



County of San Diego

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NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

July 31, 2025

NOTICE IS HEREBY GIVEN that the County of San Diego is proposing to adopt a Mitigated Negative Declaration (MND) in accordance with the California Environmental Quality Act for the following project. The proposed Mitigated Negative Declaration can be reviewed on the County website at http://www.sdcounty.ca.gov/pds/ceqa_public_review.html and at Planning & Development Services (PDS), Project Processing Counter, 5510 Overland Avenue, Suite 110, San Diego, California 92123. Comments on the proposed Mitigated Negative Declaration must be sent to the PDS contact listed below and should reference the project number and name.

YORK DRIVE SENIOR LIVING; PDS2021-MUP-21-008; PDS2021-CC-21-0120; LOG NO. PDS2021-ER-21-08-008.

The York Drive Senior Living Project (Project) consists of a Major Use Permit and a Certificate of Compliance for merging of lots for a 183-unit deed-restricted senior living development on an approximately 4.27-acre property. The project site is located at the southeast corner of the York Drive and South Santa Fe Drive intersection near 1822-1864 York Drive, Vista, CA 92084. The Major Use Permit would authorize the construction of a four-story senior living development in a single main building. The proposed building is approximately 46-feet tall with roof access structures reaching approximately 54 feet. Each floor ranges in size from approximately 34,233 square feet to 34,762 square feet. The development will include amenities for the residents such as a library and a community kitchen primarily on the first floor. The majority of units will be distributed through the second, third, and fourth floors. The remaining portions of the project site include a parking lot, landscaping, signage, and stormwater and drainage facilities. The Project will include widening of York Drive along the project frontage to accommodate a longer turn lane onto South Santa Fe. Earthwork for the project consists of approximately 8,100 cubic yards of cut, 30,200 cubic yards of fill, and 22,100 cubic yards of import. The Project will also include the replacement of sewer lines along portions of El Valle Opulento. Access to the site will be provided by a driveway at the intersection of Montgomery Drive and York Drive. The Zoning Use Regulation of the site is Rural Residential (RR). The General Plan Designation for the Site is Village Residential (VR-2) and the General Plan Regional Categories for the site is Village.

A virtual community meeting will be held at **6:00 P.M. on August 11, 2025** on Microsoft Teams. The participation instructions and link to the virtual meeting will be available on the project website located on the County CEQA Public Review Page at: http://www.sdcounty.ca.gov/pds/ceqa_public_review.html

Comments on the proposed findings and associated analysis must be received no later than **September 2, 2025, at 4:00 p.m.** (a 34-day public review period). For additional information, please contact Sean Oberbauer by phone at (619) 323-5287 or by email at sean.oberbauer@sdcounty.ca.gov.