. The expansion of the facility would not require significant alteration to the existing site. Additionally, the new structure and addition includes building materials, colors, and are located towards the rear and middle of the existing facility and would not significantly alter the visual or physical characteristics of the area. Therefore, the site is suitable for the proposed intensity of use and development.

6. *Any other relevant impact of the proposed use:*

None identified.

- (b) *The impacts, as described in Findings (a) above, and the location of the proposed use will be consistent with the San Diego County General Plan:*

The Project is subject to the Regional Category Village, and Land Use Designation General Commercial. The Project complies with the General Plan because a wide range of commercial services and office developments are permitted. The existing skilled nursing facility is not considered a residential use and includes a 24-hour mental care facility. In addition, the Project is consistent with Chapter 1 Policy 4 of the Housing Element of the County General Plan, which encourages the location of special needs housing near complementary commercial and institutional uses and services. The Project site is located within an existing neighborhood with commercial and retail uses located 0.2 miles from the site. In addition, the Lakeside Fire District is located 1.3 miles from the site and the County Sheriff Station is located 0.8 miles from the site. Therefore, the Project is consistent with the County General Plan.

- (c) *That the requirements of the California Environmental Quality Act have been complied with:*

Pursuant to Sections 15162 through 15164 of the State CEQA Guidelines, the project is qualified for a CEQA Addendum. A previously certified Negative Declaration (ND) dated

July 7, 1987 on file with the Department of Planning and Development Services (PDS) as Environmental Review Number Log No. 86-14-42 was completed in compliance with the CEQA and the State and County CEQA Guidelines. The Project does not include new significant environmental effects of a substantial increase in the severity of the previously identified significant effects analyzed in the previous ND. Therefore, CEQA Guidelines Section 15162 through 15164 determines that an Addendum is prepared for the Project.

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**ORDINANCE COMPLIANCE AND NOTICES:** The project is subject to, but not limited to the following County of San Diego, State of California, and US Federal Government, Ordinances, Permits, and Requirements:

**NOISE ORDINANCE COMPLIANCE:** In order to comply with the [County Noise Ordinance 36.401](#) et seq. and the Noise Standards pursuant to the General Plan Noise Element (Table N-1 & N-2), the property and all of its uses shall comply with the approved plot plans, specific permit conditions and approved building plans associated with this permit. No noise generating equipment and project related noise sources shall produce noise levels in violation of the County Noise Ordinance. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to noise generating devices or activities. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

**DRAINAGE:** The project shall be in compliance with the County of San Diego [Flood Damage Prevention Ordinance](#) No. 10091, adopted December 8, 2010.

**GRADING PERMIT REQUIRED:** A grading permit is required prior to commencement of grading when quantities of excavation or fill results in the movement of material exceeding 200 cubic yards or eight feet (8') in vertical height of cut/fill, pursuant to [Section 87.201 of Grading Ordinance](#).

**CONSTRUCTION PERMIT REQUIRED:** A Construction Permit and/or Encroachment Permit are required for any and all work within the County road right-of-way. Contact PDS Construction/Road right-of-way Permits Services Section, (858) 694-3284, to coordinate departmental requirements. In addition, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

**EXCAVATION PERMIT REQUIRED:** An excavation permit is required for undergrounding and/or relocation of utilities within the County right-of-way.

**STORMWATER ORDINANCE COMPLIANCE:** In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the [San Diego Regional Water Quality Control Board \(RWQCB\)](#) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control [Ordinance No. 10410](#) and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced

above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that during construction the property owner keeps the Storm Water Pollution Prevention Plan (SWPPP) onsite and update it as needed. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

**LOW IMPACT DEVELOPMENT NOTICE:** The San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning in May 2013. *Project design shall be in compliance with the new Municipal Permit regulations.* The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:

[http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED\\_PROTECTION\\_PROGRAM/susmppdf/lid\\_handbook\\_2014sm.pdf](http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf)

The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. See link below:  
<http://www.sdcountry.ca.gov/dplu/docs/LID-Handbook.pdf>

**LIGHTING ORDINANCE COMPLIANCE:** In order to comply with the County Lighting Ordinance 59.101 et seq. and Zoning Ordinance Sections 6322, 6324, and 6326, the onsite lighting shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from adjoining premises, and shall otherwise conform to the County Lighting Ordinance 59.101 et seq. and Zoning Ordinance Sections 6322, and 6324. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to lighting. No additional lighting is permitted. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

**NOTICE:** The subject property contains habitat which may be used for nesting by migratory birds. Any grading, brushing, or clearing conducted during the migratory bird breeding season, February 1 – August 31, has a potential to impact nesting or breeding birds in violation of the Migratory Bird Treaty Act. The applicant may submit evidence that nesting or breeding migratory birds will not be affected by the grading, brushing or clearing to these agencies: California Department of Fish and Wildlife, 3883 Ruffin Rd., San Diego, CA 92123, (858) 467-4201, <http://www.dfg.ca.gov/>; and United States Fish and Wildlife Service, 2177 Salk Avenue, Suite 250, Carlsbad, California 92008, (760) 431-9440, <http://www.fws.gov/>.

**NOTICE:** THE ISSUANCE OF THIS PERMIT BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.



**TRANSPORTATION IMPACT FEE**

The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to [County TIF Ordinance number 77.201 – 77.223](#). The Transportation Impact Fee (TIF) shall be paid. The fee is required for the entire project, or it can be paid at building permit issuance for each phase of the project. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the TIF at the *[DPW PDS, Land Development Counter]* and provide a copy of the receipt to the *[DPLU PDS, Building Division Technician]* at time of permit issuance.

**NOTICE:** To comply with State law, the applicant/owner must file the Notice of Determination (NOD) signed by the lead agency and remit required fees to the County Clerk's Office within five (5) working days of the date of project approval. Payment or sufficient proof of prior payment to the County Clerk is required at the time of filing. The filing of a NOE reduces the period of time the CEQA document can be challenged to **35 days**. However, if the NOE is not filed, this period is extended to **180 days**. The CDFW adjusts fees annually based on inflation. You must pay the amount effective January 1 of the year of the project decision.

<b>EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS</b>			
<b>Planning &amp; Development Services (PDS)</b>			
Project Planning Division	PPD	Land Development Project Review Teams	LDR
Permit Compliance Coordinator	PCC	Project Manager	PM
Building Plan Process Review	BPPR	Plan Checker	PC
Building Division	BD	Map Checker	MC
Building Inspector	BI	Landscape Architect	LA
Zoning Counter	ZO		
<b>Department of Public Works (DPW)</b>			
Private Development Construction Inspection	PDCI	Environmental Services Unit Division	ESU
<b>Department of Environmental Health (DEH)</b>			
Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMD
<b>Department of Parks and Recreation (DPR)</b>			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
<b>Department of General Service (DGS)</b>			
Real Property Division	RP		

**APPEAL PROCEDURE:** Within ten calendar days after the date of this Decision of the Planning Commission, the decision may be appealed to the Board of Supervisors in accordance with [Section 7366 of the County Zoning Ordinance](#). An appeal shall be filed with the Director of Planning & Development Services or by mail with the Secretary of the Planning Commission within TEN CALENDAR DAYS of the date of this notice AND MUST BE ACCOMPANIED BY THE DEPOSIT OR FEE AS PRESCRIBED IN THE DEPARTMENT'S FEE SCHEDULE, PDS FORM #369, pursuant to Section 362 of the San Diego County Administrative Code. If the tenth day falls on a weekend or County holiday, an appeal will be accepted until 4:00 p.m. on the following day the County is open for business. Filing of an appeal will stay the decision of the Director until a hearing on your application is held and action is taken by the Planning Commission. Furthermore, the 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of approval of this Decision.

COUNTY OF SAN DIEGO PLANNING COMMISSION  
KATHLEEN A. FLANNERY, ACTING DIRECTOR

BY:

Ashley Smith, Chief  
Project Planning Division  
Planning & Development Services

Email cc: Steve L'Hommedieu  
Bronwyn Brown, Planning Manager, Planning & Development Services

S A N     D I E G O     C O U N T Y     P L A N N I N G     C O M M I S S I O N

5201 Ruffin Road

San Diego, CA 92123

October 16, 1987

Decision of the Commission  
On the Application of J. Edwin Cheneweth  
Application Number P86-050

GRANT, as per plot plan dated December 16, 1986, consisting of one sheet, as amended and approved concurrently herewith, a major use permit, pursuant to Section 2375 of The Zoning Ordinance, for the expansion of an existing 94 bed mental care convalescent home by the addition of an 87 bed, one story, 25,700 square foot building with 41 parking spaces.

The following conditions are imposed with the granting of this major use permit:

- A. Prior to obtaining any building or other permit pursuant to this major use permit, and prior to commencement of construction or use of the property in reliance on this major use permit, the applicant shall:
1. If required by the Director, make application to Department of Planning and Land Use for a compliance survey inspection of all structures on the property in order to determine what additions, alterations, or modifications will be necessary for the structures to conform to building regulations for the proposed new use. The owner shall thereafter make application to Department of Planning and Land Use for building, plumbing, and electrical permits for all additions, alterations, and modifications to the structures.
  2. Execute an easement dedicating real property for public highway to 56 feet from the centerline, plus slope rights and drainage easements for Woodside Avenue. (Dedicate 51 feet from the centerline if a "no parking" restriction is approved).

The offer of dedication or grant of right-of-way shall be free of all encumbrances or subordination at the time of recordation.

3. Execute a secured agreement to improve Woodside Avenue to a one-half graded width of 51 feet with P.C.C. curb, gutter, and sidewalk, A.C. Pavement over approved base, ornamental street lights, and A.C. dike taper to existing pavement, to the satisfaction of the Director, Department of Public Works.

Face of curb will be 41 feet from centerline. (Face of curb will be 46 feet from centerline if the "No Parking" restriction is not approved).

This agreement requires posting security in accordance with Section 7613 of the Zoning Ordinance. It also requires the improvements be completed by 24 months from the date approving the major use permit or prior to use or occupancy of the facility, whichever is earlier.

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4. Participate in the cost of traffic signal installation at the intersection of Woodside Avenue with Winter Garden Boulevard (modification). Total participation shall be \$1030.00.
5. Supply proof to the Director, Department of Public Works that the Board of Supervisors have heard a request for a "No Parking" restriction along the Woodside Avenue frontage.
6. Contribute \$15,000.00 to the San Diego County Flood Control District Zone No. II (38A), as his/her share of future area flood control/drainage improvements.

The owner shall enter into an agreement with the County to share equally the construction cost of the required drainage channel improvements. The agreement shall be subject to the Board of Supervisors approval. Funds are available in the flood Control District until July 1, 1988.

7. Provide a complete interior noise analysis to the satisfaction of Environmental Planning. The analysis shall demonstrate that the building elements selected would reduce traffic noise impact to CNEL = 45 decibels or less in all habitable rooms of the proposed addition.
- B. Prior to the approval of street improvement plans, the applicant shall deposit with the County of San Diego, through the Department of Public Works, in care of the cashier, a cash deposit sufficient to:
1. Pay the cost of annexing this land, without notice or hearing, to an existing special district to operate and maintain the street lights. This cost shall include the fee for processing through the State Board of Equalization.
  2. Energize, maintain and operate the street light(s) until revenues begin accruing from this development for those purposes.
  3. Augment the Contingency Fund of the existing district by an amount equal to three month's operating cost of the street light(s).
  4. Augment the Reserve Fund by one month's operating cost.
- C. Prior to any occupancy or use of the premises pursuant to this major use permit, the applicant shall:
1. Pay off all existing deficit accounts associated with processing this application to the satisfaction of the Department of Planning and Land Use and Department of Public Works.
  2. Furnish the Director, Department of Planning and Land Use, along with their request for final inspection, a letter from the Director, Department of Public Works, stating all road improvements required by Condition A3 have been constructed to that department's satisfaction.

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3. Furnish the Director, Department of Planning and Land Use, along with their request for final inspection, a letter from the Director, Department of Public Works, stating all drainage improvements required by Conditions 4 through 7 have been constructed to that department's satisfaction.

4. Provide hydrology and hydraulic calculations for determining the storm system design with water surface profile and adequate field survey cross section data satisfactory to the Director, Department of Public Works or verification shall be provided that such calculations are not needed.

Construct a concrete rectangular drainage channel (approximately 12' wide X 7' deep) and construct an inlet transition to carry the peak discharge for a 100-year storm along the westerly property line for a distance of 430 feet northerly to the existing channel and box culverts for Highway 67 at the north boundary of the project. A rip rap energy dissipater shall be constructed at the outlet of the concrete channel.

5. Provide a 12 foot wide drainage easement along and within the westerly boundary of the project from Woodside Avenue to the north boundary. The chimney located in this channel easement shall be removed prior to the construction of the channel.
6. Provide a drainage easement triangular in shape with 30 feet by 30 feet sides at the southwest corner for the transition box that connects the rectangular channel and the exiting 54" RCP with the 3-12' X 3" RCB that crosses Woodside Avenue.
7. Provide a 20 foot wide construction access easement through the parking lot and then westerly between the south side of the proposed building and the existing building to the south.
8. Provide evidence that the State of California has issued a community care license.
9. Provide evidence that the fire-safety requirements of the District have been met.
10. Install in each of the residential structures an alarm system sufficient to alert staff if a client were to leave the residence unattended, to the satisfaction of the Director, Department of Planning and Land Use.

Upon certification by the Director of Planning and Land Use for occupancy or establishment of use allowed by this major use permit, the following conditions shall apply:

- D. No outside living areas such as patios, balconies, etc., shall be located at the building elevations facing or perpendicular to Highway 67.



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- E. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from any adjoining premises, and shall otherwise conform to Section 6324 of The Zoning Ordinance.
- F. No loudspeaker or sound amplification system shall be used to produce sounds in violation of the County Noise Ordinance.
- G. The parking areas and driveways shall be well maintained.
- H. All landscaping shall be adequately watered and well maintained at all times.
- I. Gates shall remain locked when not in use.
- J. Twenty-four hour supervision shall be provided.
- K. This major use permit expires on October 16, 1989 at 5:00 p.m. (or such longer period as may be approved by the Planning and Environmental Review Board of the County of San Diego prior to said expiration date) unless construction or use in reliance on this major use permit has commence prior to said expiration date.

Pursuant to Section 7358 of The Zoning Ordinance, the following findings in support of the granting of the major use permit are made:

- (a) The location, size, design, and operating characteristics of the proposed use will be compatible with and will not adversely affect or be materially detrimental to adjacent uses, residents, buildings, structures, or natural resources with consideration given to

- 1. Harmony in scale, bulk, coverage, and density

The facts supporting Finding (a-1) are as follows:

The existing and proposed buildings are located between a larger apartment house and commercial buildings of similar scale. The building are situated on the sides and rear of the site with landscaping in front.

- 2. The availability of public facilities, services, and utilities

The fact supporting Finding (a-2) is as follows:

All necessary public facilities, services, and utilities are available.

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3. The harmful effect, if any, upon desirable neighborhood character

The facts supporting Finding (a-3) are as follows:

Security, landscaping, and supervision requirements are included as conditions of permit approval, and are designed to minimize potential neighborhood impact.

4. The generation of traffic and the capacity and physical character of surrounding streets

The fact supporting Finding (a-4) is as follows:

Traffic impacts are mitigated by the conditions recommended by the Department of Public Works.

5. The suitability of the site for the type and intensity of use or development which is proposed

The fact supporting Finding (a-5) is as follows:

All but one of the structures exist on the site, and the site has been previously used for the same type of use.

6. The harmful effect, if any, upon environmental quality and natural resources

The facts supporting Finding (a-6) are as follows:

No significant unmitigable environmental impacts have been found and a Negative Declaration has been adopted.

7. Any other relevant impact of the proposed use

The facts supporting Finding (a-7) are as follows:

The facility has been providing a needed community service for many years without conflict with the neighboring land uses. The project has been designed to take into account flood control structures, freeway noise, parking needs, and retention of existing landscaping.

- (b) The impacts, as described in Findings (a) above, and the location of the proposed use will not adversely affect the San Diego County General Plan.

The facts supporting Finding (b) are as follows:

Group care use is allowed in the C37 Use Regulation, and the C37 Use Regulation is compatible with the (13) General Commercial General Plan Designation.

P L A N N I N G    A N D    E N V I R O N M E N T A L    R E V I E W    B O A R D

5201 Ruffin Road

San Diego, CA 92123

August 20, 1987

Decision of the Planning and Environmental Review Board  
On the Application of J. Edwin Cheneweth  
Application Number P86-050

GRANT, as per plot plan dated December 16, 1986, consisting of one sheet, as amended and approved concurrently herewith, a major use permit, pursuant to Section 2375 of The Zoning Ordinance, for the expansion of an existing 94 bed mental care convalescent home by the addition of an 87 bed, one story, 25,700 square foot building with 41 parking spaces.

The following conditions are imposed with the granting of this major use permit:

- A. Prior to obtaining any building or other permit pursuant to this major use permit, and prior to commencement of construction or use of the property in reliance on this major use permit, the applicant shall:
1. If required by the Director, make application to Department of Planning and Land Use for a compliance survey inspection of all structures on the property in order to determine what additions, alterations, or modifications will be necessary for the structures to conform to building regulations for the proposed new use. The owner shall thereafter make application to Department of Planning and Land Use for building, plumbing, and electrical permits for all additions, alterations, and modifications to the structures.
  2. Execute an easement dedicating real property for public highway to 56 feet from the centerline, plus slope rights and drainage easements for Woodside Avenue. (Dedicate 51 feet from the centerline if a "no parking" restriction is approved).

The offer of dedication or grant of right-of-way shall be free of all encumbrances or subordination at the time of recordation.

3. Execute a secured agreement to improve Woodside Avenue to a one-half graded width of 51 feet with P.C.C. curb, gutter, and sidewalk, A.C. Pavement over approved base, ornamental street lights, and A.C. dike taper to existing pavement, to the satisfaction of the Director, Department of Public Works.

Face of curb will be 41 feet from centerline. (Face of curb will be 46 feet from centerline if the "No Parking" restriction is not approved).

This agreement requires posting security in accordance with Section 7613 of the Zoning Ordinance. It also requires the improvements be completed by 24 months from the date approving the major use permit or prior to use or occupancy of the facility, whichever is earlier.



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4. Participate in the cost of traffic signal installation at the intersection of Woodside Avenue with Winter Garden Boulevard (modification). Total participation shall be \$1030.00.
5. Supply proof to the Director, Department of Public Works that the Board of Supervisors have heard a request for a "No Parking" restriction along the Woodside Avenue frontage.
6. Contribute \$15,000.00 to the San Diego County Flood Control District Zone No. II (38A), as his/her share of future area flood control/drainage improvements. Reimbursement agreement is available.

The owner shall enter into an agreement with the County to share equally the construction cost of the required drainage channel improvements. The agreement shall be subject to the Board of Supervisors approval. Funds are available in the flood Control District until July 1, 1988.

7. Provide a complete interior noise analysis to the satisfaction of Environmental Planning. The analysis shall demonstrate that the building elements selected would reduce traffic noise impact to CNEL = 45 decibels or less in all habitable rooms of the proposed addition.
- B. Prior to the approval of street improvement plans, the applicant shall deposit with the County of San Diego, through the Department of Public Works, in care of the cashier, a cash deposit sufficient to:
1. Pay the cost of annexing this land, without notice or hearing, to an existing special district to operate and maintain the street lights. This cost shall include the fee for processing through the State Board of Equalization.
  2. Energize, maintain and operate the street light(s) until revenues begin accruing from this development for those purposes.
  3. Augment the Contingency Fund of the existing district by an amount equal to three month's operating cost of the street light(s).
  4. Augment the Reserve Fund by one month's operating cost.
- C. Prior to any occupancy or use of the premises pursuant to this major use permit, the applicant shall:
1. Pay off all existing deficit accounts associated with processing this application to the satisfaction of the Department of Planning and Land Use and Department of Public Works.
  2. Furnish the Director, Department of Planning and Land Use, along with their request for final inspection, a letter from the Director, Department of Public Works, stating all road improvements required by Condition A3 have been constructed to that department's satisfaction.
  3. Furnish the Director, Department of Planning and Land Use, along with their request for final inspection, a letter from the Director, Department of Public Works, stating all drainage improvements required by Conditions 4 through 7 have been constructed to that department's satisfaction.

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4. Provide hydrology and hydraulic calculations for determining the storm system design with water surface profile and adequate field survey cross section data satisfactory to the Director, Department of Public Works or verification shall be provided that such calculations are not needed.

Construct a concrete rectangular drainage channel (approximately 12' wide X 7' deep) and construct an inlet transition to carry the peak discharge for a 100-year storm along the westerly property line for a distance of 430 feet northerly to the existing channel and box culverts for Highway 67 at the north boundary of the project a rip rap energy dissipater shall be constructed at the outlet of the concrete channel.

5. Provide a 12 foot wide drainage easement along and within the westerly boundary of the project from Woodside Avenue to the north boundary. The chimney located in this channel easement shall be removed prior to the construction of the channel.
6. Provide a drainage easement triangular in shape with 30 feet by 30 feet sides at the southwest corner for the transition box that connects the rectangular channel and the exiting 54" RCP with the 3-12' X 3" RCB that crosses Woodside Avenue.
7. Provide a 20 foot wide construction access easement through the parking lot and then westerly between the south side of the proposed building and the existing building to the south.
8. Provide evidence that the State of California has issued a community care license.
9. Provide evidence that the fire-safety requirements of the District have been met.
10. Install in each of the residential structures an alarm system sufficient to alert staff if a client were to leave the residence unattended, to the satisfaction of the Director, Department of Planning and Land Use.

Upon certification by the Director of Planning and Land Use for occupancy or establishment of use allowed by this major use permit, the following conditions shall apply:

- D. No outside living areas such as patios, balconies, etc., shall be located at the building elevations facing or perpendicular to Highway 67.
- E. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from any adjoining premises, and shall otherwise conform to Section 6324 of The Zoning Ordinance.
- F. No loudspeaker or sound amplification system shall be used to produce sounds in violation of the County Noise Ordinance.



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- G. The parking areas and driveways shall be well maintained.
- H. All landscaping shall be adequately watered and well maintained at all times.
- I. Gates shall remain locked when not in use.
- J. Twenty-four hour supervision shall be provided.
- K. This major use permit expires on August 20, 1989 at 5:00 p.m. (or such longer period as may be approved by the Planning and Environmental Review Board of the County of San Diego prior to said expiration date) unless construction or use in reliance on this major use permit has commence prior to said expiration date.

Pursuant to Section 7358 of The Zoning Ordinance, the following findings in support of the granting of the major use permit are made:

- (a) The location, size, design, and operating characteristics of the proposed use will be compatible with and will not adversely affect or be materially detrimental to adjacent uses, residents, buildings, structures, or natural resources with consideration given to
  - 1. Harmony in scale, bulk, coverage, and density
 

The facts supporting Finding (a-1) are as follows:

The existing and proposed buildings are located between a larger apartment house and commercial buildings of similar scale. The building are situated on the sides and rear of the site with landscaping in front.
  - 2. The availability of public facilities, services, and utilities
 

The fact supporting Finding (a-2) is as follows:

All necessary public facilities, services, and utilities are available.
  - 3. The harmful effect, if any, upon desirable neighborhood character
 

The facts supporting Finding (a-3) are as follows:

Security, landscaping, and supervision requirements are included as conditions of permit approval, and are designed to minimize potential neighborhood impact.
  - 4. The generation of traffic and the capacity and physical character of surrounding streets
 

The fact supporting Finding (a-4) is as follows:

Traffic impacts are mitigated by the conditions recommended by the Department of Public Works.

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5. The suitability of the site for the type and intensity of use or development which is proposed

The fact supporting Finding (a-5) is as follows:

All but one of the structures exist on the site, and the site has been previously used for the same type of use.

6. The harmful effect, if any, upon environmental quality and natural resources

The facts supporting Finding (a-6) are as follows:

No significant unmitigable environmental impacts have been found and a Negative Declaration has been adopted.

7. Any other relevant impact of the proposed use

The facts supporting Finding (a-7) are as follows:

The facility has been providing a needed community service for many years without conflict with the neighboring land uses. The project has been designed to take into account flood control structures, freeway noise, parking needs, and retention of existing landscaping.

- (b) The impacts, as described in Findings (a) above, and the location of the proposed use will not adversely affect the San Diego County General Plan.

The facts supporting Finding (b) are as follows:

Group care use is allowed in the C37 Use Regulation, and the C37 Use Regulation is compatible with the (13) General Commercial General Plan Designation.



REVISIONS	DATE	BY
1	7/22/86	3/8
2	12/10/86	4

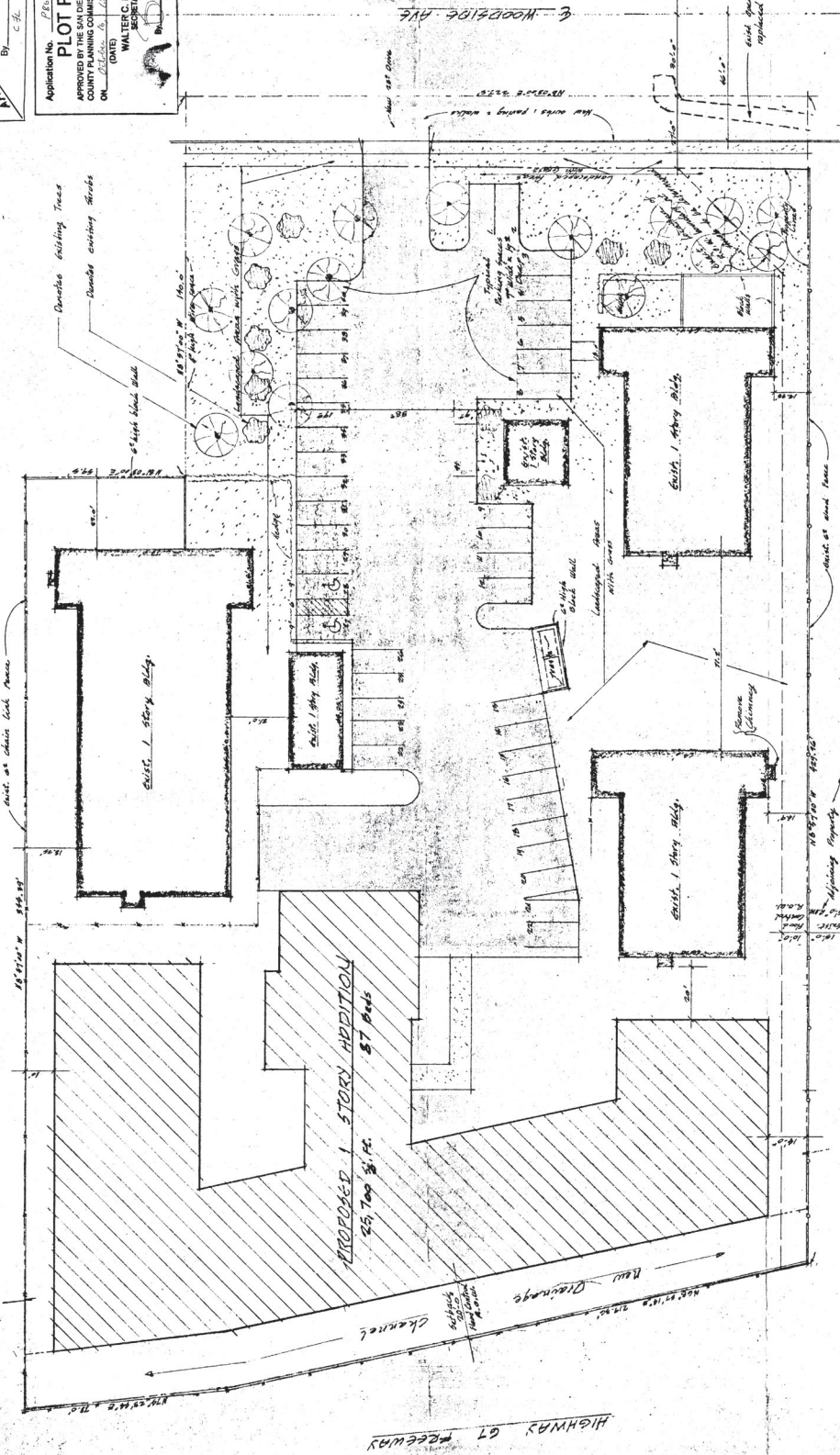
REG. ARCHT. R. GRAVES  
 1244 POMERADO PLACE  
 SAN DIEGO, CA. (619) 487 0585  
 82128  
 GEO. R. GRAVES - ARCHITECT

PROPOSED 87 BED ADDITION  
 FRIENDSHIP MAJOR  
 CONVALESCENT CENTER  
 1162 Woodside Ave., Lakeside, Calif. 92040

DRAWING	DATE	BY
886	5/22/86	3/8

Application No. P 86-050  
**PLOT PLAN**  
 APPROVED BY THE SAN DIEGO COUNTY  
 PLANNING & ENVIRONMENTAL REVIEW  
 BOARD  
 ON 11/22/86  
 (DATE)

Application No. P 86-050  
**PLOT PLAN**  
 APPROVED BY THE SAN DIEGO COUNTY  
 PLANNING & ENVIRONMENTAL REVIEW  
 BOARD  
 ON 11/22/86  
 (DATE)  
 WALTER C. LOWING  
 DEPUTY



**BUILDING AREAS**

Existing Facility	16,100 sq. ft.
New Addition	25,700 sq. ft.
<b>Total</b>	<b>41,800 sq. ft.</b>

**CAPACITY**

Existing Facility	94 Beds
New Addition	87 "
<b>Total</b>	<b>181 Beds</b>

**PARKING**

SHOWING RECEIVED	41 Cars
------------------	---------

DEC 16 1986  
 PROJECT PROCESSING  
 CONTROL CENTER  
 1162 Woodside Ave. - Lakeside, Calif. - 92040

**NEW SITE PLAN**  
 Scale: 1" = 20'



**PLOT PLAN**  
 APPLICATION NO. P 86-050





**Attachment E – PUBLIC  
DOCUMENTATION**



## LAKESIDE DESIGN REVIEW BOARD

Minutes of September 9, 2020

**Members:** Janis Shackelford, Lisa Anderson, Russ Rodvold , Brian Sesko  
Duane Dubbs, Steve Stockwell

**Member Excused:** Frank Hilliker

**Public Present:** 9

Meeting held by Zoom at <https://us04web.zoom.us/j/75329326478?pwd=VlRHeHJ0c3NralZQM0dweDNMTmcyQT09>

1. Call to order at 6:01 PM by J. Shackelford

2. Open Forum: None

3. Approval of minutes

Motion to approve the minutes of July 8, 2020 by R. Rodvold, second by D. Dubbs.

The vote was 5-Yes, 0-No, 0-Abstain.

Motion to approve the minutes of August 12, 2020 by D. Dubbs, second by R. Rodvold.

The vote was 5-Yes, 0-No, 0-Abstain.

4. Administrative - J. Shackelford has been recommended for reappointment by the Lakeside Historical Society. Motion to recommend Duane Dubbs be appointed to seat #3 by R. Rodvold, second by L. Anderson. The vote was 5-0-0

S. Stockwell arrived.

5. Action Items:

a. PDS2020-STP-20-022 Site plan for a new building for standard Drywall located on the southeast corner of Channel Rd and Parkside.

Board members held intense discussion of the building design.

Motion by B. Sesko to recommend approval as presented, second by R. Rodvold.

The vote was 5-Yes, 1-No (J. Shackelford), 0-Abstain.

B. Sesko was excused.

b. PDS2020-MUP-86-050W1 Modification of a major use permit. Adding a new building to the Lakeside Special Care Center located at 11962 Woodside Ave.

The front parking lots are too close to the right-of-way without the required 15 ft of landscaping, and the waterline easement may preclude planting of the transplanted palms.

No detail of the wall along Highway 67

Motion by J. Shackelford to recommend a revised site plan, possibly reducing the size of the new building, and adding parking in the rear, and adding front landscaping. Second by S. Stockwell.

The vote was 5-Yes, 0-No, 0-Abstain.

6. Presentation and Discussion: none.

7. Adjournment at 7:26PM.

Submitted by,  
Janis Shackelford

**LAKESIDE COMMUNITY PLANNING GROUP**PO Box 389 Lakeside, CA 92040 / [lakesidecpg@gmail.com](mailto:lakesidecpg@gmail.com)

\*\*\* MEETING AGENDA REVISED\*\*\*

**WEDNESDAY, October 7, 2020 - 6:30 PM**

Due to the restrictions on gatherings in response to COVID-19, participation at the Lakeside Community Planning Group meeting on October 7, 2020 will be held via Zoom. The public can join the meetings live online using the following link or phone number.

**Join Zoom Meeting:** <https://us02web.zoom.us/j/82923412251>

**Meeting ID:** 829 2341 2251

**One tap mobile:** +16699006833,,82923412251# US (San Jose)

When appropriate, the Chair will ask for public comments. If you wish to speak, you may use the 'raise your hand' function on zoom. When called upon, please unmute your microphone and begin speaking. Unmute on a phone call is \*6. If you do not have the raise hand function on Zoom, you may type the word 'speak' into the chat function and wait to be called upon. Please do not use the chat function for comments so that everyone may speak one at a time. Public comments are generally limited to 3 minutes per person. It is recommended that you download the Zoom app in advance of the meeting. If you would like to practice the raise hand function and mute/unmute, you may join the meeting at 6:00 P.M. before the official meeting begins at 6:30 P.M.

The Lakeside Community Planning Group is an elected body that acts in an advisory capacity to the Department of Planning & Development Services (PDS), the Planning Commission, the Board of Supervisors and other County departments. The Planning Group's recommendations are advisory only and are not binding on the County of San Diego.

**1. CALL TO ORDER / ROLL CALL**

Seat 1 – John Neumeister	A	Seat 2 – Brian Sesko	P	Seat 3 – Liz Higgins	P
Seat 4 – Dan Moody	P	Seat 5 – Carol Hake	P	Seat 6 – Josef Kufa	P
Seat 7 – Sarai Johnson	P	Seat 8 – Jeff Spencer	P	Seat 9 – Marty Barnard	A
Seat 10 – Milt Cyphert	A	Seat 11 – Thomas Martin	P	Seat 12 – Steve Robak	A
Seat 13 – Lisa Anderson	P	Seat 14 – Kristen Everhart	P	Seat 15 – Tiffany Maple	A

\*Off the board- waiting for county confirmation

Quorum reached with 10 present.

Public present (approximate #): 21

**2. PLEDGE OF ALLEGIANCE** lead by NONE Abstained due to Covid \_\_\_\_\_**3. APPROVAL OF THE MINUTES FOR THE MEETINGS OF:**

Date **September 2, 2020**

Continued to next month

X **Approved as Presented**

Motion: Carol Hake

Second Liz Higgins

Vote: Aye: 10 Nay: 0 Name(s) Absent: 5 Abstain: \_\_\_\_\_

**4. ANNOUNCEMENTS**

- Video Recording** – Notification is hereby provided that the LCPG virtual Zoom meeting will be recorded for purposes of preparation of the meeting minutes.

**2. OPEN FORUM.**

- a) Rey Lyyjoki – I submitted my application for appointment to the board and I want to make sure that it was received.
- b) James Chenoweth – Introduced himself and his facility that will be presented for expansion plans later on in the evening
- c) Janis Shackelford – board approved the building of a massive industrial style building behind the Lakeside library. I want it noted the Lakeside historical society will be replacing me as I have stepped down. But this building will be going up and I strongly disagree with it.

**5. COUNTY PRESENTATIONS (Possible Vote)**

**A. Woodside Avenue Safety - Information only. Jim Boltz. 1.25 mile project on woodside between morello drive and chestnut street adding bike lanes and sidewalks. Currently moving on to concept design about 60-70%. Wants feedback from impact on businesses.**

Motion: Brian

Second: Liz Higgins

Action: Continue to develop this project and return to the board.

**Board Questions:**

Brian – concerns about allowing people to turn left on the west bound left.

Liz- will there be no parking allowed on the south side of the street next to the school on the side of the street where people come in and out of the school? And if you are repairing Woodside from Marilla are you going to repair the streets west of Marilla. Jim- that portion of Marilla is outside the scope of this project. I know that area has drainage issues but that is not a part of this project. Most of the bad road section there is in Santee.

Zoubir Ouadah- since this is a safety issue and traffic for students that come in and out, if we decided to remove parking we will go to the school board. Jim and I will work on this issue closely with the school board.

Dan Moody- I have experience with a similar situation and if you allow a left hand turn when people are exiting after school it will be a disaster.

Carol Hake- Looks like there is supposed to be no parking on that side already Brian-Yes I think the parking is more of an enforcement issue with people parking there.

Sarai Johnson – concerned that the project not result in the loss of any street trees.

**Community Concerns/Comments:**

Janis Shackelford – What about the part down by Lindo Lake? Jim- We are planning on improve the drainage along the rest of street. Making bike lanes continuous and that access points are maintained to standard. We are going to reach out to the business owners to talk about the impact that construction will have on them.

Janis S. – Woodside Avenue changes in width along parts of the road will there be additional widening for continuous width of the road? Jim- we won't be doing any widening if anything we will actually be doing some narrowing to make the lines more continuous.

Zoubir Ouadah- Woodside to Wintergardens from a traffic perspective can only be a two lane section. When you go east up Wintergardens there is more traffic so the middle section is the part that is at the limit of traffic capacity. We looked at this and decided to manage the access to resolve the quantity of traffic so we have turn lanes so people aren't sitting in through traffic lanes blocking flow.

Vote: Aye: 10    Nay: 0    Name(s) \_\_\_\_\_

Absent: 5    Abstain: \_\_\_\_\_

**B. Lakeshore Drive Sidewalk Project - North side of Lakeshore Drive from Channel Road to Laurel Street.  
Sambath Chrun.**

Motion: Carol Hake

Second: Dan Moody

Action: Approval of project as presented.

Vote: Aye:   10   Nay:   0   Name(s) \_\_\_\_\_  
Absent:   5   Abstain: \_\_\_\_\_

## 6. PUBLIC HEARING (Discussion & Vote)

### A. Time Extensions –None

### B. PDS2020-TPM-21280 – 4.3 acre lot split into 2 parcels – 9763 Flinn Springs Rd, El Cajon -Alex Griswold

Motion: Brian

Second: Liz

Action: Approve project with amendment that Parcel two only has one driveway exit onto Flinn Springs Rd.

Community Concerns/Comments:

Janis S. – Septic system capacity will handle both? There are areas there that don't perk for example they were looking at a school across the street and you need to make sure that it perks. Alex- we will be setting up a second one for the other property in the split.

Janis S. – Why do I see 2 driveways off of parcel two? Alex – there is a through drive there yes there are two. Brian Sesko- I agree with Janis that seems unnecessary, you are already adding one additional exit onto Flinn Springs

Board Questions:

Liz- Perk testing for the secondary dwelling. -Alex yes we tested for that

Kristen Everhart- Can one of the properties exit on Oak Creek so that there isn't any additional exit onto Flinn Springs Rd.? Alex- Oak Creek is tree lined and there is a turn there so the existing property exits on Flinn Springs for safety.

Vote: Aye:   10   Nay: \_\_\_\_\_ Name(s) \_\_\_\_\_  
Absent:   5   Abstain: \_\_\_\_\_

### C. PDS2020-MUP-86-050W1 – Increasing capacity of existing special care facility – 11962 Woodside Ave Lakeside – Steve L'Hommedieu & James Chenoweth

Purchased property in 1980's this operation is dear to my heart. My family has wanted to expand this property before but weren't able to. We want to expand the capacity adding a third building with 50 more beds.

Jamie Boehs – We specialize in extended care of special needs patients. Adding this additional building will add about 80-100 more jobs for East County residents. 85% of our employees are from East County.

Motion: Sarai

Second: Liz

Action: Approved as presented contingent on the placement of the trees on the perimeter of the property.

Board Questions:

Sarai- Can you eliminate any concrete? Steve- No the concrete you see is the required fire lanes so without the fire departments approval no we could not eliminate concrete.

Brian- How much parking do you currently have? Gladys Makabenta- We currently have 20 parking spots.

Brian – How many with the proposed with the new design is the number current? Gladys M – 56 parking spots.

Kristen – How many trees, what kind and any other drought tolerate landscaping. Steve- Yes we are relocating some date palm trees and along the front we are putting in more landscaping working with a landscape architect and then we will work with the county's landscape architect.

Community Concerns/Comments:

Janis S. – The problem with your design is that there are major pipelines in front of the property that I think will conflict with the trees there. Lakeside has design requirements for landscaping and currently they have proposed parking. Steve- We took the feedback of the design board and took out the parking and put trees in where the parking was. Even without that parking we are still meeting county requirements for parking. The waterline is curbside and not where the trees are located.

Vote: Aye:   10   Nay:   0   Name(s) \_\_\_\_\_  
Absent:   5   Abstain: \_\_\_\_\_

**7. GROUP BUSINESS (Discussion & Possible Vote)**

**A. Required training**

**1. Ethics training**

**2. Form 700**

**B. Review Applicants for Seat 9**

**C. Appoint subcommittee representative for Trails – Kristen Appointed**

**8. SUBCOMMITTEE REPORTS:**

**A.** Design Review Board (DRB) (Lisa, Brian)

**B.** County Service Area 69 (CSA 69) (Tom)

**C.** Trails (Marty)

**D.** Capital Improvement Projects (CIP) (Brian)

**E.** Park Land Dedication Ordinance (PLDO) (Sarai) – No new projects to report on at this time.

**F.** Lakeside Homeless Task Force (Liz)

**9. ADJOURNMENT OF MEETING: at   8:30  pm by Brian Sesko, Chair**

**Note: The next meeting of the LCPG will be on Wednesday, November 4, 2020 at 6:30 p.m. – Location to be determined**

Minutes prepared by   Kristen Everhart Seat 14



LDRB Meeting Oct. 14, 2020

Members: Duane Dubbs, Frank Hilliker, Russ Rodvold & Lisa Anderson  
Brian and Steve are excused.

Public 3

Place: Zoom: [https://us02web.zoom.us/j/82763939632?](https://us02web.zoom.us/j/82763939632?pwd=SWFiMmFXQktpenNxRU80dWY0ejROZz09)  
[pwd=SWFiMmFXQktpenNxRU80dWY0ejROZz09](https://us02web.zoom.us/j/82763939632?pwd=SWFiMmFXQktpenNxRU80dWY0ejROZz09)

1) Call to Order 6:04pm by Frank Hilliker

2) Pledge

3) Open Forum: None

4) Approval of minutes

Motion to approve minutes of September 9, 2020 by Duane Dubbs, second by Russ Rodvold.

The vote was 4 Yes, 0 No, 0 Abstained

5) Action Items:

- a) Minor Deviation located at 13538 Camino Canada. Replace gas station canopy.  
Board members discussed the fact that they wanted to keep the original design of the Town Square.

Motion to deny new canopy by Duane Dubbs, second by Russ Rodvold

The vote was 4 yes, 0 No, 0 Abstained.

Motion was denied

- b) PDS2020-MUP-86-050W1 Modification of a Major Use Permit. Add a new building to the Lakeside Special Care Center. Project is located at 11962 Woodside Ave.

Motion to Approve modification by Duane Dubbs, Second by Russ Rodvold

The vote was 4 yes. 0 No, 0 Abstained

Motion was approved.

- c) Light post banners on light posts on Maine Ave between Woodside Ave and the Lakeside Community sign

Motion to Approve Frank Hilliker, Second Russ Rodvold

The vote was 4 yes. 0 No, 0 Abstained

Motion was approved.

Meeting ended at 6:39 pm

Meeting Notes taken by Lisa Anderson

**Attachment F –  
SERVICE  
AVAILABILITY  
FORMS**



County of San Diego, Planning & Development Services  
**PROJECT FACILITY AVAILABILITY - WATER**  
**ZONING DIVISION**

Please type or use pen

CFI, LLC 619-277-3339  
 Owner's Name Phone  
 2723 Burden Way  
 Owner's Mailing Address Street  
 National City CA 91950  
 City State Zip

ORG \_\_\_\_\_  
 ACCT \_\_\_\_\_  
 ACT \_\_\_\_\_  
 TASK \_\_\_\_\_  
 DATE \_\_\_\_\_ AMT \$ \_\_\_\_\_

DISTRICT CASHIER'S USE ONLY

W

## SECTION 1. PROJECT DESCRIPTION

## TO BE COMPLETED BY APPLICANT

- A. ☐ Major Subdivision (TM) ☐ Specific Plan or Specific Plan Amendment  
☐ Minor Subdivision (TPM) ☐ Certificate of Compliance: \_\_\_\_\_  
☐ Boundary Adjustment  
☐ Rezone (Reclassification) from \_\_\_\_\_ to \_\_\_\_\_ zone.  
☒ Major Use Permit (MUP), purpose: Skilled nursing facility  
☐ Time Extension... Case No. \_\_\_\_\_  
☐ Expired Map... Case No. \_\_\_\_\_  
☐ Other \_\_\_\_\_
- B. ☐ Residential . . . . . Total number of dwelling units \_\_\_\_\_  
☒ Commercial . . . . . Gross floor area 18,576 SQFT  
☐ Industrial . . . . . Gross floor area \_\_\_\_\_  
☐ Other . . . . . Gross floor area \_\_\_\_\_
- C. ☒ Total Project acreage 2.83 Total number of lots 1

Assessor's Parcel Number(s)  
(Add extra if necessary)

382-280-07	382-280-08
382-280-09	382-280-10
382-280-11	

Thomas Guide Page \_\_\_\_\_ Grid \_\_\_\_\_  
11962 Woodside Ave  
 Project address Street  
 Lakeside 92040  
 Community Planning Area/Subregion Zip

- D. Is the project proposing the use of groundwater? ☐ Yes ☒ No  
 Is the project proposing the use of reclaimed water? ☐ Yes ☒ No

Owner/Applicant agrees to pay all necessary construction costs, dedicate all district required easements to extend service to the project and  
 COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: [Signature] Date: 5/5/20  
 Address: 2723 Burden Way National City, CA 91950 Phone: 619-277-3339

(On completion of above, present to the district that provides water protection to complete Section 2 below.)

## SECTION 2: FACILITY AVAILABILITY

## TO BE COMPLETED BY DISTRICT

- District Name: LAKESIDE WATER DISTRICT Service area SHERMAN 650
- A. ☒ Project is in the district.  
☐ Project is not in the district but is within its Sphere of Influence boundary, owner must apply for annexation.  
☐ Project is not in the district and is not within its Sphere of Influence boundary.  
☐ The project is not located entirely within the district and a potential boundary issue exists with the \_\_\_\_\_ District.
- B. ☒ Facilities to serve the project ☒ ARE ☐ ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached \_\_\_\_\_. (Number of sheets)  
☐ Project will not be served for the following reason(s): \_\_\_\_\_
- C. ☒ District conditions are attached. Number of sheets attached: 1  
☐ District has specific water reclamation conditions which are attached. Number of sheets attached: \_\_\_\_\_  
☐ District will submit conditions at a later date.
- D. ☐ How far will the pipeline(s) have to be extended to serve the project? NA

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized Signature: [Signature] Print Name BRETT SANDERS  
 Print Title GENERAL MANAGER Phone 619-443-3805 Date 8-25-2020

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT

On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:  
 Planning & Development Services - Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123



LAKESIDE WATER DISTRICT  
CONDITIONS of APPROVAL

Project Availability Form Attachment

1. All buildings in this project shall be connected to public water according to the water permit and approval process of the serving water district.
2. Water and sewer lines shall not be installed in the same trench in any part of this project development.
3. Water and sewer lines must have 10-foot horizontal separation in this project.
4. Backflow prevention will be required on industrial/commercial water meters, irrigation water meters and properties with booster pumps or wells.
5. Testing of Backflow Assemblies for both potable meters and fire service installations will be by owner, and shall be completed before service will be active to the property.





County of San Diego, Planning & Development Services  
**PROJECT FACILITY AVAILABILITY - SEWER**  
**ZONING DIVISION**

Please type or use pen

CFI, LLC 619-277-3339  
 Owner's Name Phone  
 2723 Burden Way  
 Owner's Mailing Address Street  
 National City CA 91950  
 City State Zip

ORG \_\_\_\_\_

ACCT \_\_\_\_\_

ACT \_\_\_\_\_

TASK \_\_\_\_\_

DATE \_\_\_\_\_

DPWWWDOSSAL

AMT \$ 15.00

DISTRICT CASHIER'S USE ONLY

S

**SECTION 1. PROJECT DESCRIPTION****TO BE COMPLETED BY APPLICANT**

- A. ☐ Major Subdivision (TM) ☐ Certificate of Compliance: \_\_\_\_\_  
☐ Minor Subdivision (TPM) ☐ Boundary Adjustment  
☐ Specific Plan or Specific Plan Amendment  
☐ Rezone (Reclassification) from \_\_\_\_\_ to \_\_\_\_\_ zone  
☒ Major Use Permit (MUP), purpose: Skilled nursing facility  
☐ Time Extension... Case No. \_\_\_\_\_  
☐ Expired Map... Case No. \_\_\_\_\_  
☐ Other \_\_\_\_\_

- B. ☐ Residential ..... Total number of dwelling units \_\_\_\_\_  
☒ Commercial ..... Gross floor area 18,576 SQFT  
☐ Industrial ..... Gross floor area \_\_\_\_\_  
☐ Other ..... Gross floor area \_\_\_\_\_

C. Total Project acreage 2.83 Total lots 1 Smallest proposed lot 2.83

- D. Is the project proposing its own wastewater treatment plant? ☐ Yes ☒ No  
 Is the project proposing the use of reclaimed water? ☐ Yes ☒ No

Assessor's Parcel Number(s)  
(Add extra if necessary)

382-280-07	382-280-08
382-280-09	382-280-10
382-280-11	

Thomas Guide Page \_\_\_\_\_ Grid \_\_\_\_\_

11962 Woodside Ave \_\_\_\_\_

Project address Street

Lakeside 92040

Community Planning Area/Subregion Zip

Owner/Applicant agrees to pay all necessary construction costs and dedicate all district required easements to extend service to the project.  
**OWNER/APPLICANT MUST COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.**

Applicant's Signature: \_\_\_\_\_ Date: 5/5/20Address: 2723 Burden Way National City, CA 91950 Phone: 619-277-3339

(On completion of above, present to the district that provides sewer protection to complete Section 2 below.)

**SECTION 2: FACILITY AVAILABILITY****TO BE COMPLETED BY DISTRICT**District name San Diego County Sanitation District Service area Lakeside

- A. ☒ Project is in the District.  
☐ Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.  
☐ Project is not in the District and is not within its Sphere of Influence boundary.  
☐ Project is not located entirely within the District and a potential boundary issue exists with the \_\_\_\_\_ District.
- B. ☐ Facilities to serve the project ☐ ARE ☐ ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached. Number of sheets attached: \_\_\_\_\_  
☐ Project will not be served for the following reason(s): \_\_\_\_\_
- C. ☒ District conditions are attached. Number of sheets attached: \_\_\_\_\_  
☐ District has specific water reclamation conditions which are a \_\_\_\_\_  
☐ District will submit conditions at a later date. \_\_\_\_\_
- D. ☐ How far will the pipeline(s) have to be extended to serve the p \_\_\_\_\_

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Carolina Delgado

Digitally signed by Carolina Delgado  
Date: 2021.06.23 16:32:46 -0700

Carolina Delgado, Engineering Tech III

858-694-2663

06/23/2021

Authorized Signature

Print Name and Title

Phone

Date

**THIS DOCUMENT IS NOT A COMMITMENT OF FACILITIES OR SERVICE BY THE DISTRICT** On completion of Section 2 by the district, applicant is to submit this form with application to: Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123







County of San Diego, Planning & Development Services  
**PROJECT FACILITY AVAILABILITY - FIRE**  
**ZONING DIVISION**

Please type or use pen

CFI, LLC - Eddy Cheneweth 613.277.3339

Owner's Name Phone

2723 Burden Way

Owner's Mailing Address Street

National City CA 91950

City State Zip

ORG \_\_\_\_\_

ACCT \_\_\_\_\_

ACT \_\_\_\_\_

TASK \_\_\_\_\_

DATE \_\_\_\_\_

AMT \$ \_\_\_\_\_

DISTRICT CASHIER'S USE ONLY

**F****SECTION 1. PROJECT DESCRIPTION****TO BE COMPLETED BY APPLICANT**

- A. ☐ Major Subdivision (TM) ☐ Specific Plan or Specific Plan Amendment  
☐ Minor Subdivision (TPM) ☐ Certificate of Compliance: \_\_\_\_\_  
☐ Boundary Adjustment  
☐ Rezone (Reclassification) from \_\_\_\_\_ to \_\_\_\_\_ zone.  
☒ Major Use Permit (MUP), purpose: \_\_\_\_\_  
☐ Time Extension... Case No. \_\_\_\_\_  
☐ Expired Map... Case No. \_\_\_\_\_  
☐ Other \_\_\_\_\_

- B. ☐ Residential ..... Total number of dwelling units \_\_\_\_\_  
☒ Commercial ..... Gross floor area 18,576  
☐ Industrial ..... Gross floor area \_\_\_\_\_  
☐ Other ..... Gross floor area \_\_\_\_\_

C. Total Project acreage 2.83 Total lots 1 Smallest proposed lot 2.83

Assessor's Parcel Number(s)  
(Add extra if necessary)

382-280-07	382-280-08
382-280-09	382-280-10
382-280-11	382-280-06

Thomas Guide. Page \_\_\_\_\_ Grid \_\_\_\_\_

11962 Woodside Avenue

Project address Street

Lakeside 92040

Community Planning Area/Subregion Zip

OWNER/APPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: \_\_\_\_\_ Date: 4/20/2020

Address: CFI, LLC 2723 Burden Way, National City, Ca 91950 Phone: 619-277-3339

(On completion of above, present to the district that provides fire protection to complete Section 2 and 3 below.)

**SECTION 2: FACILITY AVAILABILITY****TO BE COMPLETED BY DISTRICT**

District Name: Lakeside Fire Protection District

Indicate the location and distance of the primary fire station that will serve the proposed project:

Station #2, 12216 Lakeside Ave., Lakeside CA 92040

- A. ☒ Project is in the District and eligible for service.  
☐ Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.  
☐ Project is not in the District and not within its Sphere of Influence boundary.  
☐ Project is not located entirely within the District and a potential boundary issue exists with the \_\_\_\_\_ District.
- B. ☒ Based on the capacity and capability of the District's existing and planned facilities, fire protection facilities are currently adequate or will be adequate to serve the proposed project. The expected emergency travel time to the proposed project is 3.7 minutes. 1.8 miles
- C. ☐ Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years.  
☐ District conditions are attached. Number of sheets attached: \_\_\_\_\_  
☒ District will submit conditions at a later date.

**SECTION 3. FUELBREAK REQUIREMENTS**

**Note: The fuelbreak requirements prescribed by the fire district for the proposed project do not authorize any clearing prior to project approval by Planning & Development Services.**

- ☒ Within the proposed project 100 feet of clearing will be required around all structures.  
☐ The proposed project is located in a hazardous wildland fire area, and additional fuelbreak requirements may apply. Environmental mitigation requirements should be coordinated with the fire district to ensure that these requirements will not pose fire hazards.

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

David Sibbet  
 Authorized Signature

DAVID SIBBET, DEPUTY FIRE  
 Print Name and Title MARSHAL

619-672-7112  
 Phone

9.1.20  
 Date

On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:  
 Planning & Development Services - Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123



**Attachment G –  
OWNERSHIP  
DISCLOSURE**





County of San Diego, Planning & Development Services  
**APPLICANT'S DISCLOSURE OF OWNERSHIP  
 INTERESTS ON APPLICATION FOR ZONING  
 PERMITS/ APPROVALS**  
**ZONING DIVISION**

Record ID(s) PDS2020-MPA-20-001

Assessor's Parcel Number(s) 382-280-06, 382-280-07, 382-280-08, 382-280-09, 382-280-10, 382-280-11

Ordinance No. 4544 (N.S.) requires that the following information must be disclosed at the time of filing of this discretionary permit. The application shall be signed by all owners of the property subject to the application or the authorized agent(s) of the owner(s), pursuant to Section 7017 of the Zoning Ordinance. **NOTE:** Attach additional pages if necessary.

A. List the names of all persons having any *ownership interest* in the property involved.

CFI, LLC

2723 Burden Way

National City, CA 91950

John J. Clifford and Elizabeth M. Clifford

APN: 382-280-06

B. If any person identified pursuant to (A) above is a corporation or partnership, list the names of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

Eddy Cheneweth

Mark Cheneweth

Taff Cheneweth

C. If any person identified pursuant to (A) above is a non-profit organization or a trust, list the names of any persons serving as director of the non-profit organization or as trustee or beneficiary or trustor of the trust.

**NOTE: Section 1127 of The Zoning Ordinance defines Person as:** "Any individual, firm, copartnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver syndicate, this and any other county, city and county, city, municipality, district or other political subdivision, or any other group or combination acting as a unit."

DocuSigned by:

**EDDY CHENEWETH**

Signature of Applicant

EDDY CHENEWETH

Print Name

7/31/2020

Date

----- OFFICIAL USE ONLY -----

SDC PDS RCVD 8-11-20

**MUP86-050W1**

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123 • (858) 565-5981 • (888) 267-8770

<http://www.sdcountry.ca.gov/pds>

