



# County of San Diego

## **PUBLIC REVIEW OUTREACH MEETING – YORK DRIVE SENIOR LIVING**

Welcome to the Virtual Community Outreach meeting for the York Drive Senior Living Project. Once you have joined the Microsoft Teams meeting, please mute your microphone. We will be providing instructions at the beginning of the meeting on how to participate and the structure of the meeting. Thank you for joining and for your cooperation.

PUBLIC REVIEW OUTREACH MEETING

AUGUST 11, 2025

6:00 P.M. – 7:30 P.M.



County of San Diego

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# PURPOSE AND OVERVIEW

- Check-in since previous meetings conducted by applicant team
  - June 2022
  - December 2022
- Provide background on project and the steps associated with the project

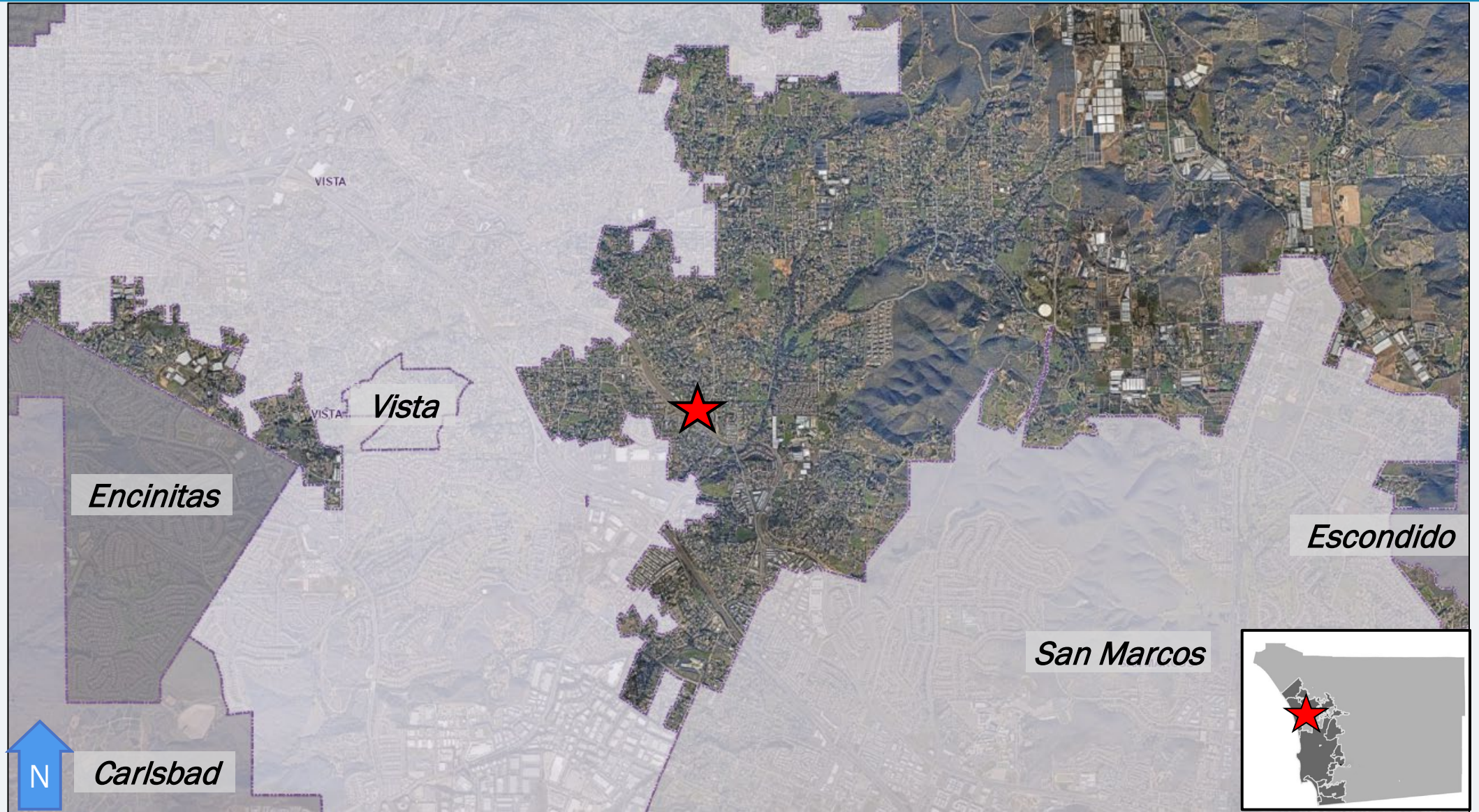
# WHAT WE ASK OF YOU

Provide comments on the York Drive Senior Living Project

- General Questions
- Potential environmental effects or impacts (Traffic, Noise, etc.)
- If we don't finish addressing your question, we can follow-up with you to discuss your questions and comments



# PROJECT LOCATION





# PROJECT LOCATION (SITE AERIAL)





# PROJECT DESCRIPTION

- Senior Living development
  - 183-unit deed-restricted senior living (62+)
  - 4.27-acre parcel lot merger
- 160 space parking lot
- 46 feet tall with roof access structures reaching approximately 54 feet
- Landscaping
- Signage
- Approximately 8,100 cubic yards of cut, 30,200 cubic yards of fill, 22,100 cubic yards of import
- Road improvements and NCTD Bus Stop shelter replacement





# PROJECT DESCRIPTION

- Each floor ranges in size from approximately 34,233 square feet to 34,762 square feet
- First floor 23 units and additional floors have 53 unit each
- Amenities within development for residents
  - Pool and spa
  - Living Room
  - Crafts Room
  - Game Room
  - Theater
  - Library
  - Offices
  - Community Kitchen

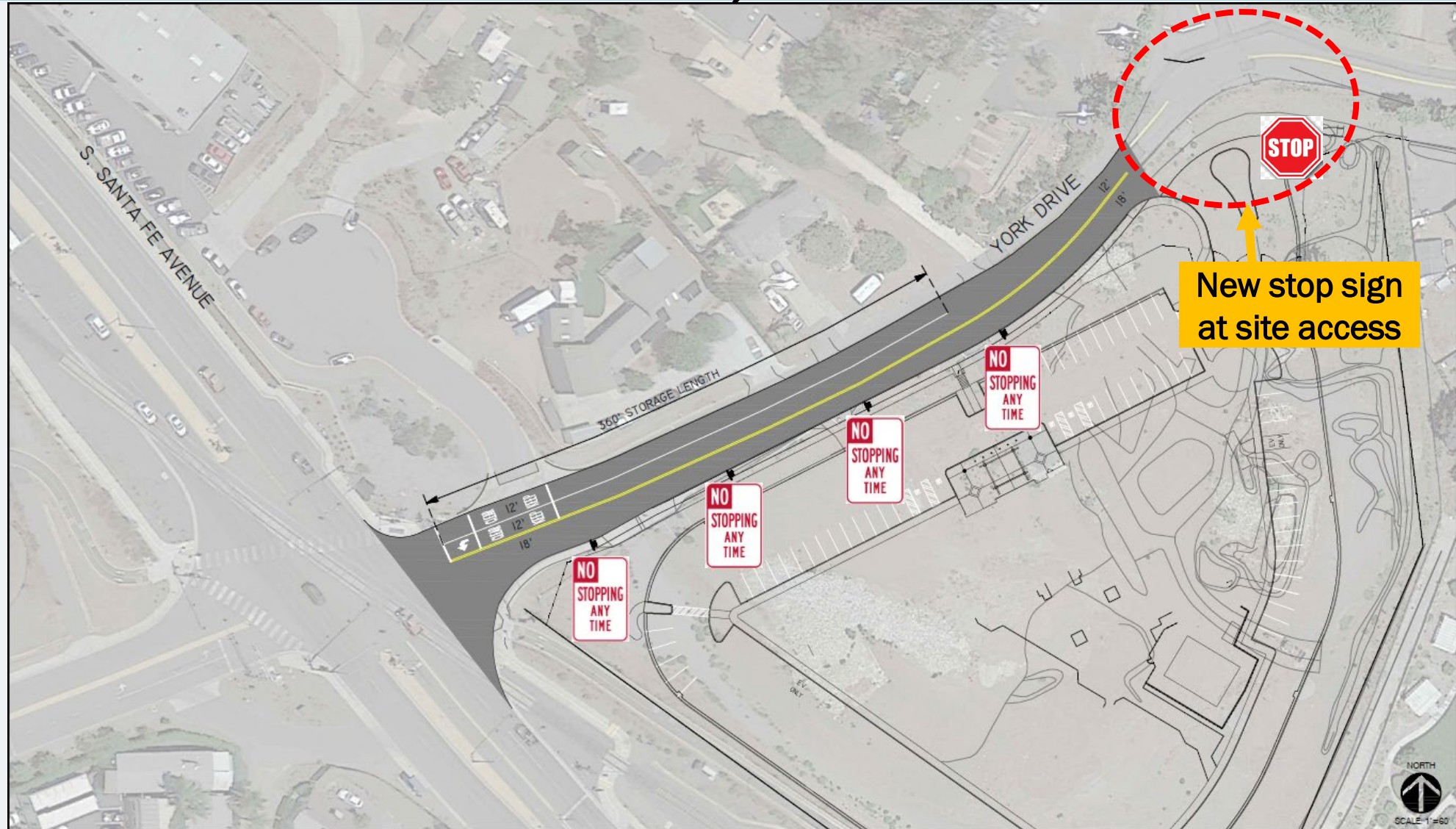




# PERMITS REQUESTED

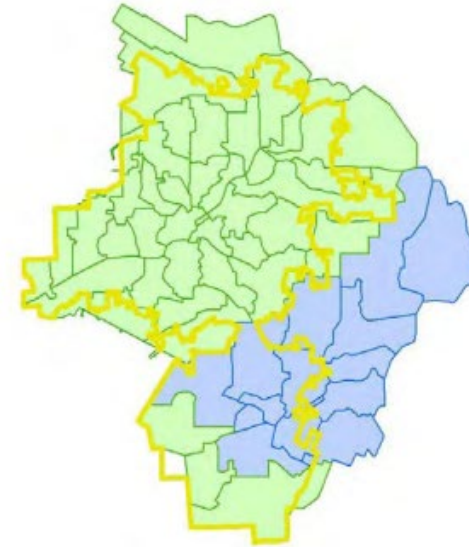
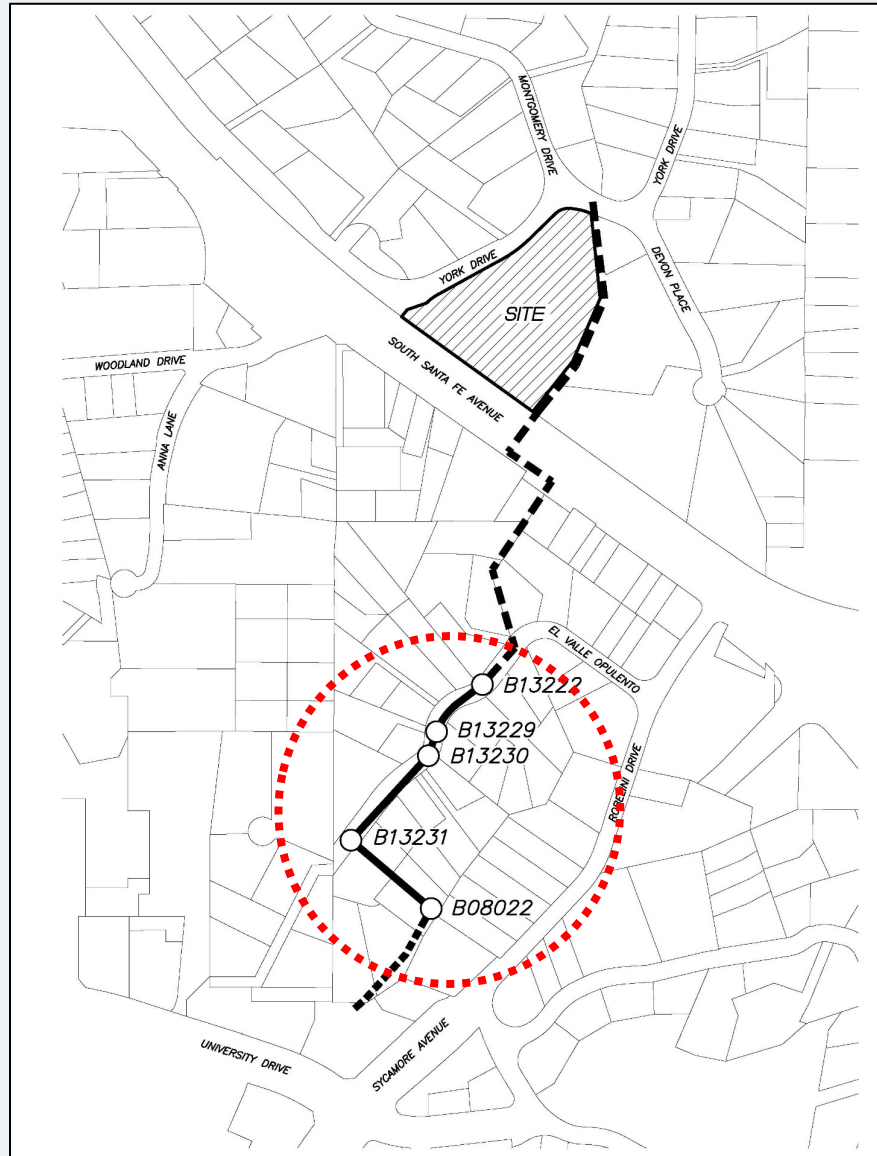
- Major Use Permit
  - Deed-restricted Group Residential Use
  - Decision-maker – County of San Diego Planning Commission
- Certificate of Compliance (Merging of Lots)
  - 4.27-acre parcel lot merger

# PROJECT DESCRIPTION (ROAD IMPROVEMENTS)





# PROJECT DESCRIPTION (OFF-SITE SEWER IMPROVEMENTS)



## 2017 Comprehensive Sewer Master Plan

Supplemental Program  
Environmental Impact  
Report

*Final*

*Vista, California*

October 2017

State Clearinghouse #2007091072

Prepared for:

City of Vista  
200 Civic Center Drive  
Vista, CA 92084





# PROJECT DESCRIPTION (OFF-SITE SEWER IMPROVEMENTS)





# PROJECT DESCRIPTION (ELEVATIONS)



# HOW TO PROVIDE COMMENTS

## Public Review Period of Mitigated Negative Declaration

- Concludes September 2, 2025 at 4:00 p.m.

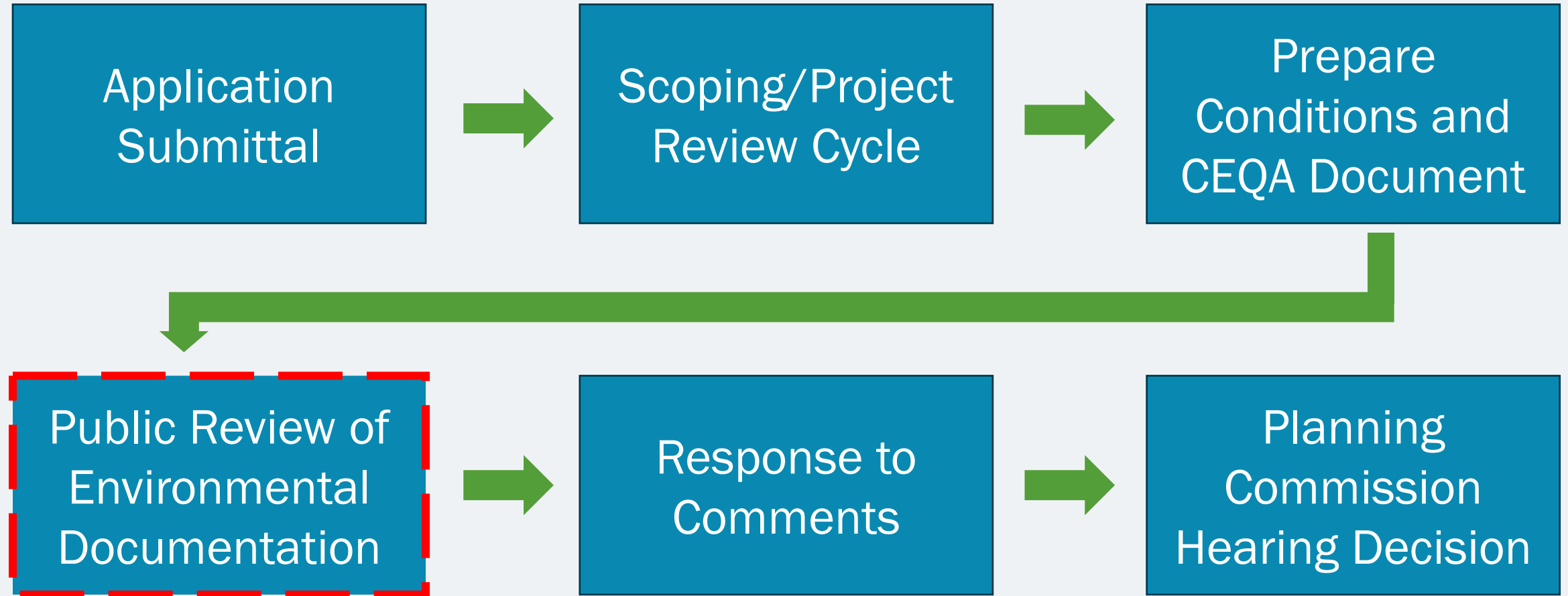
## Options to Submit Comments

- By email to [sean.oberbauer@sdcounty.ca.gov](mailto:sean.oberbauer@sdcounty.ca.gov)
- By US mail to:

Sean Oberbauer  
Planning and Development Services Department  
5510 Overland Avenue, Suite 210  
San Diego, California, 92123



# HOW TO STAY INVOLVED



# ADDITIONAL INFORMATION

For additional information, please see the following County website:

<https://www.sandiegocounty.gov/pds/ceqa/MUP-21-008.html>

County Project Contact: Sean Oberbauer

Phone: (619) 323-5287

Email: Sean.Oberbauer@sdcounty.ca.gov





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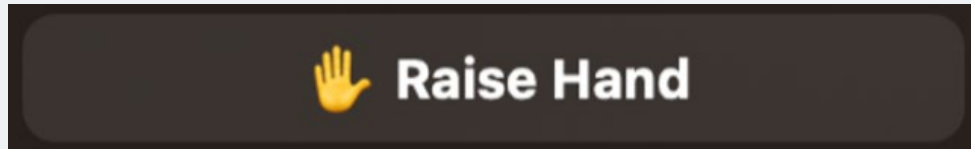
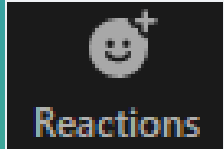
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# PUBLIC COMMENTS (PARTICIPATION)



## Computer

- Please click the button to “raise your hand” located on the tool bar at the bottom of your screen in “reactions”
- When it is your turn to speak, we will call your name.
- At that time, please unmute your microphone, state your name, and begin your comment.

## Phone

- When it is your turn to speak, we will call out the last four digits of your phone number.