

May 4, 2026

Dear Members of the Planning Commission,

I am writing to express my strong support for the proposed Active Senior Living project on York Drive in Vista, CA. This is a much-needed development that speaks directly to the realities families in our community face when dealing with dementia and Alzheimer's disease.

Alzheimer's is devastating not only for the person diagnosed but also for the family members who slowly watch someone they love fade into a condition where recognition and connection are lost. In many cases, families reach a point where they can no longer safely provide care at home and must make the difficult decision to move their loved one into a care community. That transition, while necessary, often brings a deep sense of separation and emotional strain.

In my experience at Vista Gardens, where I began working before the community even opened and later served as Executive Director, I witnessed this reality every day. I saw families struggling through the decision to move a loved one into care, many of them in tears as they left the building, knowing they could no longer meet those needs at home. I also saw spouses who came every day without fail, driving back and forth just to spend a few hours together, often returning to an empty home afterward. The emotional toll on those families was clear and lasting.

This project offers something meaningful in response to that experience. It allows family members to live in closer proximity to their loved ones, helping preserve daily connection and presence. It enables spouses to remain involved in each other's lives in a more natural and consistent way, rather than through distance and scheduled visits.

At its core, this is not just about housing; it is about maintaining dignity, closeness, and family connection during one of the most difficult stages of life. It provides a practical and compassionate option for families who want to remain as present as possible in the lives of those they love.

I respectfully ask that you consider and support this project for the benefit it will bring to families in our community.

Sincerely,
Evelyn Delgado

EXHIBIT A

Parcels affected by proposed sewer modifications*

ADDRESS	APN	LOT SIZE (ACRES)	POTENTIAL DWELLINGS
266 EL VALLE OPULENTO, VISTA, CA 92083	183-211-29-00	0.6	12
262 EL VALLE OPULENTO, VISTA, CA 92083	183-211-30-00	0.52	10
258 EL VALLE OPULENTO, VISTA, CA 92083	183-211-31-00	0.5	10
252 EL VALLE OPULENTO, VISTA, CA 92083	183-211-45-00	0.35	7
254 EL VALLE OPULENTO, VISTA, CA 92083	183-211-46-00	0.57	11
145 EL VALLE OPULENTO, VISTA, CA 92083	184-111-08-00	0.75	15
147 EL VALLE OPULENTO, VISTA, CA 92083	184-111-09-00	0.55	11
153 EL VALLE OPULENTO, VISTA, CA 92083	184-111-10-00	0.43	9
141 EL VALLE OPULENTO, VISTA, CA 92083	184-111-11-00	0.52	10
1974 S SANTA FE AVE, VISTA, CA 92083	184-111-17-00	0.16	3
123 EL VALLE OPULENTO, VISTA, CA 92083	184-111-18-00	0.45	9
117 EL VALLE OPULENTO, VISTA, CA 92083	184-111-20-00	0.2	4
111 EL VALLE OPULENTO, VISTA, CA 92083	184-111-22-00	0.16	3
ROBELINI DR, VISTA, CA 92083	184-111-24-00	0.35	7
241 EL VALLE OPULENTO, VISTA, CA 92083	184-111-26-00	0.69	14
110 EL VALLE OPULENTO, VISTA, CA 92083	184-112-07-00	1.23	25
231 ROBELINI DR, VISTA, CA 92083	184-112-19-00	0.39	8
227 ROBELINI DR, VISTA, CA 92083	184-112-20-00	0.41	8
223 ROBELINI DR, VISTA, CA 92083	184-112-21-00	0.42	8
219 ROBELINI DR, VISTA, CA 92083	184-112-22-00	0.42	8
126 EL VALLE OPULENTO, VISTA, CA 92083	184-112-24-00	0.29	6
126 EL VALLE OPULENTO, VISTA, CA 92083	184-112-24-00	0.29	6
114 EL VALLE OPULENTO, VISTA, CA 92083	184-112-25-00	0.3	6
190 EL VALLE OPULENTO, VISTA, CA 92083	184-112-26-00	0.25	5
194 EL VALLE OPULENTO, VISTA, CA 92083	184-112-27-00	0.38	8
206 EL VALLE OPULENTO, VISTA, CA 92083	184-112-28-00	0.37	7
208 EL VALLE OPULENTO, VISTA, CA 92083	184-112-29-00	0.24	5
208 EL VALLE OPULENTO, VISTA, CA 92083	184-112-29-00	0.24	5
161 ROBELINI DR, VISTA, CA 92083	184-112-30-00	0.62	12
215 ROBELINI DR, VISTA, CA 92083	184-112-31-00	0.55	11
134 EL VALLE OPULENTO, VISTA, CA 92083	184-112-33-00	0.29	6
134 EL VALLE OPULENTO, VISTA, CA 92083	184-112-33-00	0.29	6
152 EL VALLE OPULENTO, VISTA, CA 92083	184-112-34-00	0.29	6
142 EL VALLE OPULENTO, VISTA, CA 92083	184-112-35-00	0.28	6

160 EL VALLE OPULENTO, VISTA, CA 92083	184-112-36-00	0.39	8
182 EL VALLE OPULENTO, VISTA, CA 92083	184-112-37-00	0.29	6
234 EL VALLE OPULENTO, VISTA, CA 92083	184-112-40-00	0.4	8
242 EL VALLE OPULENTO, VISTA, CA 92083	184-112-41-00	0.29	6
244 EL VALLE OPULENTO, VISTA, CA 92083	184-112-42-00	0.66	13
246 EL VALLE OPULENTO, VISTA, CA 92083	184-112-43-00	0.68	14
128 EL COPA LN, VISTA, CA 92083	184-112-45-00	0.27	5
126 EL COPA LN, VISTA, CA 92083	184-112-46-00	0.36	7
212 EL VALLE OPULENTO, VISTA, CA 92083	184-112-50-00	0.27	5
226 EL VALLE OPULENTO, VISTA, CA 92083	184-112-51-00	0.27	5
238 EL VALLE OPULENTO, VISTA, CA 92083	184-112-52-00	0.29	6
218 EL VALLE OPULENTO, VISTA, CA 92083	184-112-53-00	0.28	6
156 ROBELINI DR, VISTA, CA 92083	184-121-21-00	0.28	<u>6</u>
148 ROBELINI DR, VISTA, CA 92083	184-121-25-00	<u>2.19</u>	<u>44</u>
Totals		<u>21.27</u>	<u>425.4</u>

**** Partial list only. At least one property on El Copa Ln, the entirety of Northbrook Ct, the even numbered side of Robelini Drive, and several properties on the odd numbered side of El Valle Opulento are missing from this list. Actual parcel count is >60)***

Peter J Lusby
246, El Valle Opulento
Vista, CA 92083

pjl@lusby.org
(760) 809-0221
3 May, 2026

Planning Commission
County of San Diego
County Administration Center
1600 Pacific Highway,
San Diego, CA 92101

Re: York Drive Senior Living
Project case #s: PDS2021-MUP-21-008
PDS2021-CC-0120
PDS2021-ER-21-08-008

Ladies & Gentlemen

It is an axiom of common law that a real property owner can reasonably expect to use his property in any legal manner he chooses, consistent with respecting the property rights of surrounding properties. In the case of the above referenced project, I see no objection to the proposed use.

That being said, I have grave concerns regarding the impact on the sewer system, and the alternatives apparently being considered to meet the expanded sewer requirements.

The existing sewer implementation through the Buena subdivision area has been installed on a haphazard *ad hoc* basis over at least the past 80 years. If there has been any attempt, at each new connection, actually to plan the installation to allow for any future expansion, this is far from evident in the Rube Goldberg nature of the current situation.

Some 20 years ago, the County came under pressure, from both DC and Sacramento, to ignore centuries of town planning experience, and eliminate what was termed "restrictive zoning". As a result, the sewer system that was implemented to serve a community of single dwellings on minimum 10,000 square foot parcels is now expected to be adaptable to a high density community with as many as 20 dwellings per acre.

I have taken the time to extract from the County GIS database the information on the first 50 parcels I could readily identify in the El Valle Opulento basin, through which it is proposed to route the sewer output from the York Drive project (see Exhibit A). Those 50 parcels between them comprise 50 homes on just over 20 acres. However, I, and I am sure all my neighbors, are subject to constant bombardment from developers who are eager to lay hands on these highly attractive large and under utilized lots, that they expect to be able to transform into multi-dwelling parcels. This is going to happen, and sooner rather than later! At full build-out, which is now approaching with the speed and unstoppable of a freight

train, those 50 parcels will very likely hold over 400 dwellings. Add to this the 112 family homes now in the pipeline just East of Robelini, in the Primrose Homes development, and it is apparent that the sewer system, which is already struggling, is heading for disaster.

Town planning should be providing for the future, not frantically reacting to the present with barely workable quick fixes that only kick the can down the road to the next administration. In terms of providing a long term workable solution for the project in question, the only path that makes sense is to install an upgraded main line along the County right-of-way through South Santa Fe Ave and Robelini Drive. Buena Sanitation should calculate the cost of this, and assess both the Primrose Homes and the York Drive Senior Living projects for their respective shares. All future lot divisions and redevelopments within the Buena Subdivision can then also be charged appropriately for their expanded use of the sewer system.

Yes, this will add to the cost of the two major developments currently working their way through the planning process. The commercial enterprises involved may have to adjust their expected ROI timetables, but their profit margins should not be put ahead of sound planning practice.

Sincerely

Peter J Lusby

May 6, 2026

Dear Members of the Planning Commission,

The Alzheimer's Orange County submits this letter in support of expanding independent living opportunities for older adults in our communities.

Access to well-designed independent living communities is an essential part of preparing for the needs of an aging population. These communities provide older adults with the opportunity to maintain autonomy, social connection, and daily purpose in environments designed to support healthy aging. For many seniors, independent living offers the right balance of freedom and support, allowing them to remain active and engaged while benefiting from amenities and services tailored to their changing needs.

This type of housing becomes especially valuable when located near memory care services.

Alzheimer's disease and other dementias often develop gradually, and families are frequently forced to make difficult decisions with little time to prepare. When independent living exists near memory care, families have greater flexibility to plan ahead. Residents can establish roots in a community that is equipped to support them over time, reducing uncertainty and creating a greater sense of stability if additional care is ever needed.

As communities plan for future housing needs, it is critical to recognize that senior living options are not simply about providing places to live. They are part of a broader care infrastructure that helps older adults preserve dignity, maintain connection, and access appropriate support as circumstances change.

For these reasons, the Alzheimer's Orange County strongly supports the development of the York Drive Senior Living project.

Thank you for your consideration.

Sincerely,

DocuSigned by:

347A1ACAFC64405...

Jim McAleer

President/CEO
Alzheimer's Orange County

CARE
SUPPORT
CURE

From: [Jack Hamilton](#)
To: [LUEG, PDS.PlanningCommission](#)
Subject: [External] 5/8 Public Comment (York)
Date: Monday, May 4, 2026 1:38:25 PM

To whom it may concern,
I'm writing to support the plans for senior housing. (Please make sure decision makers receive these comments if this isn't the right email address.) It's my understanding that you'll be voting on whether or not to let this happen at Friday's meeting. Years ago, I probably would've shown up in person to speak my piece, but these days a letter will have to do.

I've lived in this area for close to 40 years, and if the good Lord's willing, I intend to stay here for however many years I've got left. I'm lucky among my friends because my daughter and her family took me in when living alone got trickier, but not everyone has that kind of support.

I hope you approve this project so older folks have more options to stay in the communities they've built their lives in.

Sincerely,
Jack Hamilton



The County of San Diego & City of Vista
Planning and Community Development

May 1, 2026

To Whom It May Concern:

Vista Gardens, a memory care community located at 1863 Devon Place in Vista, is proud to serve the families of Vista and the broader County of San Diego, which are home to most of our beloved residents. Owned and operated by Bayshire Senior Communities, based in Escondido, Vista Gardens has spent years supporting local families by providing compassionate, specialized care for seniors experiencing Alzheimer's and other Dementias.

It is our understanding that Joe Balbas and team are proposing the development of York Drive Active Senior Living, an independent living community planned for the property directly adjacent to Vista Gardens.

We believe this would be a meaningful and much-needed addition to the area. Independent senior living would complement the care services we currently provide, creating a more complete continuum of senior housing options in this part of the County. It offers greater flexibility as needs evolve over time and helps keep loved ones connected to the same community they know and trust. For families, that matters.

We are confident this project would not only enhance the range of senior care and living opportunities available but also provide a valuable service to the Vista community and north county.

We hope you will vote to approve this worthy project when it is before you on May 8. Thank you for your consideration.

Best regards,

Chad Coleman
Director of Operations
Bayshire Senior Communities
P: (858) 888-5969
E: chad@bayshire.com



San Diego County Planning Commission
5510 Overland Avenue, Suite 110
San Diego, CA 92123

Dear Chair and Commissioners:

On behalf of the Vista Chamber of Commerce, I am writing in support of the York Drive Senior Living project and respectfully encourage the Planning Commission to approve this important proposal.

As our region continues to address housing challenges, it is critical that we provide housing opportunities that meet the needs of residents at every stage of life. Senior housing plays an essential role in maintaining a healthy and balanced housing ecosystem while supporting economic vitality and community stability.

Many older adults in our community are longtime Vista residents who contribute meaningfully to our local economy and civic life. Seniors are loyal patrons of local restaurants, retailers, healthcare providers, personal care services, and small businesses. When appropriate housing options are unavailable nearby, many are forced to relocate outside the region, taking with them not only their purchasing power, but also their community involvement and volunteer leadership.

Providing quality senior living opportunities also supports our local workforce and employers. When older adults have access to appropriate housing and supportive services, family caregivers are less likely to reduce work hours, decline career advancement opportunities, or leave the workforce entirely to provide care. This helps businesses retain talent, maintain productivity, and support employee wellbeing.

In addition, seniors who are able to remain near their established social and community networks are more likely to stay actively engaged in volunteerism, mentorship, local events, and civic participation. These contributions strengthen the social fabric of our community and provide immeasurable value to local organizations, schools, nonprofits, and businesses.

The Vista Chamber of Commerce supports thoughtful projects that contribute to the long-term health and sustainability of our community. The York Drive Senior Living project represents an important investment in housing diversity and community wellbeing, while helping address a growing regional need for senior housing options.

Thank you for your consideration of this project and for your continued service to our region.

Sincerely,

A handwritten signature in black ink that reads "Rachel Beld".

Rachel Beld
Chief Executive Officer



**MAYOR &
CITY COUNCIL**

John B. Franklin
Mayor

Dan O'Donnell
Deputy Mayor

Corinna Contreras
Councilmember

Katie Melendez
Councilmember

Jeff Fox
Councilmember

May 6, 2026

San Diego County Planning Commission
5510 Overland Avenue
Suite 110 San Diego, CA 92123

Dear Chair and Commissioners:

I write in support of the York Drive Senior Living project and respectfully encourage the Planning Commission to approve this important senior housing proposal.

Across North County, we are all working to address California's housing challenges through thoughtful planning and a broader range of housing opportunities. In Vista, we have made housing a priority through implementation of our Housing Element and our ongoing Vista 2050 General Plan Update, which is focused on ensuring our community can meet future needs while preserving the character that makes Vista special.

A key part of that effort is recognizing the importance of housing for all ages and life stages.

Dedicated senior housing is an essential component of a healthy housing system. It creates opportunities for longtime residents to downsize and remain in the communities they know, while opening larger homes for families and helping improve mobility.

As our region plans for the future, we must provide housing options that reflect how people's needs evolve over time. Projects like this one help meet that need while supporting broader regional housing goals.

Thoughtfully planned senior communities strengthen the housing continuum and provide meaningful benefits not only for older adults, but for the broader community as well.

Thank you for your consideration.

Sincerely,

John Franklin
Mayor

As a friend and family member of seniors in the Vista community, I know this project is desperately needed. Please do not delay in approving this housing for our seniors.