



Oct 23, 2025 04:28 PM

OFFICIAL RECORDS

JORDAN Z. MARKS,

SAN DIEGO COUNTY RECORDER

FEES: \$0.00 (SB2 Atkins: \$0.00)

PAGES: 8

**WHEN RECORDED, PLEASE RETURN
THIS INSTRUMENT TO:**

(MAIL STATION A45)

Clerk, Board of Supervisors
San Diego County Administration Center
1600 Pacific Highway
San Diego, California 92101

SPACE ABOVE FOR RECORDER'S USE ONLY

Assessor No.: 169-220-12

Meeting Date: October 22, 2025 (04)
RESOLUTION No.: 25-117

**RESOLUTION TO SUMMARILY VACATE KEYS PLACE IN THE NORTH COUNTY
METRO COMMUNITY PLAN AREA AND CEQA DETERMINATION**

(VAC 2018-0269)

WHEREAS, the Keys Place public right-of-way was dedicated to the County of San Diego (County) on Map No. 2051, recorded August 17, 1927, as File No. 48297 of Official Records of San Diego County; and

WHEREAS, the Roman Catholic Bishop of San Diego, owner of Assessor's Parcel Number (APN) 169-220-12 has requested that the County of San Diego, General Services, Asset Management Division, summarily vacate Keys Place, as more specifically described in Exhibit "A" and depicted in Exhibit "B" attached hereto; and

WHEREAS, the California Streets and Highways Code, at Chapter 4, of Part 3, of Division 9, commencing with Section 8330 and following, provides for the summary vacation of such interests; and

WHEREAS, after investigation, County of San Diego Public Works recommends approval of the proposed vacation.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of the County of San Diego makes the following findings and determinations:

1. The public right-of-way as described in Exhibit "A," is not required for street or highway purposes pursuant to California Streets and Highways Code section 8334(b) because it lies within property under one ownership and does not continue through such ownership or end touching property of another, does not provide connectivity to other public roads, and is not a General Plan Mobility Element roadway. Therefore, the Board finds that public right-of-way may be summarily vacated pursuant to California Streets and Highways Code section 8334(b).

2. The proposed summary vacation conforms to the San Diego County General Plan pursuant to California Streets and Highways Code section 8313 and Government Code section 65402.

3. The public right-of-way to be vacated is not useful as a non-motorized transportation facility pursuant to California Streets and Highways Code sections 892 and 8314.

4. There are no in-place public utility facilities that are in use and would be affected by the vacation pursuant to California Streets and Highways Code section 8334.5, because easements are being reserved to Cox Communications and Spectrum Pacific West at their request. Therefore, in place public utility facilities will not be affected by the proposed vacation

5. The proposed summary vacation is in the public interest because there is a public convenience associated with the removal of an encumbrance from private lands that is no longer needed for public road purposes and in this case, there is also a public benefit through improved use of the lands made available by the vacation.

BE IT FURTHER RESOLVED AND ORDERED that Keys Place is hereby summarily vacated pursuant to Division 9, Part 3, Chapter 4, Sections 8330-8336, of the California Streets and Highways Code; the Clerk of the Board of Supervisors shall cause a copy of this Resolution, including Exhibit "A" and "B" to be recorded pursuant to California Streets and Highways Code section 8336; and from and after the date of the recording of this Resolution, the subject area no longer constitutes a right-of-way, street, highway or public service easement.

THE FACTS UPON WHICH THIS VACATION IS MADE ARE AS FOLLOWS:

The public right-of-way known as Keys Place proposed for summary vacation is located in the unincorporated area of the County in the North County Metro Community Plan Area. Keys Place was dedicated to the County of San Diego (County) as a public right-of-way on Map No. 2051, recorded August 17, 1927 as File No. 48297 of Official Records of San Diego County. The Department of Parks and Recreation has determined the right-of-way for Keys Place to be vacated is not needed for trail purposes because there are no community adopted trails or pathways planned for this area in the General Plan Community Trails Network that could utilize the public right-of-way for public trail or portions thereof. Therefore, the proposed area to be summarily vacated is not useful as a non-motorized transportation facility pursuant to Streets and Highways Code sections 892 and 8314. The Department of Planning and Development Services confirmed the proposed summary vacations are in conformance with the County of San Diego General Plan in a letter dated October 6, 2022. There have been no changes in the General Plan since October 6, 2022 that could materially effect this proposal. There are no in-use public utilities that would be affected by the vacation because easements are being reserved to Cox Communications and Spectrum for their utility facilities within the portion to be vacated as described in Exhibit "A." Public Works determined there is no current or future need for this public right-of-way to be vacated because Keys Place was originally dedicated to the public to provide access to a public right-of-way for four (4) lots created on Map 2051 but is no longer needed because the four (4) parcels were combined into one (1) lot, therefore Keys Place lies within property under one ownership and does not continue through such ownership or end touching property of another. Additionally, it does not provide connectivity to other public roads, and is not a General Plan Mobility Element roadway. The easement to be summarily vacated is located within the applicant's property (APN 169-220-12), more particularly described in Exhibit "A." No property owner would be land-locked as a result of the proposed vacation. Therefore, the easement can be summarily vacated.

The proposed summary vacation is in the public interest because there is a public convenience associated with the removal of an encumbrance from private land that is no longer needed for public road purposes and in this case, there is also a public benefit through improved use of the land made available by the vacation.

LEGAL DESCRIPTION OF REAL PROPERTY TO BE SUMMARILY VACATED

SEE EXHIBIT "A" LEGAL DESCRIPTION (TWO PAGES) AND EASEMENT RESERVATIONS (ONE PAGE), ATTACHED HERETO AND MADE A PART HEREOF, AND DEPICTED ON EXHIBIT "B," ATTACHED HERETO, CONSISTING OF ONE (1) PAGE, FOR ILLUSTRATIVE PURPOSES ONLY.

Approved as to form and legality:

DAVID J. SMITH, Acting County Counsel

By: THOMAS L. BOSWORTH, Senior Deputy County Counsel

'EXHIBIT A'
LEGAL DESCRIPTION
STREET VACATION

BEING KEYS PLACE OF RANCHO MAR VISTA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS DEDICATED ON MAP THEREOF NO. 2051, OF OFFICIAL RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY TERMINUS OF THE WESTERLY SIDELINE OF BUENA VISTA DRIVE AS DEDICATED ON SAID MAP NO. 2051, WHICH BEARS NORTH 40°04'00" EAST 211.18 FEET, AND THE BEGINNING OF A 60.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY IN THE NORTHERLY SIDELINE OF KEYS PLACE AS DEDICATED ON SAID MAP NO. 2051;

THENCE ALONG THE NORTHERLY AND SOUTHERLY SIDELINES OF SAID KEYS PLACE AND SAID CURVE 70.98 FEET THROUGH A CENTRAL ANGLE OF 62°47'00";

THENCE NORTH 77°09'00" WEST 46.81 FEET TO THE BEGINNING OF A 280.00 FOOT RADIUS CURVE CONCAVE NORTHERLY;

THENCE ALONG SAID CURVE 45.26 FEET THROUGH A CENTRAL ANGLE OF 09°23'00";

THENCE NORTH 67°46'00" WEST 149.63 FEET TO THE BEGINNING OF A 280.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY;

THENCE ALONG SAID CURVE 75.58 FEET THROUGH A CENTRAL ANGLE OF 15°28'00";

THENCE NORTH 52°18'00" WEST 113.02 FEET TO THE BEGINNING OF A 280.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY;

THENCE ALONG SAID CURVE 110.16 FEET THROUGH A CENTRAL ANGLE OF 22°32'30";

THENCE NORTH 29°45'30" WEST 11.15 FEET TO THE BEGINNING OF A NON-TANGENT 35.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 64°36'30" WEST;

THENCE ALONG SAID CURVE 179.19 FEET THROUGH A CENTRAL ANGLE OF 290°18'00";

THENCE SOUTH 29°45'30" EAST 11.15 FEET TO THE BEGINNING OF A 320.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY;

THENCE ALONG SAID CURVE 125.90 FEET THROUGH A CENTRAL ANGLE OF 22°32'30";

THENCE SOUTH 52°18'00" EAST 113.02 FEET TO THE BEGINNING OF A 320.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY;

THENCE ALONG SAID CURVE 86.38 FEET THROUGH A CENTRAL ANGLE OF 15°28'00";

THENCE NORTH 67°46'00" WEST 149.63 FEET TO THE BEGINNING OF A 320.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY;

THENCE ALONG SAID CURVE 52.41 FEET THROUGH A CENTRAL ANGLE OF 09°23'00";

THENCE NORTH 77°09'00" WEST 46.81 FEET TO THE BEGINNING OF A 15.17 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY;

THENCE ALONG SAID CURVE 26.58 FEET THROUGH A CENTRAL ANGLE OF 100°24'00" TO THE INTERSECTION WITH SAID WESTERLY SIDELINE OF BUENA VISTA DRIVE AND THE CUSP OF A

OF A 170.00 FOOT CURVE CONCAVE EASTERLY, A RADIAL LINE TO SAID CUSP BEARS N66°45'00"W;

THENCE ALONG SAID WESTERLY SIDELINE AND SAID CURVE 49.13 FEET THROUGH A CENTRAL ANGLE OF 16°33'30";

THENCE NORTH 40°04'00" WEST 49.52 FEET TO THE POINT OF BEGINNING;

Excepting and reserving a perpetual easement unto COX COMMUNICATIONS CALIFORNIA, LLC., A DELAWARE LIMITED LIABILITY COMPANY its successors and assigns, as it may require from time to time, to construct, place, operate, repair, maintain, replace, and remove aerial and/or underground Telecommunications equipment consisting of one or more lines of cables, wires, conduits, pedestals, guys, anchors, and all necessary fixtures and appurtenances.

Excepting and reserving a perpetual easement unto SPECTRUM PACIFIC WEST LLC, its successors and assigns, as it may require from time to time, to construct, place, operate, repair, maintain, replace, and remove aerial and/or underground Telecommunications equipment consisting of one or more lines of cables, wires, conduits, pedestals, guys, anchors, and all necessary fixtures and appurtenances.

THE HEREINABOVE DESCRIBED PARCEL CONTAINS 0.64 ACRES / 27,816 SQ. FT., MORE OR LESS.



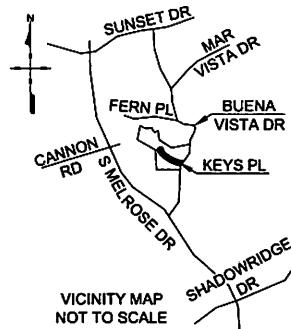
10/15/2024

LORNE L. DaPRON P.L.S.

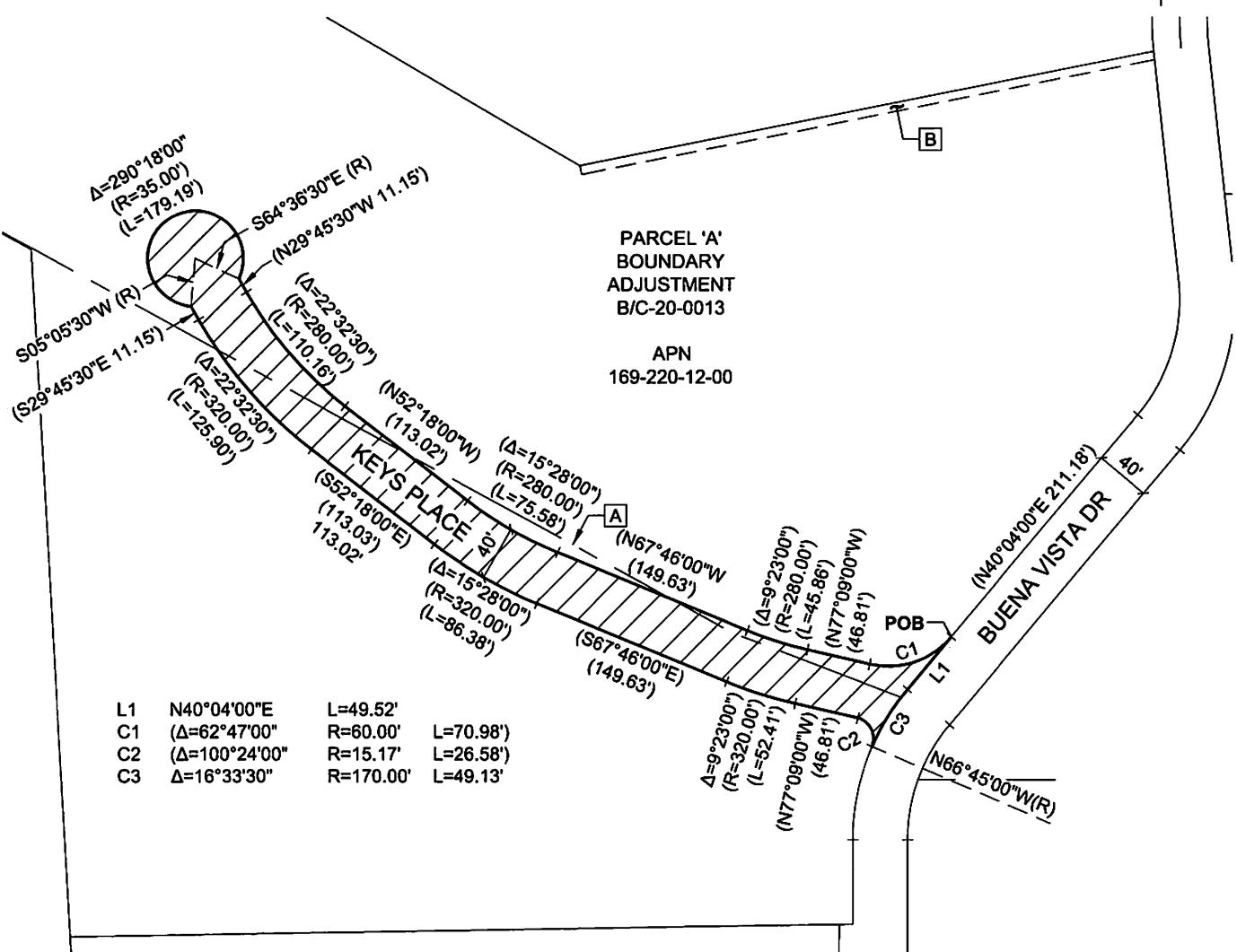
DATE



EXHIBIT "B"
STREET VACATION
KEYS PLACE
DEDICATED AND ACCEPTED
PER MAP NO. 2051



N
 SCALE 1" = 120'



EASEMENTS:

[A] SAN DIEGO CONSOLIDATED GAS AND ELECTRIC COMPANY, RECORDED SEPTEMBER 09, 1930, DEED BOOK 1803, PAGE 436, O.R.

[B] SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED JULY 19, 1963, FILE/PAGE NO. 126719, SERIES 4, BOOK 1963, O.R.

LEGEND:

() RECORD AND MEASURED DATA,
 UNLESS OTHERWISE NOTED

POB

POINT OF BEGINNING



AREA OF STREET VACATION
 0.64 ACRES / 27,816 SQUARE FEET



LORNE DA PRON

10/15/2024
 DATE

ON MOTION of Supervisor Montgomery Steppe, seconded by Supervisor Aguirre, the above Resolution was passed and adopted by the Board of Supervisors, County of San Diego, State of California, on this 22nd day of October 2025, by the following vote:

AYES: Aguirre, Anderson, Lawson-Remer, Montgomery Steppe

RECUSED: Desmond

- - -

STATE OF CALIFORNIA)

County of San Diego) §

I hereby certify that the foregoing is a full, true and correct copy of the Original Resolution entered in the Minutes of the Board of Supervisors.

ANDREW POTTER
Clerk of the Board of Supervisors

By: 
Janely Valdivia, Deputy



Resolution No. 25-117
Meeting Date: 10/22/2025 (04)