

**COUNTY OF SAN DIEGO
BOARD OF SUPERVISORS - LAND USE
WEDNESDAY, OCTOBER 22, 2025**

MINUTE ORDER NO. 4

SUBJECT: GENERAL SERVICES - ADOPT A RESOLUTION TO SUMMARILY VACATE KEYS PLACE IN THE NORTH COUNTY METRO COMMUNITY PLAN AREA AND CEQA DETERMINATION (VAC 2018-0269) (DISTRICT: 5)

OVERVIEW

The Real Estate Division of the Department of General Services (DGS) is processing a request from the Roman Catholic Bishop of San Diego, owner of Assessor's Parcel Number (APN) 169-220-12, for the County of San Diego (County) to summarily vacate all of Keys Place. A summary vacation is a streamlined process by which an excess public right-of-way, or a public service easement, is abandoned. Keys Place is within the public right-of-way and is a dead-end street that runs northwest from its intersection with Buena Vista Drive. The property subject to this vacation is located within the North County Metro Community Plan Area in the unincorporated area of San Diego County between Vista and Oceanside. In this situation, the public right-of-way only provides access to the applicant's property. The Roman Catholic Bishop of San Diego is requesting this summary vacation to advance their build out of a cemetery on this property. On August 22, 2025, the Planning Commission approved a Major Use Permit to allow for the development of a cemetery on this property.

A summary vacation may be requested by the public if the easement interests are found to be excess to County needs and are not required for the purposes for which they were obtained. County Department of Public Works (DPW) has determined that Keys Place public right-of-way is excess and no longer needed for present or future public use because the road is not part of the General Plan Mobility Element, only serves to provide access for the owner/applicant's property, and does not continue through such ownership or end touching property of another. The easement for Keys Place was originally planned to provide public access to four lots, but is no longer needed because the parcels were combined and are now under one ownership. The vacation was requested by the property owner and will remove an encumbrance that could allow for better future use of the property.

Today's request is for the Board of Supervisors to adopt a Resolution to summarily vacate Keys Place from the public right-of-way, which is excess right-of-way not required for street or highway purposes.

RECOMMENDATION(S)

CHIEF ADMINISTRATIVE OFFICER

1. Find the proposed vacation is not subject to review under the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines sections 15060(c)(2) and 15060(c)(3) because the action would result in the summary vacation of a public right-of-way easement that is not needed for public purposes, and will not have a reasonably foreseeable direct or indirect effect on the environment and is therefore not a project subject to CEQA as defined in section 15378.

2. Adopt a Resolution entitled: RESOLUTION TO SUMMARILY VACATE KEYS PLACE IN THE NORTH COUNTY METRO COMMUNITY PLAN AREA AND CEQA DETERMINATION (VAC 2018-0269) (Attachment C, on file with the Clerk of the Board).

3. Direct the Clerk of the Board to record the Resolution for Vacation No. 2018-0269 pursuant to State of California Streets and Highways Code Section 8336.

EQUITY IMPACT STATEMENT

The resolution to remove an encumbrance from private land that is no longer needed for public purposes will provide an overall public benefit and improve the use of the land made available by the vacation. The proposed summary vacation is in a limited agricultural use zoned area and will allow the property owner better use of their property. The existing surrounding road system will continue to provide adequate access for the property and will not preclude future development.

SUSTAINABILITY IMPACT STATEMENT

The proposed action to summarily vacate Keys Place public right-of-way contributes to the County of San Diego Sustainability Goal No. 1 to engage the community to partner and participate in decisions that impact their lives and communities and Goal No. 2 to provide just and equitable access to develop their land. This action will impact the property owner directly by providing improved use of the property by unencumbering a portion the property for potential future development.

FISCAL IMPACT

Funds for this request are included in the Fiscal Year 2025-26 Operational Plan in the Department of General Services. If approved, this request will result in estimated costs and revenue of \$6,500 to process the proposed vacation. The funding source is a deposit from the applicant. There will be no change in net General Fund cost and no additional staff years.

BUSINESS IMPACT STATEMENT

N/A

ACTION:

ON MOTION of Supervisor Montgomery Steppe, seconded by Supervisor Aguirre, the Board of Supervisors took action as recommended, on Consent, and adopted Resolution No. 25-117 entitled: RESOLUTION TO SUMMARILY VACATE KEYS PLACE IN THE NORTH COUNTY METRO COMMUNITY PLAN AREA AND CEQA DETERMINATION (VAC 2018-0269).

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 entered in the Minutes of the Board of Supervisors.

ANDREW POTTER
Clerk of the Board of Supervisors



Signed
by Andrew Potter



OCTOBER 22, 2025