The County of San Diego

Planning Commission Hearing Report

Date:	August 22, 2024	**Case/File No.:**	Good Shepherd Cemetery; PDS2020-MUP-20-004; PDS2020-CC-20-0030; PDS2020-ER-20-08-006
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	**Project:**	Major Use Permit and Certificate of Compliance for Merger of Lots for a Cemetery
Time:	9:00 a.m.	**Location:**	1505 Buena Vista Drive
Agenda Item:	#1	**General Plan:**	Semi-Rural Residential (SR-1)
Appeal Status:	Appealable to the Board of Supervisors	**Zoning:**	Limited Agriculture (A70)
Applicant/Owner:	The Roman Catholic Diocese of San Diego (Attn: Adam Kooienga of Hofman Planning Associates)	**Community:**	North County Metropolitan Subregional Plan Area
Environmental:	Mitigated Negative Declaration	**APN:**	169-220-12-00

A. OVERVIEW

The purpose of this report is to provide the Planning Commission with the information necessary to consider the proposed Major Use Permit (MUP) and environmental findings prepared in accordance with the California Environmental Quality Act (CEQA).

The Good Shepherd Cemetery (Project) includes a request for the development of a cemetery, including remodeling of an existing house to an administration building, parking, a new internal circulation system, an entry gate, and landscaping. The remainder of the site will be reserved for grave sites. The Project is located on an approximately 14.5-acre parcel within the North County Metropolitan Subregional Plan Area.

The sections contained in this report describe the following: development proposal, analysis and discussion, community planning group and public input, CEQA compliance, and the Planning & Development Services (PDS) recommendation. PDS analyzed the Project for consistency with the General Plan, Zoning Ordinance, and other applicable regulations, policies and ordinances, and found the Project to be consistent with the inclusion of conditions in the Project Form of Decision (Attachment B). The Planning Commission is asked to consider the Project and either approve the Project as submitted, approve the Project with modifications, or deny the Project. Based on the analysis of the Project, the required findings can be made, and staff recommends approval of the Project.

B. REQUESTED ACTIONS

This is a request for the Planning Commission to evaluate the Project for a cemetery, determine if the required findings can be made and, if so, take the following actions:

1. Adopt the Environmental Findings which includes the adoption of a Mitigated Negative Declaration (MND) (Attachment D).

2. Approve MUP PDS2020-MUP-20-004 make the findings and include the requirements and conditions as set forth in the Forms of Decision (Attachment B).

C. PROJECT BACKGROUND

The Project site contains a single-family residence on the southeastern corner of the property that was constructed in the early 1960s. Since the late 1930s, various portions of the project site were used for agriculture purposes including orchards. In the late 1980s, the Shadowridge Heights Apartments were built southwest of the site. Starting in the mid-2000s, the site has been used as a nursery and for storage of trees in planters and landscaping. In the early 2000s, the St. Thomas More Catholic Church was constructed adjacent to the project site. In 2020, the Wildgrove residential development was built south of the project site. The Project site currently contains an existing single-family dwelling and the remaining portions of the project site are primarily vacant due to the majority of the nursery and trees in planters having been removed from the site during processing of the Project. The applicant operates Holy Cross Cemetery, a Catholic cemetery east of downtown San Diego that was dedicated in 1919. Since the mid-2010s, the applicant has planned to submit an application for the development of the Good Shephard site as a cemetery because Holy Cross Cemetery has started to reach capacity.

D. REGIONAL SETTING AND PROJECT LOCATION

The Project site is located within the North County Metropolitan Subregional Planning Area on an approximately 14.5-acre property (Figures 1 and 2). The 14.5-acre property was previously developed with a nursery and a storage site for landscaping materials and trees in planters. The site contains an existing single-family residence in the southeast corner of the property. The project site is located in a portion of the unincorporated County of San Diego that is primarily surrounded by incorporated cities. The project site is located directly adjacent to the municipal boundaries of the City of Oceanside and the City of Vista along the southwestern portion of the project site. The City of Vista municipal boundaries also extend south, east, and north of the project site. State Route 78 is located approximately a mile northeast of the project site. The St. Thomas More Church is located directly southwest of the site and the Wildgrove residential community is located south of the site. Access will be provided by a gated driveway that ultimately connects to Buena Vista Drive, a County-maintained Road. The gated driveway on-site and internal road network will follow portions of Keys Place, a County-maintained road. Keys Place is requested to be vacated as part of the Project.

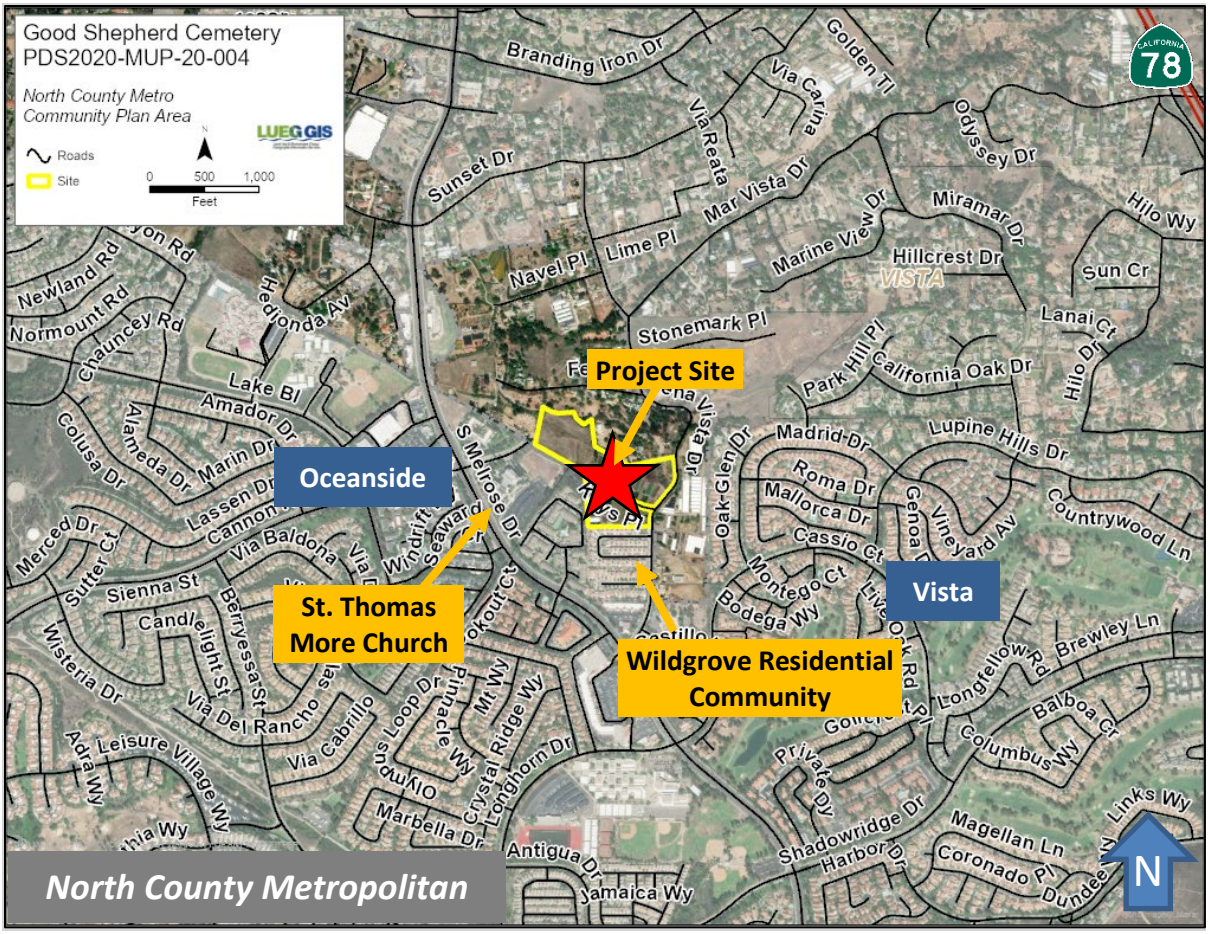


Figure 1: Vicinity Map

The General Plan Regional Category for the site is Semi-Rural, and the General Plan Land Use Designation is Semi-Rural Residential (SR-1). The Semi-Rural Land Use Designation is intended for moderate to low densities of residential uses on moderately sized to large lots, recreational uses, and agriculture near the edges of village and urbanized areas while balancing protection of natural resources. The Zoning Use Regulation for the site is Limited Agriculture (A70). The cemetery is permitted within the Limited Agriculture zone upon approval of a Major Use Permit.

Please refer to Attachment A – Planning Documentation, for maps of surrounding land uses and zoning designations.

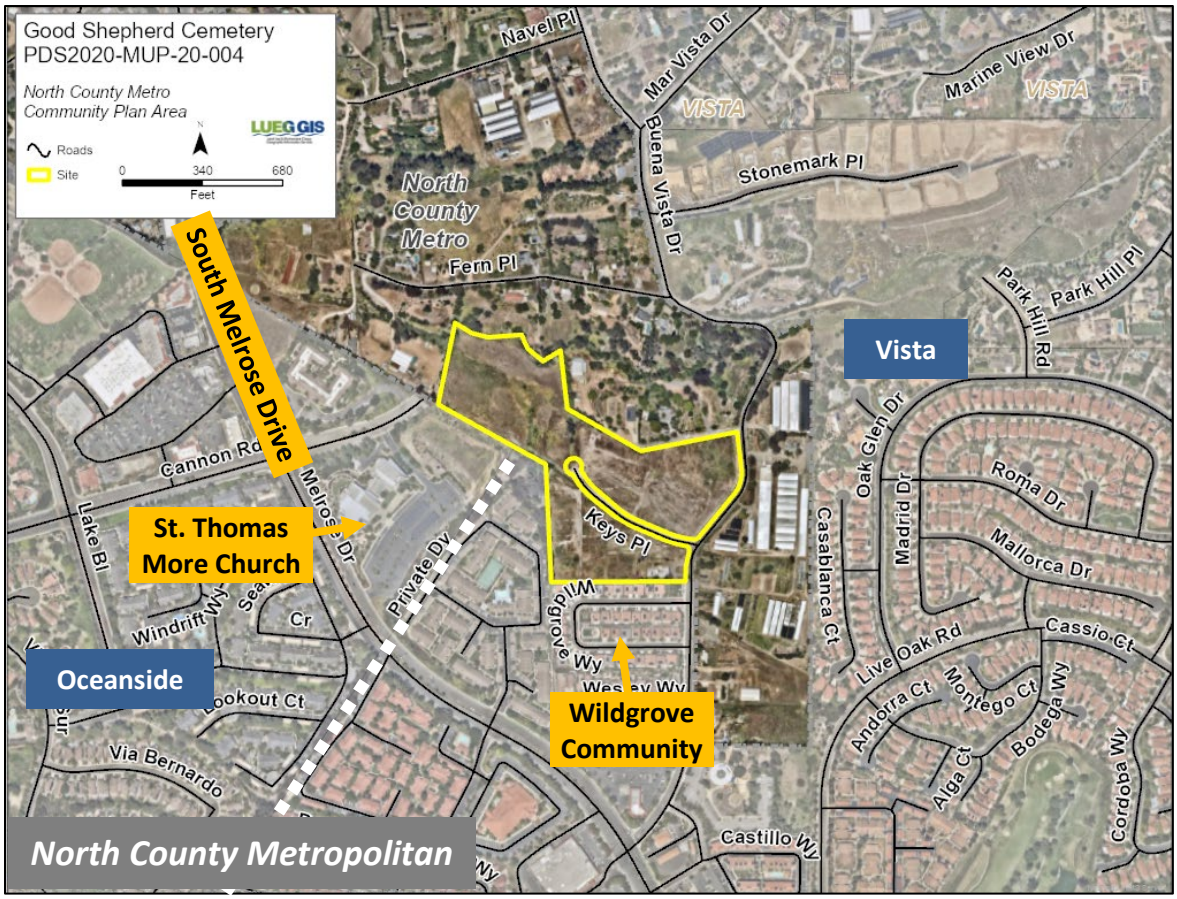


Figure 2: Vicinity Map showing previous nursery and box tree storage (Closer Extent)

Table D-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Semi-Rural Residential (SR-1)	Limited Agriculture (A70)	N/A	Vacant Land and Large Lot Residential Uses
East	N/A, City of Vista	Limited Agriculture (A70)	Buena Vista Drive	Agricultural and Residential Uses
South	N/A, City of Vista	City of Vista (Commercial and Residential Uses)	Buena Vista Drive and South Melrose Drive	Commercial and Residential Uses
West	N/A, City of Oceanside, City of Vista	City of Vista and City of Oceanside (Commercial, Civic, and Residential Uses)	Cannon Road and South Melrose Drive	Commercial, Civic, and Residential Uses

E. DEVELOPMENT PROPOSAL

1. Project Description

The applicant requests a MUP to develop a Catholic cemetery on an approximately 14.5-acre property. The cemetery would be developed in two main phases. Phase one of the Project consists of installation of landscaping, a parking lot, and access improvements in the southeastern portion of the property. The existing residence would be retained as part of phase one. Phase two of the Project consists of construction and grading of the majority of the property, the remodeling of the existing residence into an approximately 2,200 square foot administration building, additional parking and landscaping, and road improvements along Buena Vista Drive (Figures 3, 4, 5, and 6). The Project is proposed in phases in order to allow development of approximately 5 acres of the site near Buena Vista Drive during permitting through outside agencies for impacts to drainage features on the northwest portion of the project site.



Figure 3: Proposed Project layout at full buildout

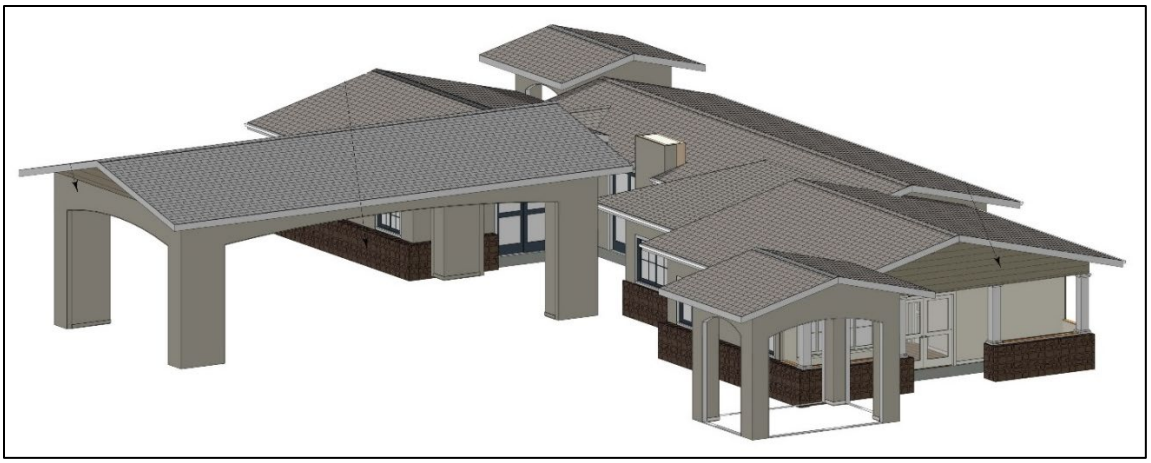


Figure 4: Conceptual Model of Administrative Office Building

If the MUP is approved a Certificate of Compliance will be recorded to complete merging of existing parcels into the 14.5-acre property. Access will be provided by a gated driveway that ultimately connects to Buena Vista Drive, a County-maintained Road. The gated driveway on-site and internal road network will follow portions of Keys Place, a County-maintained road. Keys Place is requested to be vacated as part of the Project and all property that takes access off of Keys Place is owned by the applicant. Phase one of the Project requires installation of a stop sign at the project entrance along Buena Vista Drive. Phase two of the project requires frontage improvements along Buena Vista Drive which would include a sidewalk and dedicated road right-of-way.

Earthwork of full buildout of the project consists of approximately 5,300 cubic yards of cut, 7,800 cubic yards of fill, and 2,500 cubic yards of import upon completion of Phase 2. Earthwork for Phase one is anticipated to be less than 200 cubic yards with minimal grading needed for the construction of a temporary parking space area with 20 spaces. Phase two of the Project includes a maximum buildout of 37 dedicated parking spaces. The Project would be served by Buena Sanitation District for sewer service and Vista Irrigation District for water service.

The cemetery is anticipated to be open to the public from dawn until dusk and follow similar hours as Holy Cross Cemetery which is open from approximately 8:00 a.m. to 4:30 p.m. The proposed cemetery would employ administrative staff and groundskeepers. Operating hours for the administrative office are anticipated to be approximately 8:00 a.m. to 5:00 p.m., Monday through Friday with limited weekend hours. Groundskeepers may be present on site at other hours or on other days, depending on need. Staff would arrive and remain on site at staggered times throughout each working day.

The majority of events or religious ceremonies for Catholic funerals are anticipated to be conducted at nearby churches including the St. Thomas More Church directly southwest of the site which is tied to the Roman Catholic Diocese of San Diego. The cemetery would host approximately two holiday events where the Bishop of the Roman Catholic Diocese of San Diego attends to give a speech. Outdoor speakers are only anticipated to be used for speech and are required to be located over 100 feet north of the southern property line and away from residences. The Project does not include bells or chimes that can be typical of cemeteries as it does not include a chapel or mausoleum.

Based on community feedback, the Project includes a 50-foot community buffer setback along the southern property line that restricts burials and headstones from being adjacent to residential uses

south of the site. Additionally, a second buffer south of Keys Place and the central access driveway of the cemetery has been added which restricts all burials to have flat headstones with no protruding vertical identifiers. Although religious cemeteries without a crematory are exempt from licensing from the California Funeral Bureau, the proposed cemetery is subject to conformance with environmental regulations including CEQA and the requirements of the Department of Environmental Health and Quality (DEHQ). All burial operations will require burials utilizing caskets or urns. Individual plots for burial of caskets or urns shall be lined with concrete or similar material which is standard practice for current burial operations at Holy Cross Cemetery operated by the applicant. All burials and headstone locations shall be located outside of any irrigation line locations, future irrigation line locations, or any underground utility locations. Burials associated with Phase 1 will be located away from any potential limits of grading for Phase 2 and will be required to be placed upon consultation with the engineer of work for the Project. Based on County records, the nearest well to the project site is approximately 950 feet away north of the project site and there are no other permitted wells within 1,500 feet of the project site. The existing on-site well is conditioned to be destroyed as part of the Project. DEHQ determined a 100-foot setback requirement for private wells from the nearest cemetery. Based on best practice research from various jurisdictions, setbacks for private wells from cemeteries range from 100 feet to 900 feet with the majority of setback requirements ranging from 100 to 250 feet. Uses and properties within the vicinity of the project site area primarily served by water districts. The Project is consistent with DEHQ setbacks and best practice research well setbacks.

Please refer to Attachment A – Planning Documentation, to view the Plot Plans, Elevations, Preliminary Grading Plans, and Conceptual Landscape Plans.

F. ANALYSIS AND DISCUSSION

The Project has been reviewed for conformance with all relevant ordinances and guidelines, including the San Diego County General Plan, the North County Metropolitan Subregional Plan, the County Zoning Ordinance, and CEQA Guidelines. A discussion of the Project's consistency with applicable codes, policies, and ordinances, is described on the following pages.

1. Key Requirements for Requested Actions

a. Is the proposed project consistent with the vision, goals, and policies of the General Plan?

b. Does the project comply with the policies set forth under the North County Metropolitan Subregional Plan?

c. Is the proposed project consistent with the County's Zoning Ordinance?

d. Is the project consistent with other applicable County regulations?

e. Does the project comply with CEQA?

2. Analysis

During the processing of the Project, staff received input from the surrounding community with concerns regarding the proposed cemetery, specifically that the Project does not meet community character, would negatively impact property values, would result in additional traffic impacts to the community, and would result in noise from special events. Staff evaluated these concerns during the process and have addressed the concerns through the analysis and conditions of approval. Below is a summary of the concerns and how they were each addressed during the process.

Major Use Permit Findings

The discussion below pertains to scale, bulk and coverage, availability of services, effects upon neighborhood character, and suitability of the site for the type of proposed use. Staff has analyzed the Project in relation to each of these.

The proposed location, size, design, and operating characteristics of the Project will be compatible with adjacent uses, residences, and religious uses.

The Project has been designed to construct a cemetery in a portion of the northern region of unincorporated County of San Diego that contains dense and urban uses to the south and large lots to the north. The proposed cemetery is located directly adjacent to the St. Thomas More Catholic Church. Religious ceremonies and funerals associated with the Catholic religion can be practiced at the adjacent church. The Project has been designed to minimize structures due to the proximity of the Project to the St. Thomas More Catholic Church and the Project does not contain chapels or mausoleums that may be common in other cemeteries. Additionally, visitors of the cemetery can utilize the parking area associated with St. Thomas More Catholic Church and walk to the cemetery and visitors of the cemetery can also use carpooling and shuttle services. Any events or outdoor noise will be limited on the site as events associated with funerals and chapels will occur at the St. Thomas More Catholic Church. The nature of the use of the cemetery is intended to be a passive park and not include events with loud music or uses that generate loud noise that would be intrusive to the neighborhood. All buildings associated with the Project are designed to be compliant with the height designator of the property which sets a maximum height of 35 feet. The proposed administrative office is designed to be approximately 2,220 square feet and in the location of an existing residential structure (Figure 4). The administrative office will appear to be a large residence within the area.



Figure 5: Existing views looking east along southern property line



Figure 6: Conceptual photo-simulation of site looking east along southern property line

The Project has been designed based on existing topographical conditions and on a site that has historically been disturbed and used for agricultural and landscaping storage purposes. The Project consists of redevelopment and will result in landscaped areas that will primarily operate similar to a passive park. The Project includes a 50-foot community buffer setback along the southern property line that restricts burials and headstones from being adjacent to residential uses south of the site. A second buffer south of Keys Place and the central access driveway of the cemetery has been added which restricts all burials to have flat headstones with no protruding vertical identifiers. Both buffers will provide a gradual transition from nearby residential uses into the cemetery. The Project also includes dense landscaping along the interior and perimeter portions of the Project site that will assist in screening the cemetery from adjacent views and uses (Figures 5 and 6). Specifically mature trees and shrubs are proposed along the perimeter of the Project site to assist with screening. The Project site is not visible from any Scenic Highway identified in the County of San Diego General Plan.

Service availability forms have been provided by all applicable utilities and agencies for Fire, Sewer, and Water. The Project is conditioned to remove the existing on-site wastewater treatment system and septic system for the existing residence and connect to sewer when the administrative office is built for the Project.

Traffic and Transportation

The project site is located in an unincorporated portion of San Diego County that is surrounded by multiple municipalities. The project site is adjacent to urbanized areas within the City of Vista and City of Oceanside. Both a Local Mobility Analysis and a Phase one Traffic Memo were prepared for the Project that estimated the Project would generate 138 Average Daily Trips (ADT) at full buildout and 38 ADT during Phase one. The analysis estimated that the previous operations of the site as a nursery and landscaping storage business generated approximately 176 ADT. The Project is anticipated to generate less ADT than the previous use of the site that was removed from the site

during processing of the Project. Due to the nature of the use of a cemetery, residents from primarily the northern portion of the County are anticipated to use the cemetery with infrequent trips only for funeral services and visitation. The Project includes multiple conditions, improvements, and design considerations that assist with potential traffic and transportation impacts associated with the project:

- Carpooling and shuttle services to the site from residences as well as from the adjacent St. Thomas More Catholic Church
- Frontage improvements along Buena Vista Drive including a sidewalk and additional road right-of-way during construction of Phase two
- Stop sign and controlled access gate at the entrance of the Project
- On-site directional signage for internal roadways

With the incorporation of the Project improvements, the reduction of trips compared to previous uses of the site, the location of the site in proximity to an existing church, and the location of the cemetery, the Project will not result in significant traffic impacts.

Cemetery Demand

The Project is designed to provide a cemetery and burial opportunities for residents within north county. The existing Catholic cemetery at Holy Cross Cemetery is located southeast of the State Route 94 and Interstate 805 intersection east of downtown San Diego. Holy Cross Cemetery was dedicated in 1919 and is starting to reach capacity. The applicant team has provided an estimate that Holy Cross Cemetery has capacity for grave site burials for approximately four years without expanding the existing cemetery. Future expansion plans are in the process of being evaluated by the applicant team which could increase capacity by approximately 12 years. Holy Cross Cemetery is located over 32 miles south of the existing proposed Project site. Due to the continued demand for a Catholic cemetery and capacity constraints of Holy Cross Cemetery, the applicant team has requested the MUP application for the development.

3. General Plan Consistency

The site is subject to the Semi-Rural General Plan Regional Category and Semi-Rural (SR-1) Land Use Designation. The Project is consistent with the following relevant General Plan goals, policies, and actions as described in Table F-1.

Table F-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
Goal S-2 – Emergency Response. Effective emergency response to disasters that minimizes the loss of life and damage to property, while also reducing disruption in the delivery of vital public and private services during and following a disaster. **Policy S-3.7 – Fire Resistant Construction.** Require all new, remodeled, or rebuilt structures to meet current ignition resistance construction codes and establish and enforce reasonable and prudent standards that support retrofitting of existing structures in high fire threat areas.	The proposed Project has been reviewed by the Vista Fire Protection District and has been approved for the processing of the MUP as the site has adequate service availability. The proposed Project includes an access gate which will be equipped a Knox Box override switch for fire access. The on-site circulation system for the project site will include turnarounds as well as one-way roads delineated with no-parking striping and signage to facilitate access. The proposed Project will include maintained landscaping and vegetation that will reduce fire risk.

General Plan Policy	Explanation of Project Conformance
Policy LU-6.5 – Sustainable Stormwater Management. Ensure that development minimizes the use of impervious surfaces and incorporates other Low Impact Development (LID) techniques as well as a combination of site design, source control, and stormwater best management practices (BMP), where applicable and consistent with the County's LID Handbook.	The Project has incorporated required stormwater management features in accordance with the County's Low Impact Development (LID) Handbook. Additionally, the Project includes structural BMPs such as a biofiltration basin to address treatment of stormwater for the Project.
Policy LU-13.1 – Commitment of Water Supply. Require new development to identify adequate water resources, in accordance with State law, to support the development prior to approval.	The Project will obtain water service from the Vista Irrigation District for the operations of the Project, who has agreed to provide service to the Project.
Goal LU-4 – Inter-jurisdictional Coordination. Coordination with the plans and activities of other agencies and tribal governments that relate to issues such as land use, community character, transportation, energy, other infrastructure, public safety, and resource conservation and management in the unincorporated County and the region.	The Project has been coordinated with the City of Oceanside and City of Vista since the beginning planning stages of the application. Both municipalities have been noticed throughout the processing of the Project including during public review of the CEQA document. Sewer service for the Project will require an irrevocable offer of annexation to the City of Vista in the event the city requests to annex the property in the future. The Project also includes an irrevocable offer of dedication for a portion of Cannon Road and Mar Vista Drive in the rear of the property in the event that the road segment is developed in the future.

4. Community Plan Consistency

The Proposed Project is consistent with the following relevant North County Metropolitan Subregional Plan goals, policies, and actions as described in Table F-2.

Table F-2: Community Plan Conformance

North County Metropolitan Subregional Plan Policy	Explanation of Project Conformance
Goal 4 - Protect Environmental Resources: Protect natural and economic resources by designating appropriate lands as rural, semi-rural, and environmentally constrained areas.	The Project consists of developing a site that has been historically disturbed with agricultural uses. The Project will result in the dedication of a biological open space easement in order to protect Resource Protection Ordinance (RPO) wetlands located at the northwest corner of the project site.

5. Zoning Ordinance Consistency

The Project complies with all applicable zoning requirements of the Limited Agriculture (A70) Zoning Use Regulation with the incorporation of conditions of approval (Table F-3).

Table F-3: Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	A70	Yes, upon approval of a MUP
Animal Regulation:	M	N/A
Density:	-	N/A
Lot Size:	1 AC	N/A
Building Type:	C	Yes, upon approval of a MUP
Height:	G	Yes
Lot Coverage:	-	N/A
Setback:	C	Yes, upon approval of a MUP
Open Space:	-	N/A
Special Area Regulations:	-/C	Yes

Table F-4: Zoning Ordinance Development Regulations Compliance Analysis

Development Standard	Proposed/Provided	Complies?
Sections 2700 through 2705 define the uses permitted within the Limited Agriculture (A70) Zoning Use Regulation.	The proposed cemetery is defined as "Major Impact Services and Utilities" which is permitted within the Limited Agriculture (A70) zone upon approval of a Major Use Permit.	Yes ☒ No ☐ Upon approval of a MUP
Section 4300 of the Zoning Ordinance requires the Project to comply with the "C" building type requirements.	The Project meets the building type requirements as detached and attached nonresidential structures are permitted on properties subject to a "C" building type designator. Additionally, any use permitted upon issuance of a Major Use Permit is exempt from the Building Type requirements in accordance with Section 4315(b) of the Zoning Ordinance.	Yes ☒ No ☐ Upon approval of a MUP

Development Standard	Proposed/Provided	Complies?
Section 4600 of the Zoning Ordinance requires that the Project meet the "G" height requirement of 35 feet.	The Project does not propose any structures that are beyond the 35-foot, 2-story height designator. The administrative office for the cemetery will reach a maximum height of approximately 18 feet.	Yes ☒ No ☐
Section 4800 of the Zoning Ordinance requires that the Project meet the "C" setback requirements.	All structures associated with the Project meet the setback designator. The project includes a separate 50-foot setback buffer along the southern property line that would not allow burials within 50 feet of residences along the southern property line.	Yes ☒ No ☐ Upon approval of a MUP
Section 5250 through 5260 of the Zoning Ordinance requires that the Project meet the "C" Special Area Designator requirements.	A portion of the Project site is located within the McClellan-Palomar Airport Land Use Compatibility Plan (ALUCP). The Project has been reviewed for consistency with the ALUCP and is conditioned for Federal Aviation Administration notification during the building permit process for the proposed administrative office as well as an Overflight Agreement.	Yes ☒ No ☐
Section 6901(b) of the Zoning Ordinance requires findings for Cemeteries to have long-term financial viability.	The applicant has submitted a letter outlining the long-term financial viability of the cemetery that is on file with PDS. The Project is proposed by the Roman Catholic Diocese of San Diego that is tied to numerous churches and schools within San Diego County. The applicant team has experience in maintaining a financially viable cemetery in the County of San Diego at Holy Cross Cemetery for over 100 years.	Yes ☒ No ☐

6. California Environmental Quality Act (CEQA) Compliance

The Project has been reviewed for compliance with the CEQA, and a Mitigated Negative Declaration (MND) was prepared and was available for a 36-day public review period from December 19, 2024 through January 24, 2025, and is on file with PDS under Environmental Log Number PDS2020-ER-20-08-006. Staff received 57 formal comments from individuals including residents in the community as well as organizations such as the San Diego Archaeological Society. The MND found that the Project, with incorporation of mitigation measures, will not cause any significant effects on the environment. Mitigation measures such as acquisition of outside jurisdictional permits for impacts to biological resources as well as archaeological monitoring have been included in the conditions of approval for the Proposed Project. The Initial Study and MND can be found in Attachment C of this report.

7. Applicable County Regulations

Table F-5: Applicable Regulations

County Regulation Policy	Explanation of Project Conformance
a. Resource Protection Ordinance (RPO)	The Project has been found to comply with the RPO because it will not impact any wetlands, floodplains/floodways, steep slopes, or sensitive habitat lands. The project will include dedication of RPO wetlands within an open space easement.
b. County Consolidated Fire Code	The Project has been reviewed by the Vista Fire Protection District and have been accepted in compliance with the County Consolidated Fire Code.
c. Noise Ordinance	The Project as conditioned will not generate significant noise levels which exceed the allowable limits of the County Noise Element or Noise Ordinance.
d. Light Pollution Code	The Project will implement outdoor lighting and glare controls which will ensure compliance with the Light Pollution Code.
e. Watershed Protection Ordinance (WPO)	A Stormwater Quality Management Plan (SWQMP) was prepared for the Proposed Project in compliance with the WPO. The Project will require installation of BMPs such as a biofiltration basin for treatment of stormwater.

G. COMMUNITY PLANNING GROUP (CPG) AND DESIGN REVIEW BOARD (DRB)

The Project site is located within the North County Metropolitan Subregional Plan Area within an area that is not represented by a Community Planning Group or Design Review Board. In the absence of a Community Planning Group or Design Review Board, the applicant and County staff conducted community outreach as described in Section H. Public Input.

H. PUBLIC INPUT

1. Applicant Conducted Community Outreach

Prior to submittal of the application and throughout processing of the Project, the applicant team conducted community outreach meetings in order to obtain community feedback on the design and operations of the project. The summary of the community meetings are outlined below:

- **November 10, 2015** – First community outreach meeting
- **July 21, 2020 and July 22, 2020** – Virtual community outreach meetings noticed by mail
- **November 9, 2020** – Virtual follow-up community outreach meeting following July 2020 meetings
- **October 6, 2021 –** Community outreach meeting for updates on project
  January 21, 2025 – Community outreach meeting during public review period of California Environmental Quality Act document

Throughout the outreach effort County staff continued to work with the applicant team to address community feedback. The Project design was revised as a result of community feedback and outreach to include additional landscaping, a 50-foot setback buffer restricting placement of burials and gravesites along the southern boundary of the Project site adjacent to residences, a second buffer south of Keys Place and the central access driveway of the cemetery has been added which restricts all burials to have flat headstones with no protruding vertical identifiers, and the removal of a chapel or mausoleum.

2. Application Initial Submittal

At the time of application submittal and in accordance with Board Policy I-49 and the noticing requirements in effect of the application submittal, public notices were sent to property owners within a minimum radius of 300 feet of the project site. Throughout the initial processing of the application, staff received concerns from residents within the adjacent Wildgrove residential development that they were not aware of a cemetery proposal north of the site. The applicant has provided information that the sale disclosure forms to new residents contained information related to the site including a proposed cemetery. However, the applicant was not involved in the sales of the adjacent residences.

3. California Environmental Quality Act (CEQA) Public Review

A Mitigated Negative Declaration (MND) was prepared and circulated for a 36-day public review period from December 19, 2024 through January 24, 2025. Public notices were sent to property owners within a 1,500-foot minimum radius of the Project site which included over 500 notices. Staff received 57 formal comments from individuals including residents in the community and parishioners as well as organizations such as the San Diego Archaeological Society. The majority of comments from individuals that were in support of the project and came from neighbors in the community, parishioners of the St. Thomas More Catholic Church near the site, and members of the Roman Catholic Diocese of San Diego. The comment from San Diego Archaeological Society included concurrence with the mitigation measures outlined in the project.

Five comments were received from residents within the community with concerns primarily focused on property value impacts, community character, traffic, water quality, and using the site for housing. Staff has also received concerns regarding security based on discussions with community members following public review.

Property value impacts are not an issue required to be addressed in accordance with CEQA. As previously discussed, the Project includes landscaping and redevelopment of a site that was previously used for various agricultural and landscaping storage businesses. The Project includes a 50-foot community buffer that restricts burials within 50 feet of the southern property line of the site.

As previously discussed in the traffic discussion, the Project will reduce the trips associated with the Project compared to the previous uses of the site. The Project includes design considerations, road improvements, carpooling, and shuttle services that will assist with traffic associated with the Project.

The Project is tied to a slope dependent density and has a minimum lot size of 1 acre. Based on the Semi-Rural Residential (SR-1) designation of the 14.5-acre site and the 1-acre minimum lot size, approximately 14 single family residences maximum could be proposed on the site. The Catholic Diocese of San Diego has owned the property for over 10 years and does not have plans to propose residential uses on the site. Due to the need for additional capacity for a cemetery, the applicant has requested a MUP for development of a cemetery on the site.



Figure 7: Conceptual photo-simulation of site looking east along southern property line

The Project includes perimeter fencing surrounding the project site as well as a gated entry and gatehouse (Figure 7). The fencing and gate cannot be constructed across Keys Place until the road is vacated at a future date. The applicant has indicated that they will have on-site security for the Project similar to security for Holy Cross Cemetery.

Responses to comments associated with the MND are included in Attachment E – Public Documentation.

I. STAFF RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

a. Adopt the Environmental Findings which includes the adoption of a Mitigated Negative Declaration (MND) (Attachment D).

b. Approve MUP PDS2020-MUP-20-004 make the findings, and include the requirements and conditions as set forth in the Forms of Decision (Attachment B).

Report Prepared By:	***Report Approved By:***
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AUTHORIZED REPRESENTATIVE: Vince Nicoletti

VINCE NICOLETTI, DIRECTOR

ATTACHMENTS:
Attachment A – Planning Documentation
Attachment B – Form of Decision Approving PDS2020-MUP-20-004
Attachment C – Environmental Documentation
Attachment D – Environmental Findings
Attachment E – Public Documentation
Attachment F – Ownership Disclosure

Attachment A – Planning Documentation

MAJOR USE PERMIT
GOOD SHEPHERD CATHOLIC CEMETERY
COUNTY OF SAN DIEGO
CALIFORNIA

PROJECT LOCATION

THIS PROJECT IS LOCATED WITHIN THE COUNTY OF SAN DIEGO INCLUDING ASSESSORS PARCEL NUMBERS 169-220-03-00, 169-220-02-00, 169-210-02-00, AND 169-220-01-00.

SITE ADDRESS

1. APN: 169-220-03-00
   1450 KEYS PLACE
   VISTA, SAN DIEGO COUNTY, CA

2. APN: 169-220-02-00
   1505 BUENA VISTA DRIVE
   VISTA, SAN DIEGO COUNTY, CA

3. APN: 169-210-02-00
   1462 KEYS PLACE
   VISTA, SAN DIEGO COUNTY, CA

4. APN: 169-220-01-00
   KEYS PLACE (NO STREET NUMBER)
   VISTA, SAN DIEGO COUNTY, CA

LAND USE DESIGNATIONS

ZONING : A70-LIMITED AGRICULTURE

GENERAL PLAN : SEMI-RURAL RESIDENTIAL (SR-1)

COMMUNITY PLAN AREA : NORTH COUNTY METRO

PROJECT DESCRIPTION

DEVELOP INTO CEMETERY WITH ADMINISTRATION BUILDING AND GRAVE SITE AREAS.

EXISTING LAND AREA

FOUR (4) LOTS WITH A TOTAL OF 14.49 AC

LOT 2 = 2.37 AC, 169-220-03-00
LOT 3 = 1.72 AC, 169-220-02-00
LOT 4 = 5.08 AC, 169-220-02-00
LOT 5 = 5.32 AC, 169-220-01-00

EXISTING BUILDINGS

A. EXISTING TOTAL NUMBER OF UNITS = 1 SINGLE DETACHED RESIDENTIAL UNITS
B. EXISTING PARKING SPACES
   PARKING = 4
   HC PARKING = 0

PROPOSED BUILDINGS

ADMIN. CONVERT EXISTING RESIDENTIAL UNIT

SETBACKS

INTERIOR SIDE YARD (ISY) = 15'
EXTERIOR SIDE YARD (ESY) = 35'
FRONT YARD FROM CENTER LINE (C-FY) = 60'
REAR YARD = 25'

PARKING STANDARDS

ADMINISTRATION/OFFICE 1 SPACE/250 SQ. FT

HANDICAPPED PARKING 2 MIN. REQUIRED FOR 26 – 50 TOTAL SPACES PROPOSED

PROPOSED PARKING SPACES

ADMINISTRATION: PARKING SPACES = 23 (INCLUDES 4 HC)
END OF THE DRIVEWAY: PARKING SPACES = 14 (INCLUDES 2 HC)

INFRASTRUCTURE FOR ELECTRIC VEHICLE (EV) CHARGING STATIONS WILL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE REQUIREMENTS.

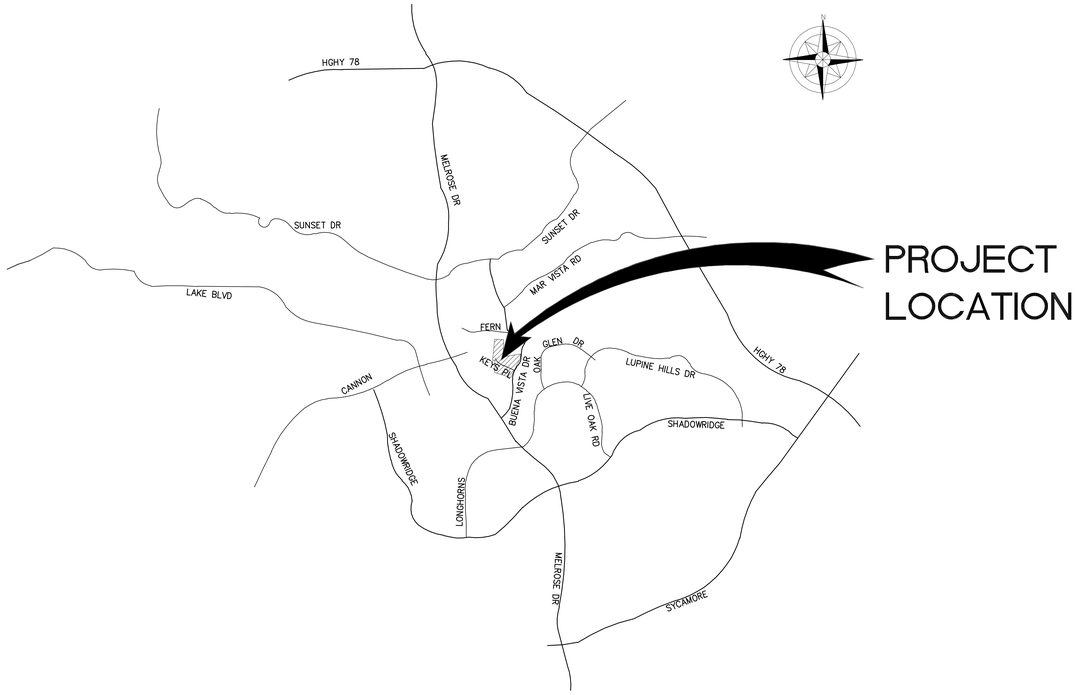
LEGEND

PROPOSED

PROPOSED BUILDING	
PROPOSED EASEMENT LINES	
PROPOSED PARKING	
PROPOSED CENTERLINE	

EXISTING

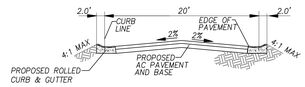
EXISTING EASEMENT LINES	
PROJECT BOUNDARY LINES	
PROPERTY LINE/ROW	PL
CENTERLINE	CL
WATER SERVICE	WM
WATER VALVE	WV
FIRE HYDRANT	FH
SANITARY SEWER MANHOLE	SSMH
SPOT ELEVATION	451.0
CHAIN LINK FENCE	CLF
EDGE OF PAVEMENT	EP
CONCRETE	CONC
CONTOUR MAJOR	450
CONTOUR MINOR	451
SANITARY SEWER LINE	SS
WATER LINE	W
STORM DRAIN	SD
BUILDING	BLDG
CONCRETE SURFACE	CONC



VICINITY MAP
NTS

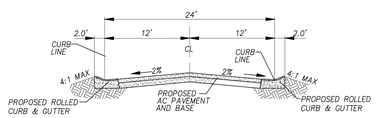
SHEET INDEX

1. COVER SHEET
2. EXISTING SITE PLAN
3. PROPOSED SITE PLAN
4. PRELIMINARY GRADING AND UTILITY PLAN
5. PROPOSED MAR VISTA IOD
6. TEMPORARY PHASE 1 SITE AND GRADING PLAN



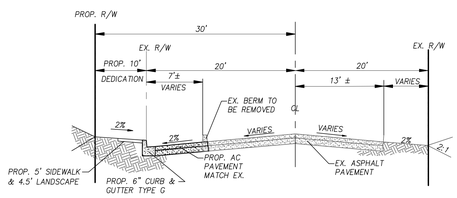
PROPOSED 20' ONE WAY PRIVATE ACCESS

NOT TO SCALE



PROPOSED 24' TWO WAY PRIVATE ACCESS

NOT TO SCALE



BUENA VISTA DRIVE (PUBLIC)

NOT TO SCALE

ABBREVIATIONS

SPOT ELEV. 364.2 EG

FS = FINISHED SURFACE ELEVATION (HARDSCAPE)
FL = FLOWLINE ELEVATION (GUTTER)
RIM = RIM ELEVATION
I.E. = INVERT ELEVATION
TC = TOP OF CURB ELEVATION
SWR = SANITARY SEWER
R = RIGHT
L = LEFT
WTR = WATER
LAT = LATERAL
EX = EXISTING
BF = BACKFLOW PREVENTOR
TOP = TOP OF PIPE
SVC = SERVICE
HORZ = HORIZONTAL
VERT = VERTICAL
PROP = PROPOSED
MTR = METER
S = SLOPE
R/W = RIGHT-OF-WAY
DOC = DOCUMENT
REC = RECORDED
HP = HIGH POINT
XING = UTILITIES CROSSING
CL = CENTER LINE
RW = RECLAIMED WATER
PVT = PRIVATE
LA = LANDSCAPE PLAN

EARTHWORK QUANTITIES

CUT: 5,300 CY, FILL: 7,800 CY, NET IMPORT: 2,500 CY

NOTE: EARTHWORK IS CALCULATED AS GEOMETRIC VOLUME BASED ON PRELIMINARY GRADING, NOT INCLUDING UTILITY TRENCH SPOILS OR GRAVEL YARD SPOILS.

OWNER

MR. MARIO DE BLASIO
DIOCESE OF SAN DIEGO
3888 PADUCAH DRIVE
SAN DIEGO, CA 92117
PHONE NUMBER: (619)-264-3137
EMAIL : MARRUJO@SDCATHOLIC.ORG

SIGNATURE DATE

LEGAL DESCRIPTION

1.0 APN: 169-220-02-00
ALL THAT PORTION OF LOT 20 OF RANCHO MAR VISTA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2051, OFFICIAL RECORDS OF SAID COUNTY, LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A POINT IN THE SOUTH LINE OF SAID LOT 20, DISTANT THEREOF NORTH 89°04'00" EAST, 238.85 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 20; THENCE FROM SAID POINT OF COMMENCEMENT NORTH 03°13'00" WEST, 314.59 FEET MORE OR LESS TO A POINT IN THE NORTHEASTERLY LINE OF SAID LOT 20.

2.0 APN: 169-220-01-00

LOT 21 OF RANCHO MAR VISTA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2051, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 17, 1927.

3.0 APN: 169-210-02-00
THE LAND REFERRED TO HEREIN IS SITUATED IN THE INCORPORATED AREA OF VISTA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOW:
LOT 26 OF RANCHO MAR VISTA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 20151, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 17, 1927.

4.0 APN: 169-220-03-00
ALL THAT PORTION OF LOT 20 OF RANCHO MAR VISTA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2051, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 17, 1927, DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT IN THE SOUTH LINE OF SAID LOT 20, DISTANT THEREOF NORTH 89°04'00" EAST 238.85 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 20; THENCE FROM SAID POINT OF COMMENCEMENT NORTH 03°13'00" WEST 314.59 FEET, MORE OR LESS TO A POINT IN THE NORTHEASTERLY LINE OF SAID LOT 20.

UTILITIES:

1. GAS & ELECTRIC : SAN DIEGO GAS & ELECTRIC CO.
2. TELEPHONE : COX CABLE/PACIFIC BELL
3. WATER SERVICE : VISTA IRRIGATION DISTRICT
4. SEWER SERVICE : CITY OF VISTA-SANITATION (CURRENTLY ONLY SEPTIC ON-SITE)
5. FIRE PROTECTION: CITY OF VISTA-FIRE PROTECTION DEPARTMENT
6. SCHOOL : UNIFIED VISTA SCHOOL DISTRICT

SOURCE OF TOPOGRAPHY

AERIAL TOPOGRAPHY SHOWN ON THESE PLANS WAS GENERATED BY TERRASCRIBE, INC. DATED JUNE 29, 2017.

APPLICANT

FIRM: HOFMAN PLANNING AND ENGINEERING
ADDRESS: 3152 LIONSHEAD AVE.
CITY, ST.: CARLSBAD, CALIFORNIA
TELEPHONE: (760) 692-4100

BY: HAIXIN LI DATE:

P.E.: C 59064
REGISTRATION EXPIRATION DATE: 06-30-2025

BASIS OF BEARING & COORDINATE SYSTEM:

THE BASIS OF BEARING IS THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83) ZONE 6 COORDINATES BETWEEN CITY OF VISTA SURVEY CONTROL MONUMENTS DESIGNATED 2017 AND 2059 AS ESTABLISHED ON RECORD SURVEY NO. 14023
BEING N82°15'49"E

CONTOUR INTERVAL: 1' FOOT

BENCHMARK:

THE BENCHMARK IS THE CITY OF VISTA SURVEY CONTROL POINT DESIGNATED 20159 AS ESTABLISHED ON RECORD SURVEY NO. 14023

ELEVATION: 460.81' (NGVD 29)

SIGHT DISTANCE CERTIFICATON:

THERE IS OVER 350 FEET OF UNOBSTRUCTED INTERSECTIONAL SIGHT DISTANCE IN BOTH DIRECTIONS ALONG BUENA VISTA DRIVE FROM THE PROPOSED PRIVATE ROAD IN ACCORDANCE WITH THE METHODOLOGY DESCRIBED IN SECTION 6.1.(E), TABLE 5 OF THE MARCH 2012 COUNTY OF SAN DIEGO PUBLIC ROAD STANDARDS. THESE SIGHT DISTANCES EXCEED THE REQUIRED INTERSECTIONAL SIGHT DISTANCE REQUIREMENTS OF 300 FEET AS DESCRIBED IN SECTION 6.1.(E), TABLE 5 BASED ON POSTED SPEED OF 30 MPH, WHICH I HAVE VERIFIED TO BE THE HIGHER OF THE PREVAILING SPEED OR THE MINIMUM DESIGN SPEED OF THE ROAD CLASSIFICATION AS RESIDENTIAL COLLECTOR ROAD. I HAVE EXERCISED RESPONSIBLE CHARGE FOR THE CERTIFICATION AS DEFINED IN SECTION 6703 OF THE PROFESSIONAL ENGINEERS ACT OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE, AND SAID LINES OF SIGHT FALL WITHIN THE EXISTING AND PROPOSED DEDICATION OF RIGHT-OF-WAY.

BY: HAIXIN LI, PE DATE
PE: C59064, EXPIRES: 06/30/2025

REGISTERED PROFESSIONAL ENGINEER
HAIXIN LI
No. C59064
Exp. 06/30/25
CIVIL
STATE OF CALIFORNIA

SHEET 1 OF 6

PLANNING CASE NO.

DATE Revised on 02/20/2024

SCALE:

DRAWN: HL

JOB NO. CEME

PROJECT NAME:
GOOD SHEPHERD CATHOLIC CEMETERY
COUNTY of SAN DIEGO, CA

Hofman Planning + Engineering
3152 Lionshead Avenue
Carlsbad, CA 92010
(760) 692-4100
www.hofmanplanning.com

SHEET TITLE:
MAJOR USE PERMIT
COVER SHEET

REVISIONS:

FERN PLACE

EXISTING 6" PVC WATER LINE

EX. 12" CMP

EX. WATER METER

A=7°21'04"
R=200.00'
L=25.68'

APN = 169-210-03-00
A= 1.77 AC
NOT A PART

PROJECT BOUNDARY LINE

JURISDICTIONAL DRAINAGE TO REMAIN

EX. RPO WETLAND

JURISDICTIONAL DRAINAGE TO BE FULLY IMPACTED/DEVELOPED AND TO BE MITIGATED BY OFFSITE MITIGATION

EX. JURISDICTIONAL VEGETATED DEPRESSION

APN = 169-210-02-00
A= 5.08 AC

CANNON RD

COUNTY OF SAN DIEGO
CITY OF OCEANSIDE

C/L 2' PIPELINE EASEMENT RECORDED SEPTEMBER 3, 1930 AS BOOK 1803 PAGE 436, DEEDS

N82°45'24"W 324.40'

CITY OF OCEANSIDE
CITY OF VISTA

JURISDICTIONAL DRAINAGE TO BE FULLY IMPACTED/DEVELOPED AND TO BE MITIGATED BY OFFSITE MITIGATION

N59°17'24"W 329.61'

EXISTING WELL TO REMAIN

A=28°01'18"
R=25.00'
L=17.39'

N28°15'06"W 11.16'

N28°15'06"W 1.16'

A=22°32'20"
R=285.00'
L=110.18'

A=22°32'20"
R=285.00'
L=112.09'

EX. WATER TANK TO REMAIN

EX. STRUCTURES TO BE REMOVED

N61°16'24"W 113.02'

EXISTING ROW TO BE VACATED (KEYS PLACE)

Keys Pl

A=15°28'00"
R=285.00'
L=76.93'

EXISTING EASEMENT BOOK 1803 PP 436

A=15°28'00"
R=320.00'
L=86.38'

N61°16'24"W 148.83'

N61°16'24"W 113.02'

N00°16'24"W 500.00'

COUNTY OF SAN DIEGO
CITY VISTA

APN = 169-220-03-00
A= 2.37 AC

APN = 169-220-02-00
A= 1.72 AC

EX. STRUCTURES TO BE REMOVED

EX. STRUCTURE TO BE REMOVED

A=9°23'00"
R=280.00'
L=45.88'

N76°36'24"W 46.81'

A=62°47'00"
R=60.00'
L=65.75'

A=9°23'00"
R=320.00'
L=52.41'

N76°36'24"W 30.81'

A=100°38'11"
R=15.01'
L=26.41'

EX. DRIVEWAY TO BE IMPROVED

A=23°28'11"
R=170.00'
L=69.64'

N00°26'26"E 81.90'

EX. 10" PVC WATER LINE

EX. WATER SERVICE

PROJECT BOUNDARY LINE

N89°33'36"E 570.50'

COUNTY OF SAN DIEGO
CITY OF VISTA

6" SDG&E EASEMENT RECORDED JULY 19, 1963 AS INSTRUMENT NO. 126719

N76°16'36"E 428.48'

JURISDICTIONAL DRAINAGE TO BE FULLY IMPACTED/DEVELOPED AND TO BE MITIGATED BY OFFSITE MITIGATION

APN = 169-220-01-00
A= 5.32 AC

Plant Nursery

Shade cloth

asph

EX. 8" PVC SEWER LINE

EX. 10" PVC WATER LINE

EX. FH

BUENA VISTA DRIVE

EX. STORM DRAIN

N63°35'36"E 211.18'

N00°26'26"E 196.24'

EX. 10" PVC WATER LINE

EX. FH

BUENA VISTA DRIVE

EX. 8" PVC SEWER LINE

EX. 10" PVC WATER LINE

EXISTING 6" PVC WATER LINE

EX. FH

BUENA VISTA DRIVE

EASEMENT NOTES:

2" PIPELINE EASEMENT RECORDED SEPTEMBER 3, 1930 AS BOOK 1803 PAGE 436, DEEDS

6' SDG&E EASEMENT RECORDED JULY 19, 1963 AS INSTRUMENT NO. 126719.

EASEMENTS CANNOT BE DETERMINED FROM RECORD:

- VISTA IRRIGATION EASEMENT RECORDED OCTOBER 6, 1925 IN BOOK 1125, PAGE 201 OF DEEDS. AFFECTS APN 169-210-03.
- EASEMENT FOR PIPELINE OR PIPELINES AND INCIDENTAL PROPOSES IN THE DOCUMENT RECORDED SEPTEMBER 15, 1931 AS BOOK 33, PAGE 155 OF OFFICIAL RECORDS. AFFECTS APN 169-220-01.
- EASEMENT FOR REPAIRING, OPERATING, MAINTAINING AND RENEWING ANY PIPE LINE OR LINES FOR WATER, GAS OR SEWERAGE AND CONDUITS FOR ELECTRIC OR TELEPHONE WIRES AND INCIDENTAL PURPOSES RECORDED DECEMBER 15, 1931 IN BOOK 60, PAGE 391 OF OFFICIAL RECORDS. AFFECTS APN 169-210-03
- CROSS-ARM EASEMENT DEDICATED ON MAP FILED AUGUST 27, 1924 AS MAP NO. 2051 ALONG THE RIGHT OF WAY OF ALL HIGHWAYS LESS THAN 60 FEET IN WIDTH TO HANG OVER THE ABUTTING PROPERTY, NO WIDTH.

LEGEND

EXISTING RPO WETLAND
(PER LSA REPORT DATED APRIL 2022)

EXISTING JURISDICTIONAL VEGETATED DEPRESSION
(PER LSA REPORT DATED OCTOBER 2021)

CDFW JURISDICTIONAL STREAMBED/BANKS

PROJECT BOUNDARY WITH 8' SEE THROUGH FENCE

COUNTY OF SAN DIEGO/CITY BOUNDARY

EXISTING RIGHT OF WAY

EXISTING INTERNAL LOT LINE

0 20' 40' 80' 160'

SCALE
1" = 40'

REGISTERED PROFESSIONAL ENGINEER
HEATH L. HOFMAN
No. C59064
Exp. 06/30/25
CIVIL
STATE OF CALIFORNIA

SHEET 2 OF 6

PLANNING CASE NO.

DATE Revised on 02/20/2024

SCALE: 1" = 40'

DRAWN: HL

JOB NO. CEME

PROJECT NAME:
GOOD SHEPHERD CATHOLIC CEMETERY
COUNTY of SAN DIEGO, CA

Hofman Planning + Engineering
3152 Lionshead Avenue
Carlsbad, CA 92010
(760) 692-4100
www.hofmanplanning.com

SHEET TITLE:
MAJOR USE PERMIT
EXHIBIT
EXISTING SITE PLAN

REVISIONS:

FERN PLACE

EXISTING 6" PVC WATER LINE

EX. 12" CMP

EX. WATER METER

Δ=7°21'04" R=200.00' L=25.68'

88.0' PROP. IOD FOR MAR VISTA ROW SEE SHEET 5

APN = 169-210-03-00
A= 1.77 AC
NOT A PART

EXISTING LOT LINE
PROJECT BOUNDARY LINE

6' METAL SEE THROUGH FENCE ALONG TOP OF BANK

JURISDICTIONAL DRAINAGE TO REMAIN

EX. RPO WETLAND

50' RPO WETLAND BUFFER (NO GRADING ALLOWED)

PROPOSED 100' LIMITED BUILDING ZONE EASEMENT (LBZ) AROUND RPO WETLAND BUFFER

PROPOSED 4' WOOD FENCE & WETLAND BUFFER SIGNAGE

TOP OF BANK (SEE SECTION A-A)

SEE SECTION ABOVE

PROPOSED BIOLOGICAL OPEN SPACE EASEMENT

PROJECT BOUNDARY LINE WITH 6' METAL SEE THROUGH FENCE

EX. JURISDICTIONAL VEGETATED DEPRESSION

PROPOSED CONCRETE DITCH

PROPOSED BIO-RETENTION BASIN

APN = 169-210-02-00
A= 5.08 AC

PROPOSED 12' WIDE MAINTENANCE ACCESS

PROPOSED EMERGENCY VEHICLE TURNAROUND PER SD COUNTY FIRE AUTHORITY CFA #363

PROPOSED PARKING 14 SPACES

TRANSITION TO MATCH EX. 84' ROW OF CANNON ROAD

84.0' E.F. ROW CANNON ROAD

COUNTY OF SAN DIEGO
CITY OF OCEANSIDE

C/L 2' PIPELINE EASEMENT RECORDED SEPTEMBER 3, 1930 AS BOOK 1803 PAGE 436, DEEDS

TRANSITION TO MATCH EX. 84' ROW OF CANNON ROAD SEE SHEET 5

PROJECT BOUNDARY LINE WITH 6' METAL SEE THROUGH FENCE

CITY OF OCEANSIDE
CITY OF VISTA

PROPOSED 8" WATER LINE

PROP. FH

ROAD 2 (ONE WAY)

PROPOSED 8" WATER LINE

C/L 2' PIPELINE EASEMENT RECORDED SEPTEMBER 3, 1930 AS BOOK 1803 PAGE 436, DEEDS

EX. WELL AND WATER TANK TO REMAIN-FOR PROPOSED IRRIGATION

PROPOSED 1-1/2" SERVICE WITH 1-1/2" METER & BACKFLOW-FOR-FUTURE-IRRIGATION

EX. STRUCTURES TO BE REMOVED

EX. POWER POLE TO BE RELOCATED BEHIND PROP. CURB

EXISTING EASEMENT BOOK 1803 PG 436

CITY OF SAN DIEGO
CITY OF VISTA

APN = 169-220-01-00
A= 5.32 AC

ROAD 1

EX. STRUCTURES TO BE REMOVED

EX. POWER POLE TO BE RELOCATED BEHIND PROP. CURB

PROPOSED ENTRY GATE

EX. CHECK POST TO BE REMOVED

EX. STRUCTURE TO BE REMOVED

ROAD 3 (ONE WAY)

APN = 169-220-03-00
A= 2.37 AC

APN = 169-220-02-00
A= 1.72 AC

EXISTING SEPTIC SYSTEM TO BE ABANDONED

PERVIOUS PAVEMENT

PROPOSED PARKING 23 SPACES

NO GRAVE SITES ALLOWED WITHIN 30' SETBACK

PROJECT BOUNDARY LINE WITH 6' METAL SEE THROUGH FENCE

COUNTY OF SAN DIEGO
CITY OF VISTA

6' SOLID BLOCK WALL ON TOP OF PROPOSED RETAINING WALL

EXISTING BUILDING TO REMAIN AND TO BE CONVERTED AS ADMIN

PROJECT BOUNDARY LINE WITH 6' SEE THROUGH FENCE

6' SDG&E EASEMENT RECORDED JULY 19, 1963 AS INSTRUMENT NO. 126719

PROJECT BOUNDARY LINE WITH 6' SEE THROUGH FENCE

PROPOSED BIO-RETENTION BASIN

5' SIDEWALK PROPOSED

PROJECT BOUNDARY LINE WITH 6.5' METAL SEE THROUGH FENCE

CULVERT PIPE EXTENTION & RELOCATION OF HEADWALL

PROJECT BOUNDARY LINE WITH 6.5' METAL SEE THROUGH FENCE

PROPOSED 6" CURB & GUTTER

10' MIN. DEDICATION FROM EX. ROW

5' SIDEWALK PROPOSED

PROJECT BOUNDARY LINE WITH 6.5' METAL SEE THROUGH FENCE

PROPOSED GATED DRIVEWAY ENTRANCE PER SDCDS DS-17

PROPOSED 8" WATER LINE

PROP. 6" CURB & GUTTER

PROP. 5' SIDEWALK & 4.5' LANDSCAPE

PROP. 6" CURB & GUTTER TYPE G

PROP. AC PAVEMENT MATCH EX.

EX. ASPHALT PAVEMENT

EX. BERM TO BE REMOVED

BUENA VISTA DRIVE (PUBLIC)
NOT TO SCALE

BUENA VISTA DRIVE

EX. 8" PVC SEWER LINE

EX. 10" PVC WATER LINE

EX. FH

PROP. STREET LIGHT

PROPOSED 6" CURB & GUTTER

EX. 10" PVC WATER LINE

EX. 18" RCP STORM DRAIN CULVERT TO BE EXTENDED

PROP. STREET LIGHT

PROP. STREET LIGHT

SIGHT DISTANCE LINE 300 FEET MIN. @ 30 MPH DESIGN SPEED PARKING PROHIBITED ALONG CURB TO THE NORTH OF PROPOSED PRIVATE DRIVE

PROP. HC RAMP

EX. POWER POLE TO REMAIN

PROP. STOP SIGN

EX. FH

PROP. HC RAMP

SIGHT DISTANCE LINE 300 FEET MIN. @ 30 MPH DESIGN SPEED

EX. POWER POLE TO REMAIN

EX. POWER POLE TO BE RELOCATED BEHIND THE NEW SIDEWALK

EX. 10" PVC WATER LINE

PROP. SWR MH SEE SHEET 4

EX. WATER SERVICE, METER AND BACKFLOW TO REMAIN & TO BE MOVED TO BEHIND THE NEW SIDEWALK

PROP. STREET LIGHT

INTERIOR DRIVE CROSS SECTION (PRIVATE)
24' WIDE TWO WAY, 20' WIDE ONE WAY

CROSS SECTION A-A OF UNDISTURBED JURISDICTIONAL DRAINAGE

LEGEND

- EXISTING RPO WETLAND (PER LSA REPORT DATED APRIL 2022)
- EXISTING JURISDICTIONAL VEGETATED DEPRESSION (PER LSA REPORT DATED OCTOBER 2021)
- PROPOSED BIOLOGICAL OPEN SPACE EASEMENT
- CDFW JURISDICTIONAL STREAMBED/BANKS
- PROPOSED RETAINTING WALL
- PROJECT BOUNDARY WITH 6' MASONRY BLOCK WALL
- 6' MASONRY BLOCK WALL ON TOP OF PROPOSED RETAINING WALL
- PROJECT BOUNDARY WITH 6' SEE THROUGH FENCE
- COUNTY OF SAN DIEGO/CITY BOUNDARY
- PROJECT BOUNDARY WITH 6.5' SEE THROUGH FENCE ALONG BUENA VISTA DR
- PROPOSED RIGHT-OF-WAY LINE
- 4' WOOD FENCE AND SIGNAGE ALONG 50' WETLAND BUFFER
- PROPOSED EASEMENT
- EXISTING RIGHT OF WAY
- EXISTING INTERNAL LOT LINE
- GRAVE SITE AREA (8.3 ACRES) + GRAVE SITE AREA WITH FLAT GARVE MARKERS (2.3 ACRES) — TOTAL OF 10.6 ACRES
- GRADING SLOPE, 4:1
- BOTTOM OF SLOPE LINE
- PROPOSED PERVIOUS PAVEMENT
- PROPOSED STREET LIGHT, 250 WATT EQUIVALENT 4000 KELVIN LED FIXTURES PER SAN DIEGO COUNTY STANDARDS
- PROPOSED FUTURE 88' IOD FOR MAR VISTA LOCATED OFFSITE
- PROPOSED FUTURE 88' IOD FOR MAR VISTA LOCATED ONSITE

EASEMENT NOTES

2" PIPELINE EASEMENT RECORDED SEPTEMBER 3, 1930 AS BOOK 1803 PAGE 436, DEEDS

6' SDG&E EASEMENT RECORDED JULY 19, 1963 AS INSTRUMENT NO. 126719.

EASEMENTS CANNOT BE DETERMINED FROM RECORD:

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- CROSS-ARM EASEMENT DEDICATED ON MAP FILED AUGUST 27, 1924 AS MAP NO. 2051 ALONG THE RIGHT OF WAY OF ALL HIGHWAYS LESS THAN 60 FEET IN WIDTH TO HANG OVER THE ABUTTING PROPERTY, NO WIDTH.

SCALE 1" = 40'

REGISTERED PROFESSIONAL ENGINEER MATTHEW T. HOFMAN No. C59064 Exp. 06/30/25 CIVIL STATE OF CALIFORNIA

SHEET 3 OF 6

PLANNING CASE NO.

DATE Revised on 02/20/2024

SCALE: 1" = 40'

DRAWN: HL

JOB NO. CEME

PROJECT NAME:
GOOD SHEPHERD CATHOLIC CEMETERY
COUNTY of SAN DIEGO, CA

Hofman Planning + Engineering
www.hofmanplanning.com
3152 Lionshead Avenue
Carlsbad, CA 92010
(760) 692-4100

SHEET TITLE:
MAJOR USE PERMIT
EXHIBIT
PROPOSED SITE PLAN

REVISIONS:

FERN PLACE

BUENA VISTA DRIVE

APN = 169-210-03-00
A= 1.77 AC
NOT A PART

APN = 169-210-02-00
A= 5.08 AC

APN = 169-220-01-00
A= 5.32 AC

APN = 169-220-03-00
A= 2.37 AC

APN = 169-220-02-00
A= 1.72 AC

PROPOSED 88' IOD FOR MAR VISTA ROW SEE SHEET 5

EX. RPO WETLAND

50' RPO WETLAND BUFFER NO GRADE ENCROACHMENT ALLOWED

PROPOSED 100' LIMITED BUILDING ZONE (LBZ) EASEMENT AROUND RPO WETLAND BUFFER

6' METAL SEE THROUGH FENCE ALONG TOP OF BANK

PROJECT BOUNDARY LINE

GRAVE SITE AREA (GSA)

PROP. 18" SD PIPE

PROPOSED BIOLOGICAL OPEN SPACE EASEMENT

JURISDICTIONAL DRAINAGE

EX. JURISDICTIONAL VEGETATED DEPRESSION

PROP. BIOFILTRATION BASIN 6,700 SF MIN. BOTTOM AREA 3:1 MAX. SIDE SLOPE

PROP. CONCRETE DITCH TO CONVEY EXISTING RUNOFF AROUND PROPOSED BASIN

PROP. SD OUTLET

PROP. 18" SD PIPE

PROP. 12' WIDE MAINTENANCE ACCESS

PROP. CURB INLETS

PROP. 12" SD CULVERT PIPE

PROP. 24" SD CULVERT PIPE

COUNTY OF SAN DIEGO
CITY OF OCEANSIDE

CANNON RD

CITY OF OCEANSIDE
CITY OF VISTA

CITY OF VISTA

COUNTY OF SAN DIEGO

CITY OF VISTA

PROP. 1-1/2" WATER METER AND BACKFLOW FOR FUTURE IRRIGATION

EX. WELL AND WATER TANK TO REMAIN FOR IRRIGATION

PROP. 12" SD CULVERT PIPE

GRAVE SITE AREA WITH FLAT GRAVE MAKERS (GSA)

EX. STRUCTURES TO BE REMOVED

EX. POWER POLE TO BE RELOCATED

EX. STRUCTURE TO BE REMOVED

CURB OUTLET

12" SD PIPE

CURB INLET

EX. BUILDING TO REMAIN FF=460.0 (FIELD VERIFY)

PROP. STREET LIGHT

PROP. 12" SD PIPE

PROP. BIOFILTRATION BASIN 430 SF MIN. BOTTOM AREA 3:1 MAX. SIDE SLOPE

EX. POWER POLE TO BE RELOCATED

PROJECT BOUNDARY LINE

NO GRAVE SITES ALLOWED WITHIN 30' SETBACK

30' SETBACK

COUNTY OF SAN DIEGO
CITY OF VISTA

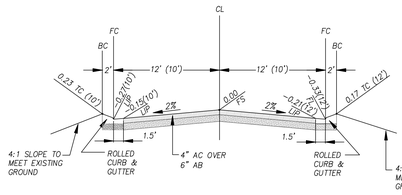
2.5' RETAINED HEIGHT RT WALL

PROPOSED CONCRETE RETAINING WALL WITH 6' SOLID BLOCK WALL ON TOP

1.0' RETAINED HEIGHT RT WALL

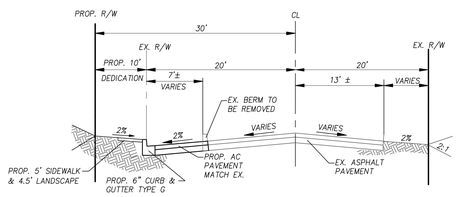
INTERIOR DRIVE CROSS SECTION (PRIVATE)

24' WIDE TWO WAY, 20' WIDE ONE WAY



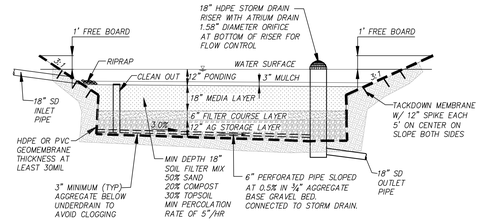
BUENA VISTA DRIVE (PUBLIC)

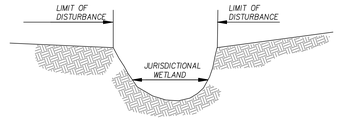
NOT TO SCALE



BIORFILTRATION BASIN

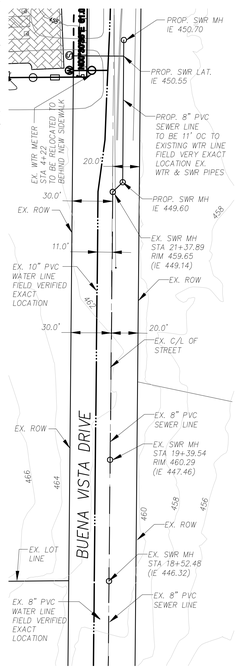
NOT TO SCALE





CROSS SECTION A-A OF UNDISTURBED JURISDICTIONAL DRAINAGE

PROP. 8" SEWER



LEGEND

- EXISTING RPO WETLAND (PER LSA REPORT DATED APRIL 2022)
- EXISTING JURISDICTIONAL VEGETATED DEPRESSION (PER LSA REPORT DATED OCTOBER 2021)
- PROPOSED BIOLOGICAL OPEN SPACE EASEMENT
- CDFW JURISDICTIONAL STREAMBED/BANKS
- PROPOSED RETAINING WALL
- PROJECT BOUNDARY WITH 6' MASONRY BLOCK WALL
- 6' MASONRY BLOCK WALL ON TOP OF PROPOSED RETAINING WALL
- PROJECT BOUNDARY WITH 6' SEE THROUGH FENCE
- COUNTY OF SAN DIEGO/CITY BOUNDARY
- PROJECT BOUNDARY WITH 6.5' SEE THROUGH FENCE ALONG BUENA VISTA DR
- PROPOSED RIGHT-OF-WAY LINE
- 4' WOOD FENCE AND SIGNAGE ALONG 50' WETLAND BUFFER
- PROPOSED EASEMENT
- EXISTING RIGHT OF WAY
- EXISTING INTERNAL LOT LINE
- GRAVE SITE AREA (8.3 ACRES) — TOTAL OF 10.6 ACRES
- GRAVE SITE ARE WITH FLAT GARVE MARKERS (2.3 ACRES)
- GRADING SLOPE, 4:1
- BOTTOM OF SLOPE LINE
- PROPOSED PERVIOUS PAVEMENT
- PROPOSED STREET LIGHT, 250 WATT EQUIVALENT 4000 KELVIN LED FIXTURES PER SAN DIEGO COUNTY STANDARDS
- PROPOSED FUTURE 88' IOD FOR MAR VISTA LOCATED OFFSITE
- PROPOSED FUTURE 88' IOD FOR MAR VISTA LOCATED ONSITE

SEWER NOTES:

PROPERTY REQUIRES ANNEXATION TO THE BUENA SANITATION DISTRICT IN ORDER TO OBTAIN SEWER SERVICES.

PROPERTY REQUIRES TO FILE AN "IRRIVOCABLE OFFER OF ANNEXATION INTO THE CITY OF VISTA" AGREEMENT AS PART OF OBTAINING SEWER SERVICES FROM THE BUENA SANITATION DISTRICT.

PRELIMINARY GRADING PLAN NOTE

THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.

WETLAND NOTES

THE SUBJECT PROPERTY CONTAINS WETLANDS, A LAKE, A STREAM, AND/OR WATERS OF THE U.S. AND/OR STATE WHICH MAY BE SUBJECT TO REGULATION BY STATE AND/OR FEDERAL AGENCIES, INCLUDING, BUT NOT LIMITED TO, THE REGIONAL WATER QUALITY CONTROL BOARD, U.S. ARMY CORPS OF ENGINEERS AND THE CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE. IT IS THE APPLICANT'S RESPONSIBILITY TO CONSULT WITH EACH AGENCY TO DETERMINE IF A PERMIT, AGREEMENT OR OTHER APPROVAL IS REQUIRED AND TO OBTAIN ALL NECESSARY PERMITS, AGREEMENTS OR APPROVALS BEFORE COMMENCING ANY ACTIVITY WHICH COULD IMPACT THE WETLANDS, LAKE, STREAM, AND/OR WATERS OF THE STATE OR U.S. ON THE SUBJECT PROPERTY. THE AGENCY CONTACT INFORMATION IS PROVIDED BELOW.

U.S. ARMY CORPS OF ENGINEERS:
915 WILSHIRE BLVD., SUITE 1101
LOS ANGELES, CA 90017
(213) 452-3333
HTTP://WWW.USACE.ARMY.MIL/

REGIONAL WATER QUALITY CONTROL BOARD:
2375 NORTHSIDE DRIVE, SUITE 100
SAN DIEGO, CA 92108
RB9_DREDGEFILL@WATERBOARDS.CA.GOV
HTTP://WWW.WATERBOARDS.CA.GOV/SANDIEGO/

CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE:
3883 RUFFIN RD.
SAN DIEGO, CA 92123
(858) 636-3160
ASKR5@WILDLIFE.CA.GOV
HTTP://WWW.DFG.CA.GOV/

SCALE 1" = 40'

REGISTERED PROFESSIONAL ENGINEER
MATTHEW C. HOFMAN
No. C59064
Exp. 06/30/25
CIVIL
STATE OF CALIFORNIA

SHEET 4 OF 6

PLANNING CASE NO.

DATE Revised on 02/20/2024

SCALE: 1" = 40'

DRAWN: HL

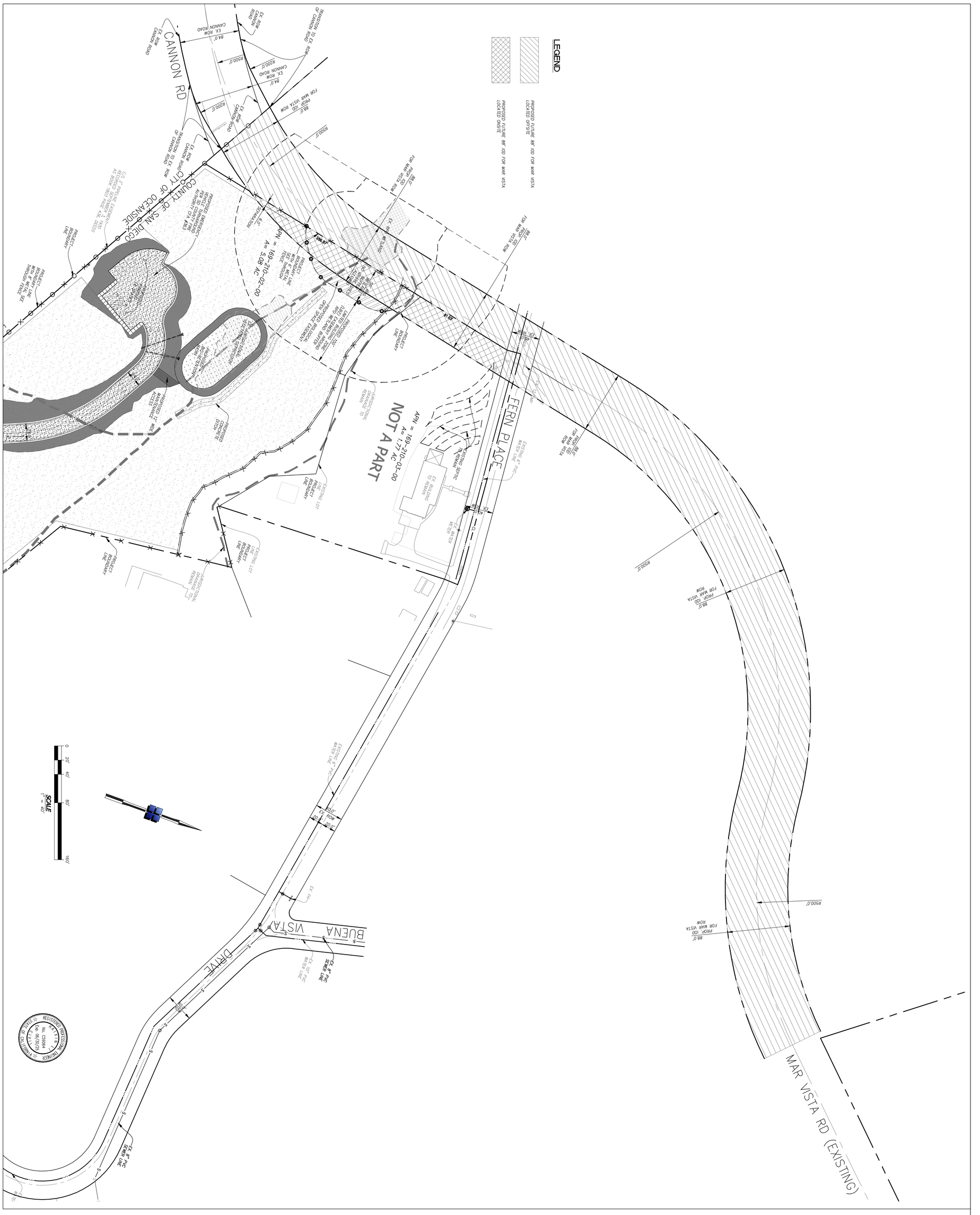
JOB NO. CEME

PROJECT NAME:
GOOD SHEPHERD CATHOLIC CEMETERY
COUNTY of SAN DIEGO, CA

Hofman Planning + Engineering
3152 Lionshead Avenue
Carlsbad, CA 92010
(760) 692-4100
www.hofmanplanning.com

SHEET TITLE:
MAJOR USE PERMIT
PROPOSED
GRADING AND UTILITY PLAN

REVISIONS:


LEGEND
PROPOSED FUTURE 88' IOD FOR MAR VISTA LOCATED ONSITE
PROPOSED FUTURE 88' IOD FOR MAR VISTA LOCATED OFFSITE
CANNON RD
EX. ROW CANNON ROAD
PROP. IOD FOR MAR VISTA ROW
88.0' PROP. IOD FOR MAR VISTA ROW
R500.0'
R500.0'
R500.0'
R500.0'
R500.0'
EX. ROW CANNON ROAD
EX. ROW CANNON ROAD
EX. ROW CANNON ROAD
EX. ROW CANNON ROAD
TRANSITION TO EX. ROW OF CANNON ROAD
TRANSITION TO EX. ROW OF CANNON ROAD
CITY OF SAN DIEGO
COUNTY OF SAN DIEGO
PROJECT BOUNDARY LINE
PROJECT BOUNDARY LINE
PROJECT BOUNDARY LINE

SHEET 6 OF 6
PLANNING CASE NO.

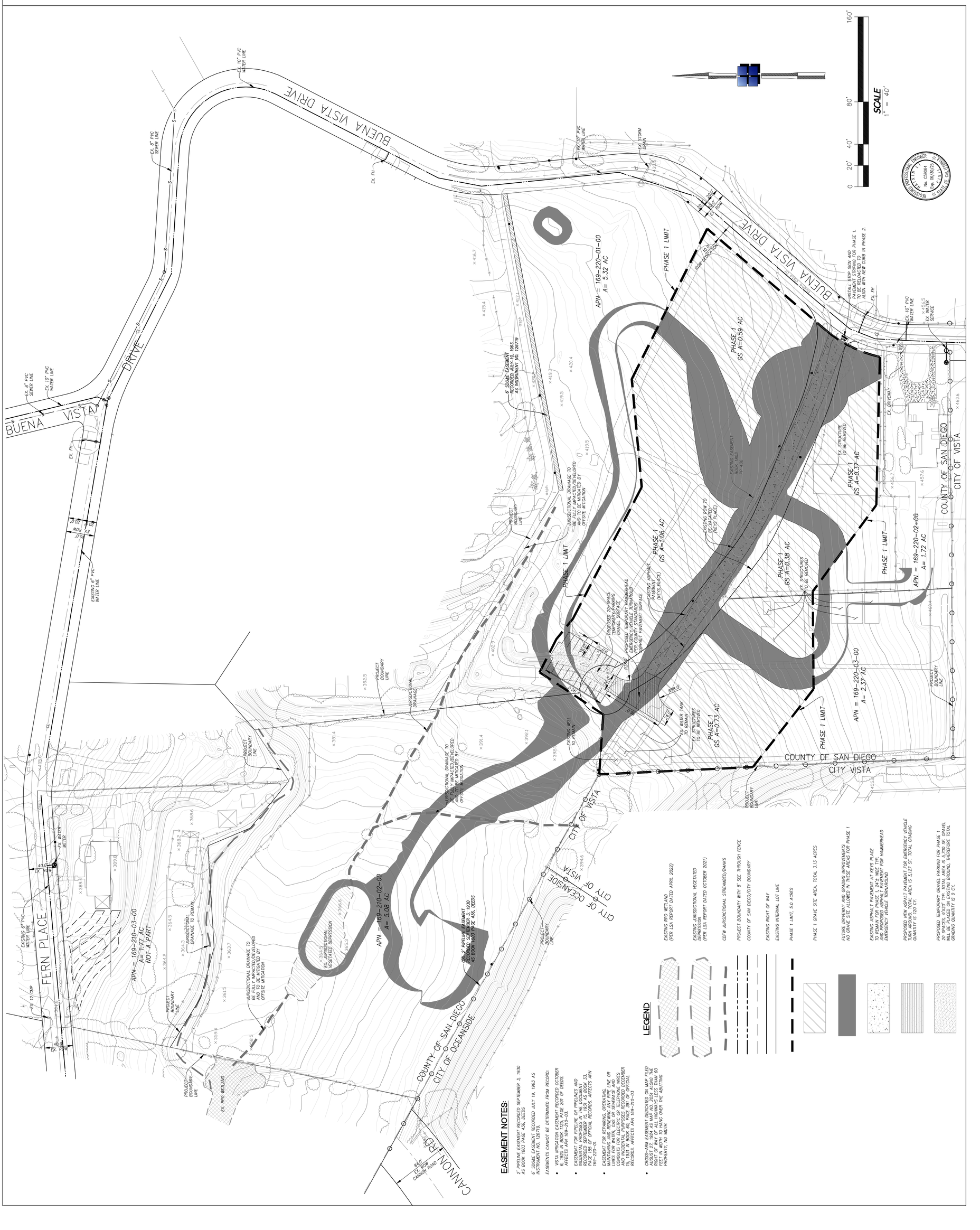
DATE Revised on 02/20/2024
SCALE: 1" = 40'
DRAWN: HL
JOB NO. CEME

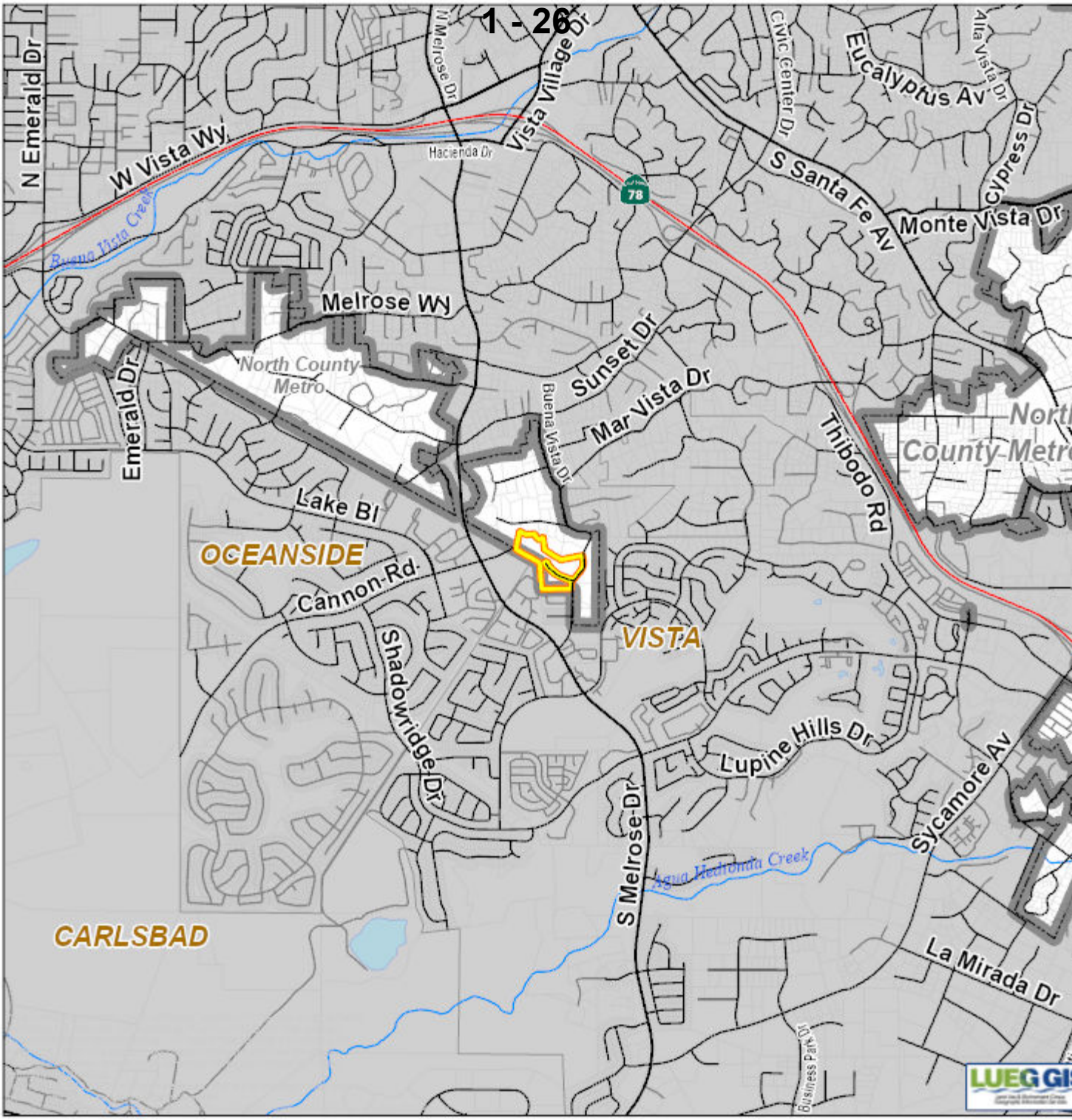
PROJECT NAME:
GOOD SHEPHERD CATHOLIC CEMETERY
COUNTY of SAN DIEGO, CA

Hofman
Planning + Engineering
3152 Lionshead Avenue
Carlsbad, CA 92010
(760) 692-4100
www.hofmanplanning.com

SHEET TITLE:
MAJOR USE PERMIT TEMPORARY PHASE 1 SITE AND GRADING PLAN

REVISIONS:


BUENA VISTA DRIVE
FERN PLACE
CANNON ROAD
EX. 8" PVC SEWER LINE
EX. 10" PVC WATER LINE
EX. FH
EX. 12" CMP
EX. 6" PVC WATER LINE
EX. WATER VALVE
EX. STORM DRAIN
EX. DRIVEWAY
EX. WATER SERVICE
EX. STRUCTURE TO BE REMOVED
EX. WATER METER TO REMAIN
EX. STRUCTURES TO BE REMOVED
EXISTING WELL TO REMAIN
EX. IRRIG. METER TO REMAIN
EX. IRRIG. VALVE TO REMAIN
EX. WATER METER TO BE REMOVED
EX. WATER VALVE TO BE REMOVED
EX. IRRIG. VALVE TO BE REMOVED
EX. IRRIG. METER TO BE REMOVED
EX. WATER METER TO REMAIN
EX. WATER VALVE TO REMAIN
EX. FIRE HYDRANT TO REMAIN
EX. FIRE HYDRANT TO BE REMOVED
EX. FIRE HYDRANT TO BE RELOCATED
EX. FIRE HYDRANT TO BE RELOCATED AND REMOVED
EX. FIRE HYDRANT TO BE RELOCATED AND REMAIN



Good Shepherd Cemetery

PDS2020-MUP-20-004

Vicinity

North County Metro Community Plan Area

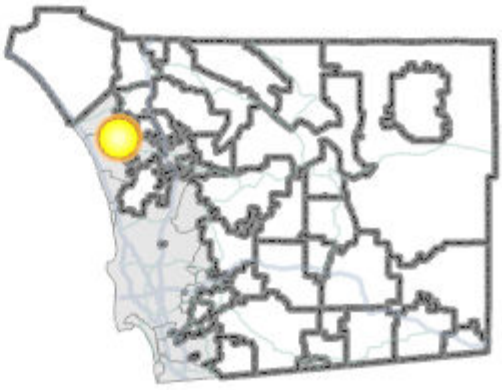
Roads
Site
Parcels
Incorporated
CPA

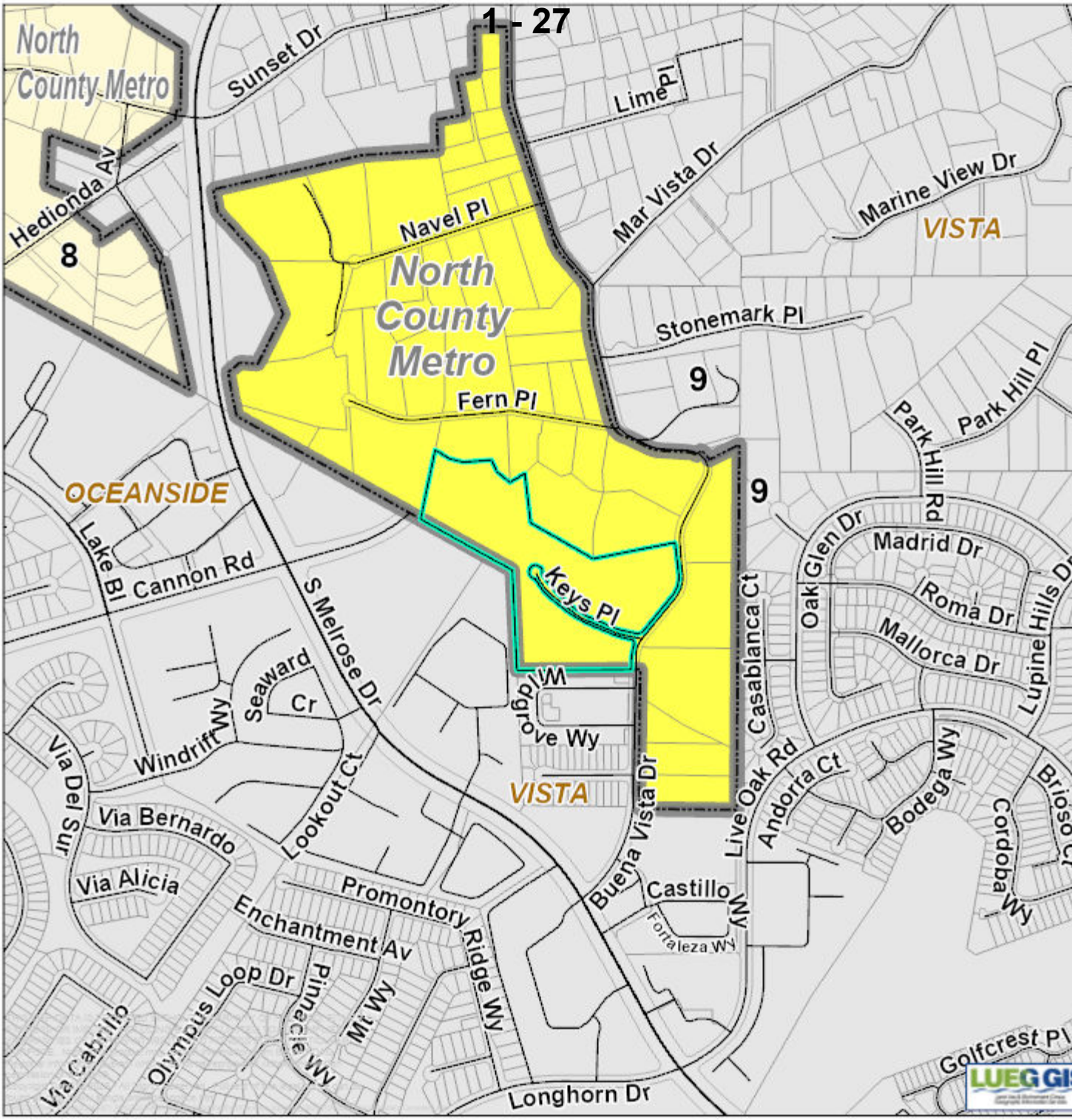
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0 0.2 0.4

Miles

1:32,500





Good Shepherd Cemetery

PDS2020-MUP-20-004

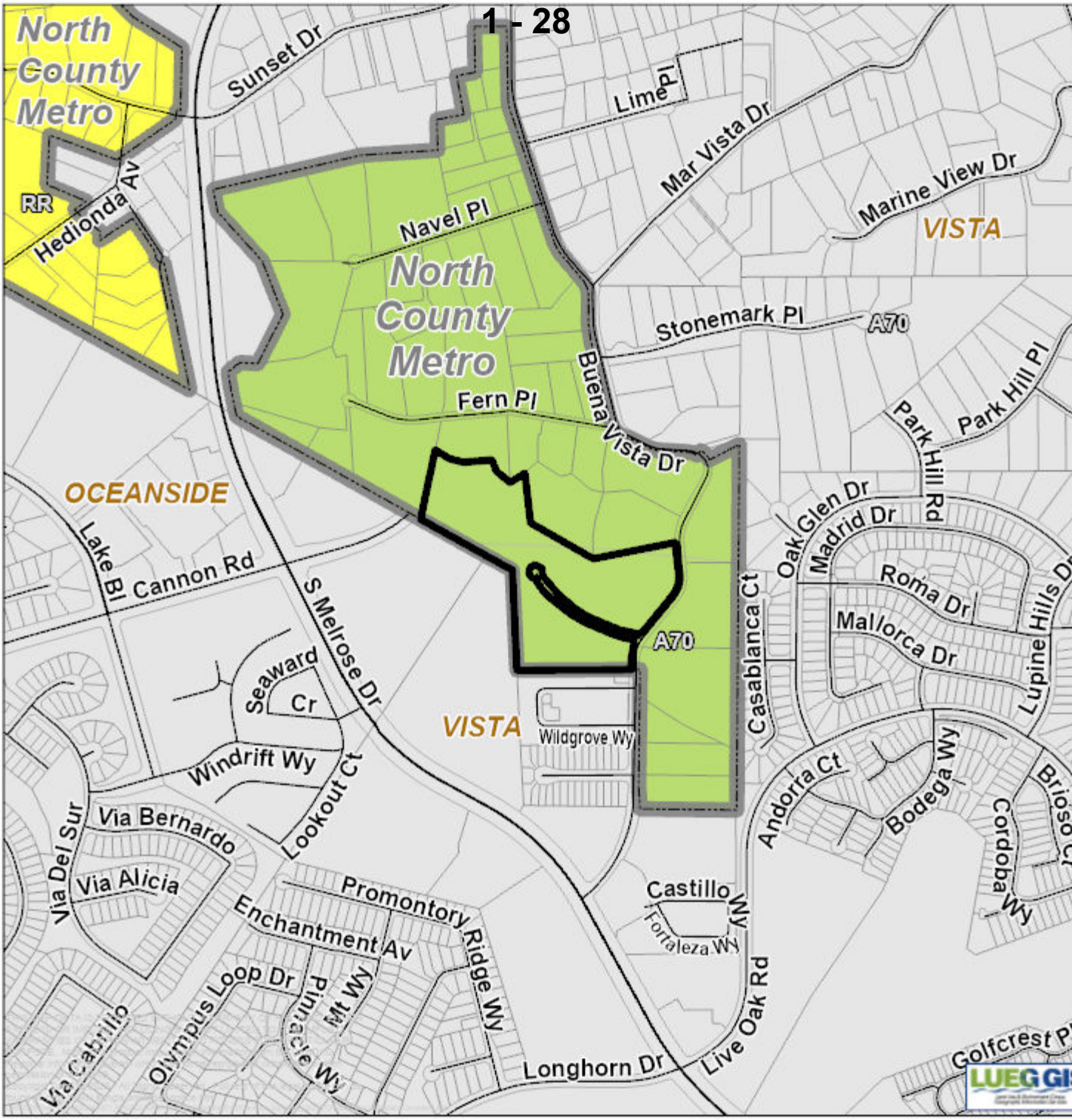
General Plan

North County Metro Community Plan Area

Roads
Site
Parcels
Incorporated
CPA

General Plan
(8) Village Residential (VR-2)
(9) Semi-Rural Residential (SR-1)

N 0 295 5
Feet



Good Shepherd Cemetery
PDS2020-MUP-20-004

Zoning

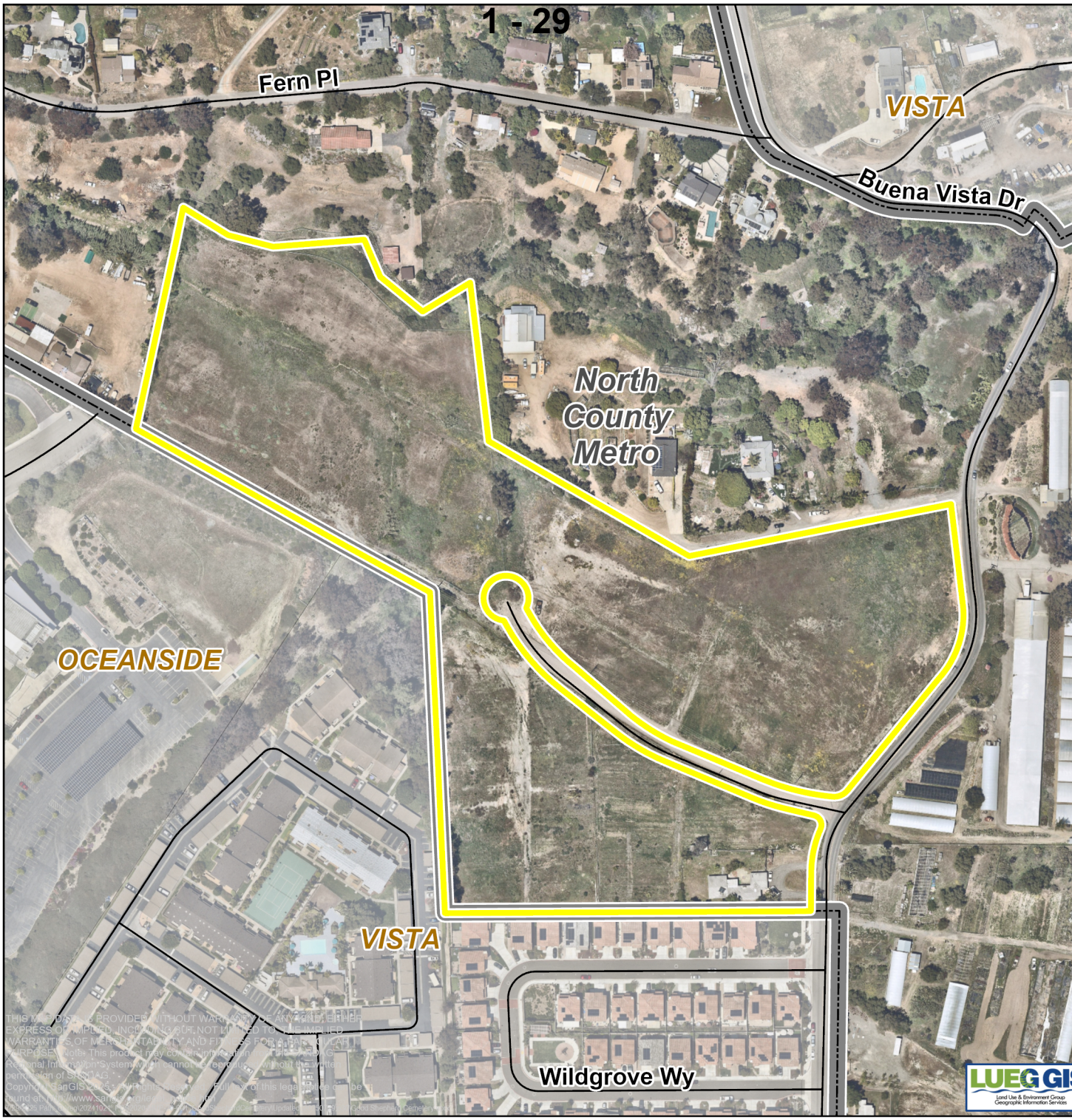
North County Metro Community Plan Area

Roads
Site
Parcels
Incorporated
CPA

Zoning

(A) Agriculture
(RR) Rural Residential

N 0 295 5
Feet



Good Shepherd Cemetery
PDS2020-MUP-20-004

Aerial

North County Metro Community Plan Area

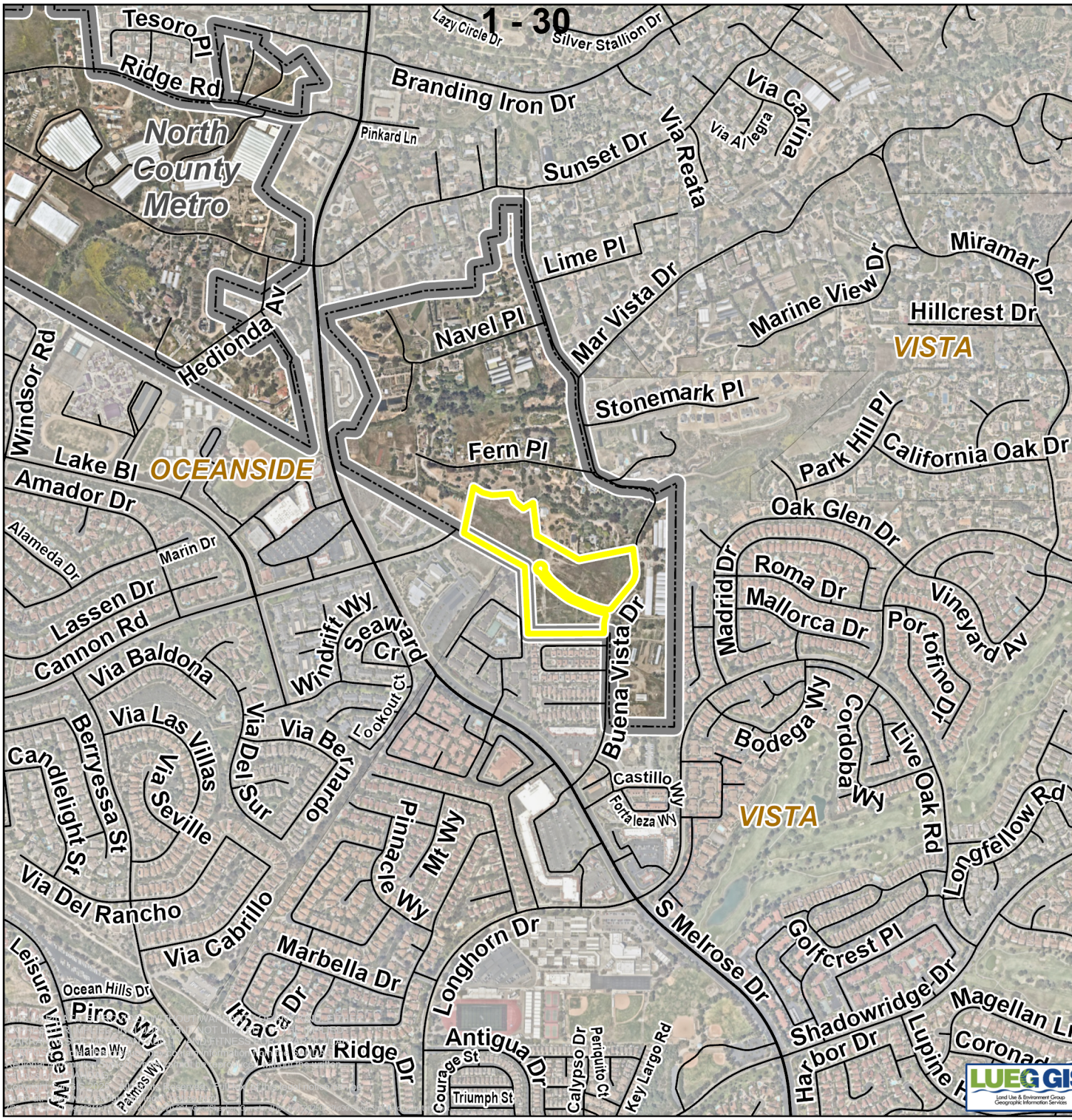
Roads
Site
Incorporated
CPA



N

0 125 25

Feet



Good Shepherd Cemetery

PDS2020-MUP-20-004

Aerial

North County Metro Community Plan Area

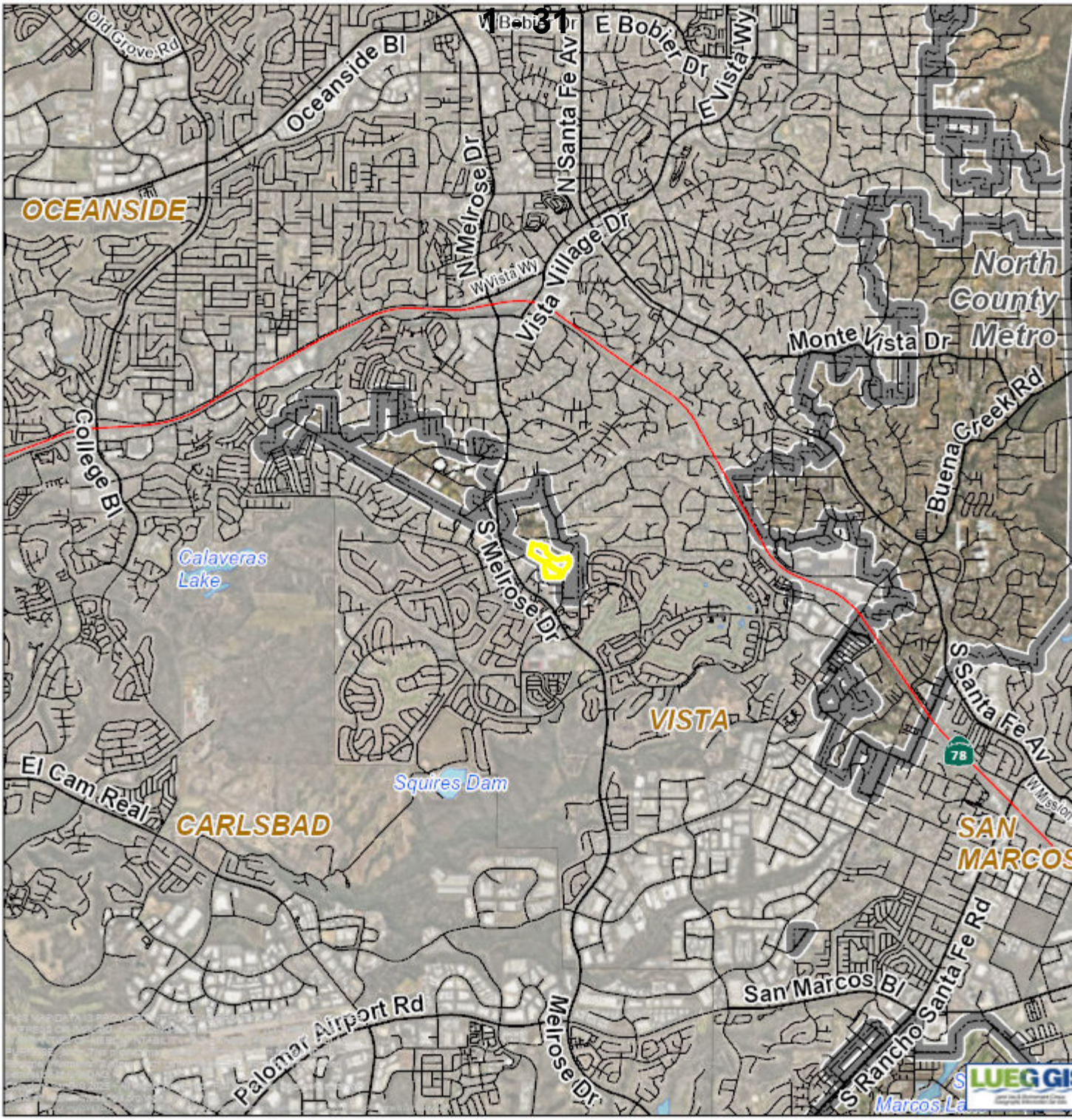
Roads
Site
Incorporated
CPA



N

0 500 1,000

Feet



Good Shepherd Cemetery

PDS2020-MUP-20-004

Aerial

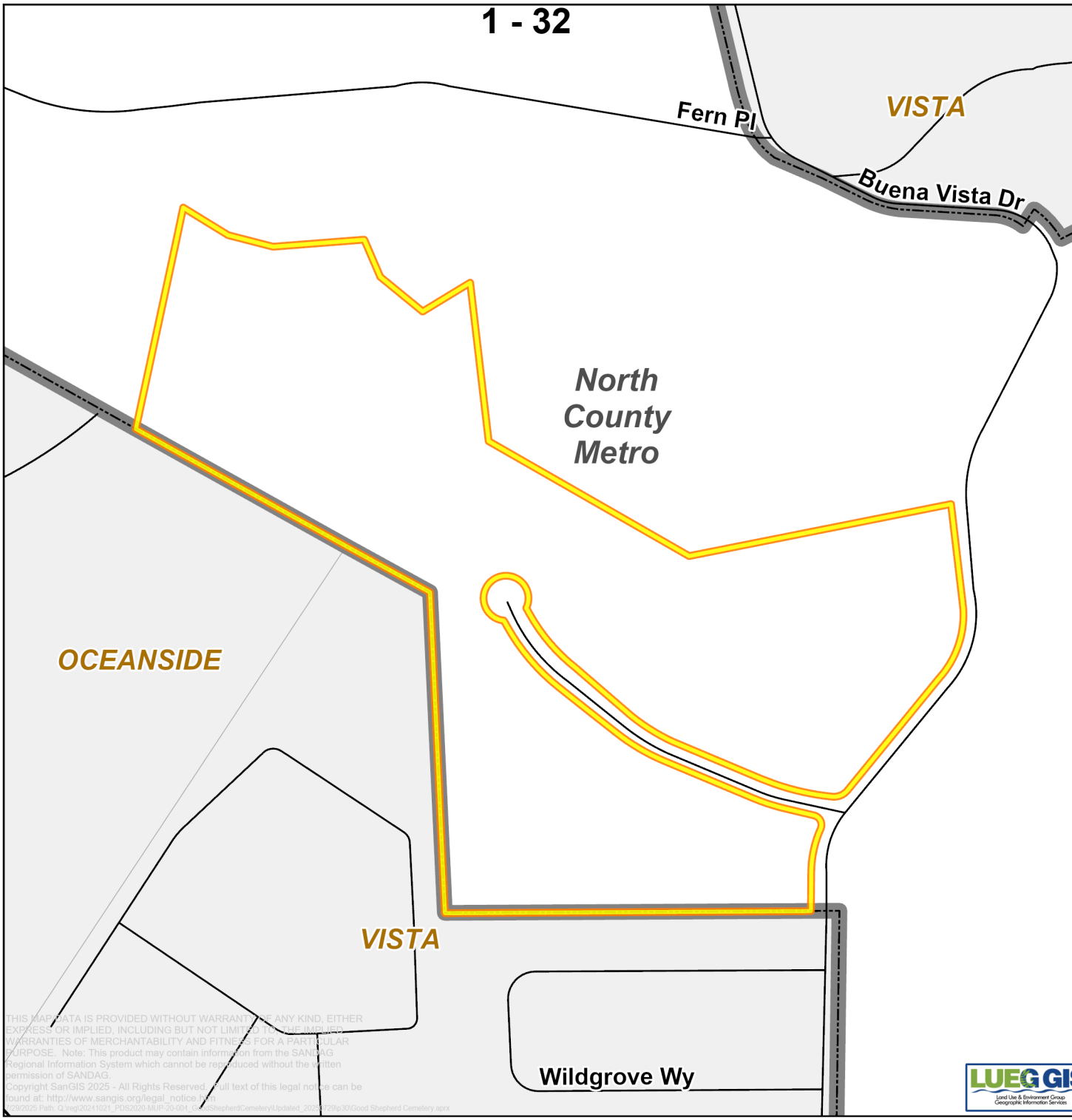
North County Metro Community Plan Area

- Roads
- Site
- Incorporated
- CPA



N

0 0.5 Miles



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7/29/2025 Path: Q:\reg\20241021_PDS2020-MUP-20-004_GoodShepherdCemetery\Updated_20250729\p30\Good Shepherd Cemetery.aprx

LUEG GIS
Land Use & Environment Group
Geographic Information Services

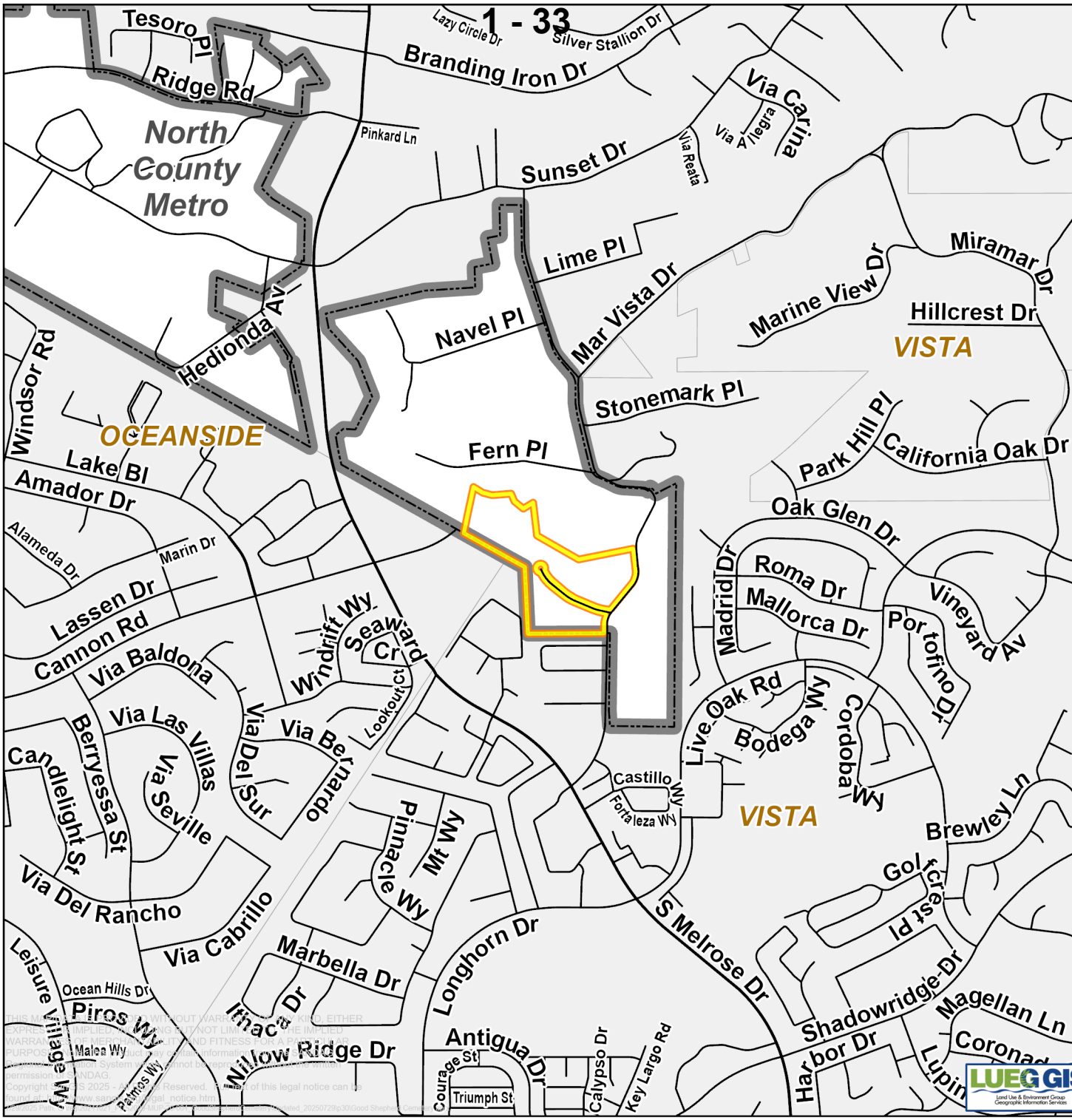
Good Shepherd Cemetery
PDS2020-MUP-20-004

Site Location
North County Metro Community Plan Area

Roads
Site
Incorporated
CPA



N
0 125 25
Feet



Good Shepherd Cemetery

PDS2020-MUP-20-004

Site Location

North County Metro Community Plan Area

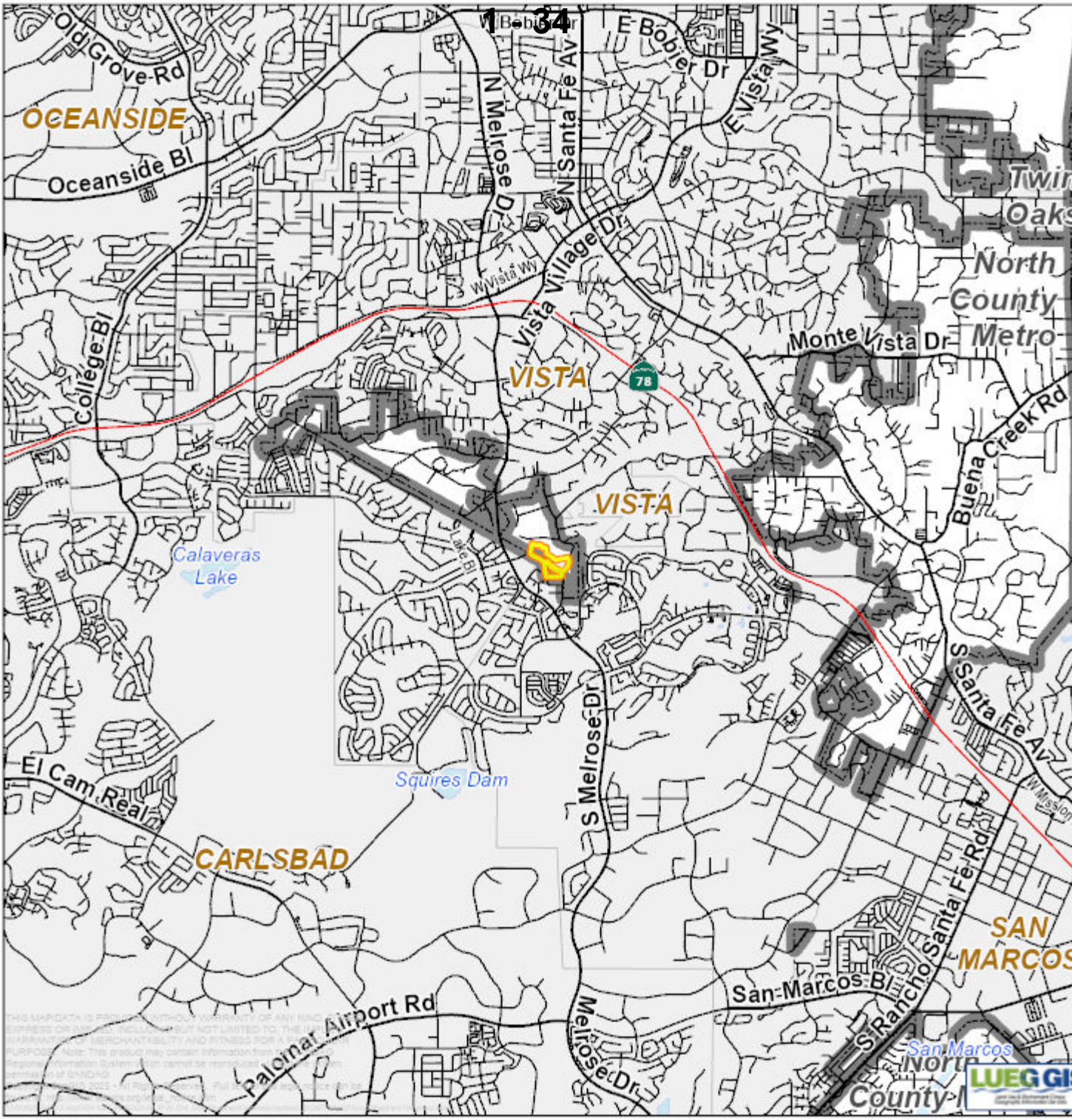
Roads
Site
Incorporated
CPA



N

0 500 1,000

Feet



Good Shepherd Cemetery

PDS2020-MUP-20-004

Site Location

North County Metro Community Plan Area

Roads
Site
Incorporated
CPA

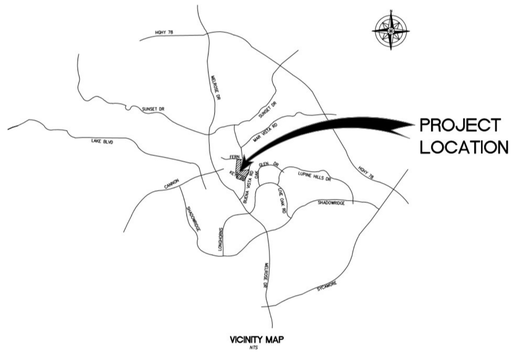


N

0 0.5 Miles

Good Shepherd Catholic Cemetery County of San Diego, Ca

Project Number: PDS2020-MUP-20-004



VICINITY MAP
NTS

PROJECT DESCRIPTION

Develop into cemetery with administration building and grave site areas

SHEET INDEX

Architectural Design

C1.0 Cover Sheet & Data
A1.0 Overall Site Plan
A2.0 Aerial 3D Views
A3.0 Admin Office Site Plan & Aerial View
A4.0 Admin Office Floor Plan
A5.0 Admin Office Isometric Views
A6.0 Admin Office Exterior Elevations
A7.0 Entry Guard Building Site Plan & Floor Plan

Civil Engineering

1 of 5 Cover Sheet
2 of 5 Existing Site Plan
3 of 5 Proposed Site Plan
4 of 5 Preliminary Grading & Utility Plan
5 of 5 Proposed Mar Vista IOD

Landscape Architecture

L-1.0 Site Landscape Plan
L-2.0 Plant Palette
L-2.1 Plant Palette
L-3.0 Office Landscape Plan
L-4.0 Site Sections
L-5.0 Site Sections
L-6.0 Hydrozones Plan
L-7.0 Water Efficiency Work Sheets

PROJECT INFORMATION

PROJECT DATA

RECORD ID: PDS2020-MUP-20-004
ENVIRONMENTAL LOG NO.: PDS2020-ER-20-08-006
PROJECT ADDRESS: 1505 BUENA VISTA DRIVE

Project: Good Shepherd Cemetery
Owner: Diocese of San Diego
3888 Paducah Drive
San Diego. Ca 92117
Mr. Mario De Blasio, email mario@holycrosssd.com
Phone: (619) 264-3127

Jurisdiction: County of San Diego
Current Use: Vacant/Single Family Residence/agricultural
Proposed Use: Cemetery with Grave Sites, Administration and On site Maintenance
APN's: 169-210-02, 169-220-01, 169-220-02, 169-220-03
Site Acreage: 14.49

Zoning: A70-Limited Agricultural
Land Use Designation: Semi-Rural Residential (SR-1)
Community Plan Area: North County Metro
Required Permit: Major Use Permit by County of San Diego Planning Commission
Utilities
Sewer Agency: Vista Sanitation District
Water Agency: Vista Irrigation District
Fire Agency: City of Vista Fire Protection
Telephone: Cox Cable/Pacific Bell
School: Vista Unified School District
Gas & Electric: San Diego Gas & Electric

Grading Summary
Cut: 5,300 cu. Yd.
Fill: 7,800 cu.yd.
Export/Import: 2500 cu.yd.
Circulation:
Onsite Private One-Way 20' wide and Two-way 24' wide Circulation
Access Road parking for the funerals and burials as approved by the local fire marshall with parking on one side only.

Parking Summary
Required Admin @ 2,176 SF 1 per 250 sf = 9

Total Required: 9 spaces
Total Provided: 37 spaces
Grave Site Parking Along Private Circulation Road Two way as noted
Average Daily Trips (ADT) See Civil dwgs

SETBACKS

INTERIOR SIDE YARD (SIY) = 15'
EXTERIOR SIDE YARD (ESY) = 35'
FRONT YARD FROM CENTER LINE (C-FY) = 60'
REAR YARD = 25'

PARKING STANDARDS

ADMINISTRATION/OFFICE 1 SPACE/250 SQ. FT.
HANDICAPPED PARKING NO PARKING STANDARDS

PROPOSED PARKING SPACES

ADMINISTRATION: PARKING SPACES = 23 (INCLUDES 4 HC)
END OF THE DRIVEWAY: PARKING SPACES = 14 (INCLUDES 2 HC)

INFRASTRUCTURE FOR ELECTRIC VEHICLE (EV) CHARGING STATIONS WILL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE REQUIREMENTS.

EXISTING LAND AREA

FOUR (4) LOTS WITH A TOTAL OF 14.49 AC.

LOT 2 = 2.37 AC. 169-220-03-00
LOT 3 = 1.27 AC. 169-220-02-00
LOT 5 = 5.74 AC. 169-220-01-00

EARTHWORK QUANTITIES

CUT: 5,300 CY. FILL: 7,800 CY. NET IMPORT: 2,500 CY.

NOTE: EARTHWORK IS CALCULATED AS GEOMETRIC VOLUME BASED ON PRELIMINARY GRADING, NOT INCLUDING UTILITY TRENCH SPOILS OR GRAVEL YARD SPOILS.

CONSULTANT INFORMATION

GOVERNING DESIGN CODES

2019 California Building Code
2019 California Fire code
2019 California Plumbing Code
2019 California Mechanical Code
2019 California Residential Code
2019 California Electrical Code
2019 California Energy Code
2019 California Existing Building Code
2019 California Green Building Standards Code

ARCHITECTURAL

Karnak Planning & Design
Architecture/Planning
381 Christiansen Way
Carlsbad, Ca 92008
Contact: Robert Richardson
760-434-8400 cell 760-828-0653
karnakdesign@gmail.com

LANDSCAPE ARCHITECT

David Miertschin
34032 Alcazar Drive
Dana Point, Ca 92629
949-388-3369
email: david@dmlaonline.com

PLANNING & ENGINEERING

Hofman Planning and Engineering
Land Use Planning & Consultation
3152 Lionhead Avenue
Carlsbad, Ca 92010
760-692-4100
Contact: Bill Hofman, Principal
email: bhofman@hofmanplanning.com

BIO/CULTURAL

LSA and Associates
Biologists
703 Palomar Airport Road
Suite 260
Carlsbad, Ca 92011
760-931-5471
Contact: James Morales
email: jaime.morales@lsa.net

STORMWATER & ENGINEERING

Chang Consultants
Consulting Civil Engineer
PO Box 9492
Rancho Sante Fe. Ca 92067
858-692-0760
Contact: Wayne Chang, Principal
email: wayne@changconsultants.com

SOILS ENGINEERING/PHASE 1

Ninyo & Moore
Geotechnical & Environmental Science
Consultant
5710 Ruffin Road
San Diego, Ca 92123
858-576-1000
Contact: Lisa Bestard
email: lbestard@ninyoandmoore.com

Planning & Architecture

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3152 Lionshead Avenue
Carlsbad, CA 92010
(760) 692-4100
www.hofmanplanning.com

	DESCRIPTION	DATE
1	Revised Layout (phasing)	3-15-24

CLIENT:
Diocese of San Diego
4470 Hilltop Drive
San Diego, CA 92102
Mario DeBlasio
619-264-3127
marioholycrosssd.com

PROJECT ADDRESS:
1505 Buena Vista Drive
County of San Diego, Ca
APN:169-210-02,169-210-03
169-220-01-03

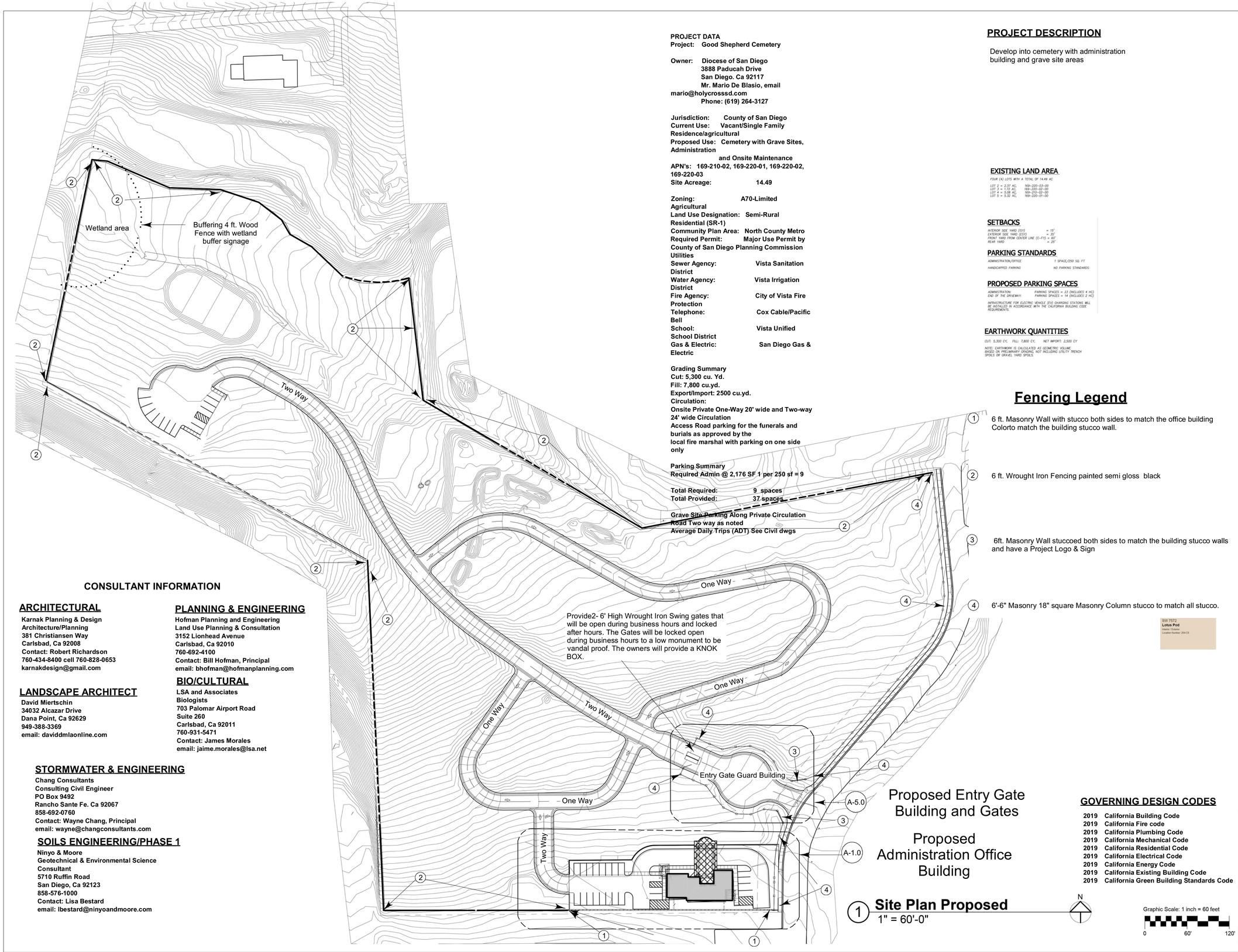
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PROJECT:
Good Shepherd Catholic Cemetery County of San Diego, Ca

SHEET TITLE:
Cover Sheet & Data

SHEET NO.:
C1.0

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PROJECT DATA
Project: Good Shepherd Cemetery

Owner: Diocese of San Diego
3888 Paducah Drive
San Diego. Ca 92117
Mr. Mario De Blasio, email mario@holycrosssd.com
Phone: (619) 264-3127

Jurisdiction: County of San Diego
Current Use: Vacant/Single Family Residence/agricultural
Proposed Use: Cemetery with Grave Sites, Administration and Onsite Maintenance
APN's: 169-210-02, 169-220-01, 169-220-02, 169-220-03
Site Acreage: 14.49

Zoning: A70-Limited Agricultural
Land Use Designation: Semi-Rural Residential (SR-1)
Community Plan Area: North County Metro
Required Permit: Major Use Permit by County of San Diego Planning Commission
Utilities
Sewer Agency: Vista Sanitation District
Water Agency: Vista Irrigation District
Fire Agency: City of Vista Fire Protection
Telephone: Cox Cable/Pacific Bell
School: Vista Unified School District
Gas & Electric: San Diego Gas & Electric

Grading Summary
Cut: 5,300 cu. Yd.
Fill: 7,800 cu.yd.
Export/Import: 2500 cu.yd.
Circulation:
Onsite Private One-Way 20' wide and Two-way 24' wide Circulation
Access Road parking for the funerals and burials as approved by the local fire marshal with parking on one side only

Parking Summary
Required Admin @ 2,176 SF 1 per 250 sf = 9

Total Required: 9 spaces
Total Provided: 37 spaces

Grave Site Parking Along Private Circulation Road Two way as noted
Average Daily Trips (ADT) See Civil dwgs

PROJECT DESCRIPTION

Develop into cemetery with administration building and grave site areas

EXISTING LAND AREA

FOUR (4) LOTS WITH A TOTAL OF 14.49 AC

LOT 2 = 2.37 AC. 169-220-03-00
LOT 3 = 1.72 AC. 169-220-02-00
LOT 4 = 5.08 AC. 169-210-02-00
LOT 5 = 5.32 AC. 169-220-01-00

SETBACKS

INTERIOR SIDE YARD (SY) = 15'
EXTERIOR SIDE YARD (ESY) = 30'
FRONT YARD FROM CENTER LINE (C-FY) = 60'
REAR YARD = 25'

PARKING STANDARDS

ADMINISTRATION/OFFICE 1 SPACE/250 SQ. FT.
HANDICAPPED PARKING NO PARKING STANDARDS

PROPOSED PARKING SPACES

ADMINISTRATION: PARKING SPACES = 23 (INCLUDES 4 HC)
END OF THE DRIVEWAY: PARKING SPACES = 14 (INCLUDES 2 HC)

INFRASTRUCTURE FOR ELECTRIC VEHICLE (EV) CHARGING STATIONS WILL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE REQUIREMENTS.

EARTHWORK QUANTITIES

CUT: 5,300 CY, FILL: 7,800 CY, NET IMPORT: 2,500 CY

NOTE: EARTHWORK IS CALCULATED AS GEOMETRIC VOLUME BASED ON PRELIMINARY GRADING, NOT INCLUDING UTILITY TRENCH SPOILS OR GRAVEL YARD SPOILS.

Fencing Legend

1. 6 ft. Masonry Wall with stucco both sides to match the office building Colorto match the building stucco wall.
2. 6 ft. Wrought Iron Fencing painted semi gloss black
3. 6ft. Masonry Wall stuccoed both sides to match the building stucco walls and have a Project Logo & Sign
4. 6'-6" Masonry 18" square Masonry Column stucco to match all stucco.

SW 7572
Lotus Pod
Interior: Exterior
Location Number: 254-C6

CONSULTANT INFORMATION

ARCHITECTURAL
Karnak Planning & Design
Architecture/Planning
381 Christiansen Way
Carlsbad, Ca 92008
Contact: Robert Richardson
760-434-8400 cell 760-828-0653
karnakdesign@gmail.com

LANDSCAPE ARCHITECT
David Miertschin
34032 Alcazar Drive
Dana Point, Ca 92629
949-388-3369
email: daviddmlaonline.com

PLANNING & ENGINEERING
Hofman Planning and Engineering
Land Use Planning & Consultation
3152 Lionhead Avenue
Carlsbad, Ca 92010
760-692-4100
Contact: Bill Hofman, Principal
email: bhofman@hofmanplanning.com

BIO/CULTURAL
LSA and Associates
Biologists
703 Palomar Airport Road
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Carlsbad, Ca 92011
760-931-5471
Contact: James Morales
email: jaime.morales@lsa.net

STORMWATER & ENGINEERING
Chang Consultants
Consulting Civil Engineer
PO Box 9492
Rancho Sante Fe. Ca 92067
858-692-0760
Contact: Wayne Chang, Principal
email: wayne@changconsultants.com

SOILS ENGINEERING/PHASE 1
Ninyo & Moore
Geotechnical & Environmental Science Consultant
5710 Ruffin Road
San Diego, Ca 92123
858-576-1000
Contact: Lisa Bestard
email: lbestard@ninyoandmoore.com

Proposed Entry Gate Building and Gates

Proposed Administration Office Building

1 **Site Plan Proposed**
1" = 60'-0"

N

Graphic Scale: 1 inch = 60 feet
0 60' 120'

GOVERNING DESIGN CODES
2019 California Building Code
2019 California Fire code
2019 California Plumbing Code
2019 California Mechanical Code
2019 California Residential Code
2019 California Electrical Code
2019 California Energy Code
2019 California Existing Building Code
2019 California Green Building Standards Code

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	DESCRIPTION	DATE
1	Revised Layout (phasing)	3-15-24

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4470 Hilltop Drive
San Diego, CA 92102
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619-264-3127
marioholycrosssd.com

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169-220-01-03

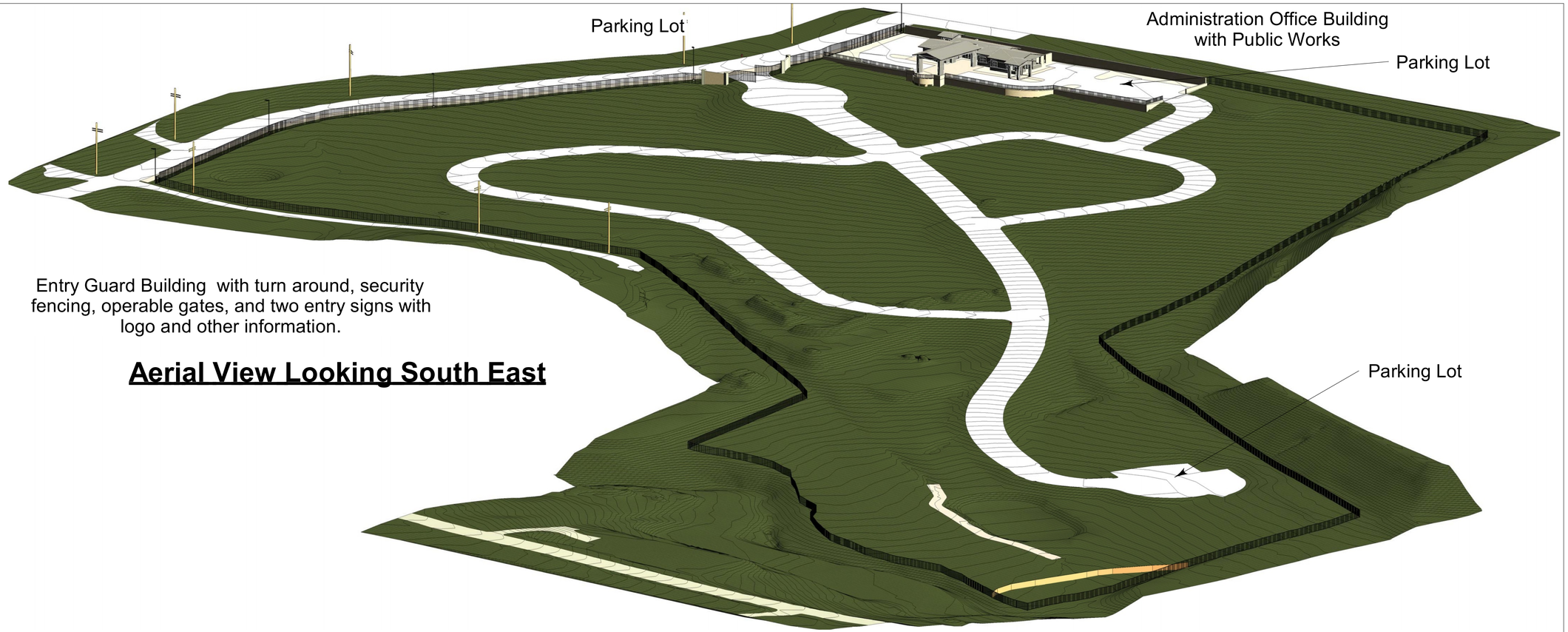
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PROJECT:
Good Shepherd Catholic Cemetery County of San Diego, Ca

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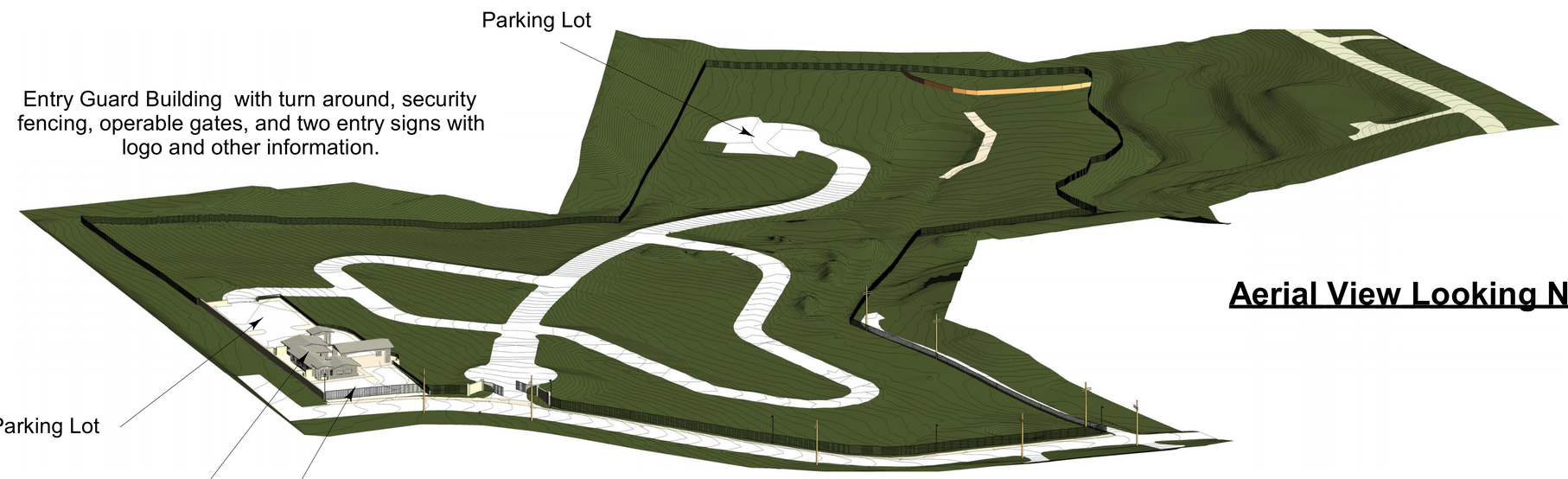
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Entry Guard Building with turn around, security fencing, operable gates, and two entry signs with logo and other information.

Aerial View Looking South East



Entry Guard Building with turn around, security fencing, operable gates, and two entry signs with logo and other information.

Aerial View Looking North West

Note:
The colors in the these aerial 3D model views are for concept only and overall clarification. The colors are only graffic in nature and the walls, buildings, roofs, stone and other features are not true colors of what has been selected for each.

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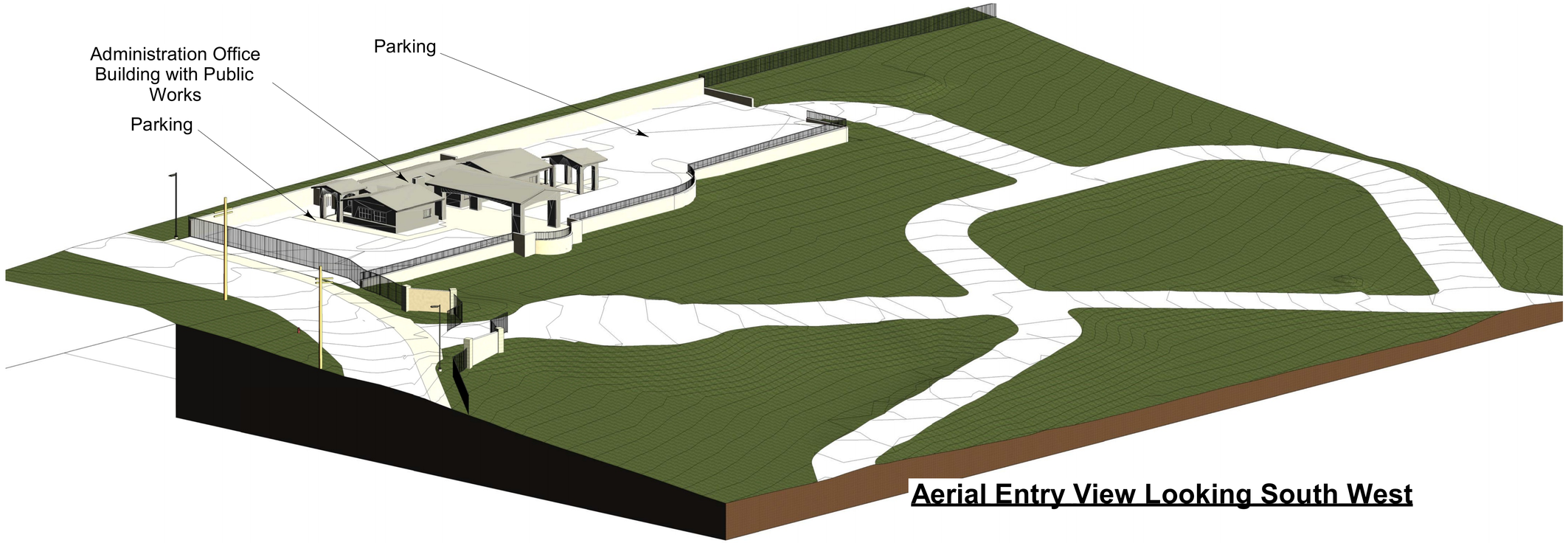
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PROJECT:
Good Shepherd Catholic Cemetery County of San Diego, Ca

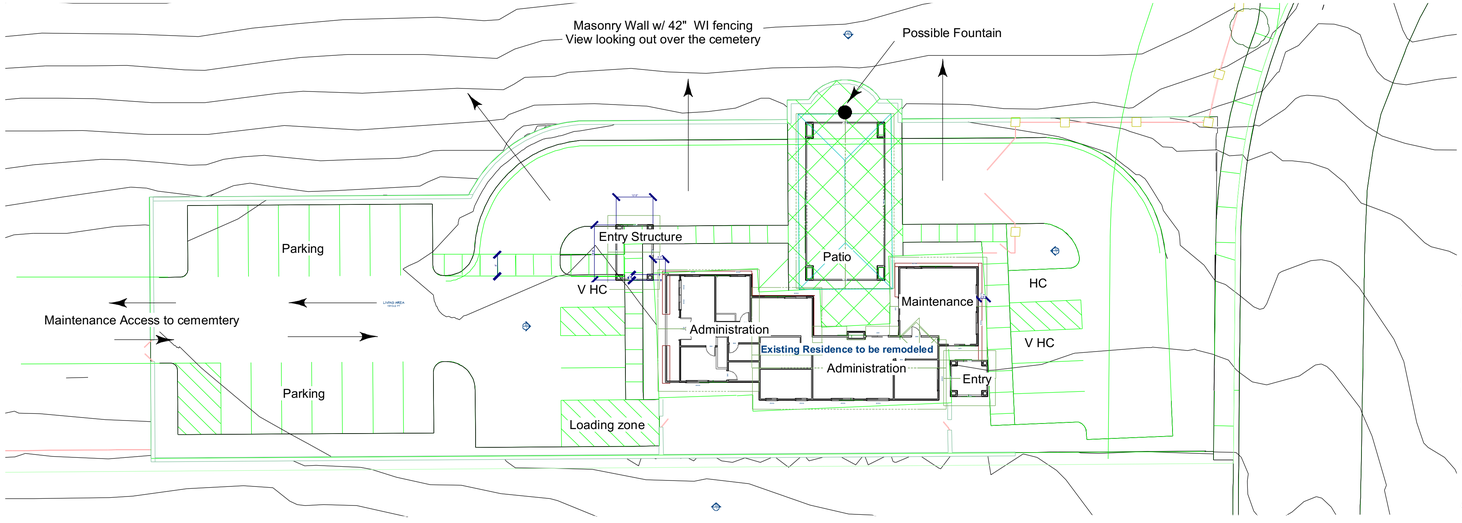
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Aerial 3D Views

SHEET NO.:
A2.0

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Aerial Entry View Looking South West



Administration Structure:
Conversion of existing 2,176 square foot residence to office and maintenance use
Restroom provided per current building codes. New Porta Cochere covered patio
and new tower entry. 23 space parking lot proposed

Parking Summary
Required Admin @ 2,176 SF 1 per 250 sf = 9

Total Required: 9 spaces
Total Provided: 37 spaces

Grave Site Parking Along Private Circulation Road — One way & Two way as noted

Average Daily Trips (ADT) See Civil dwgs

Administrative Office & Parking 1"=20'

Note:
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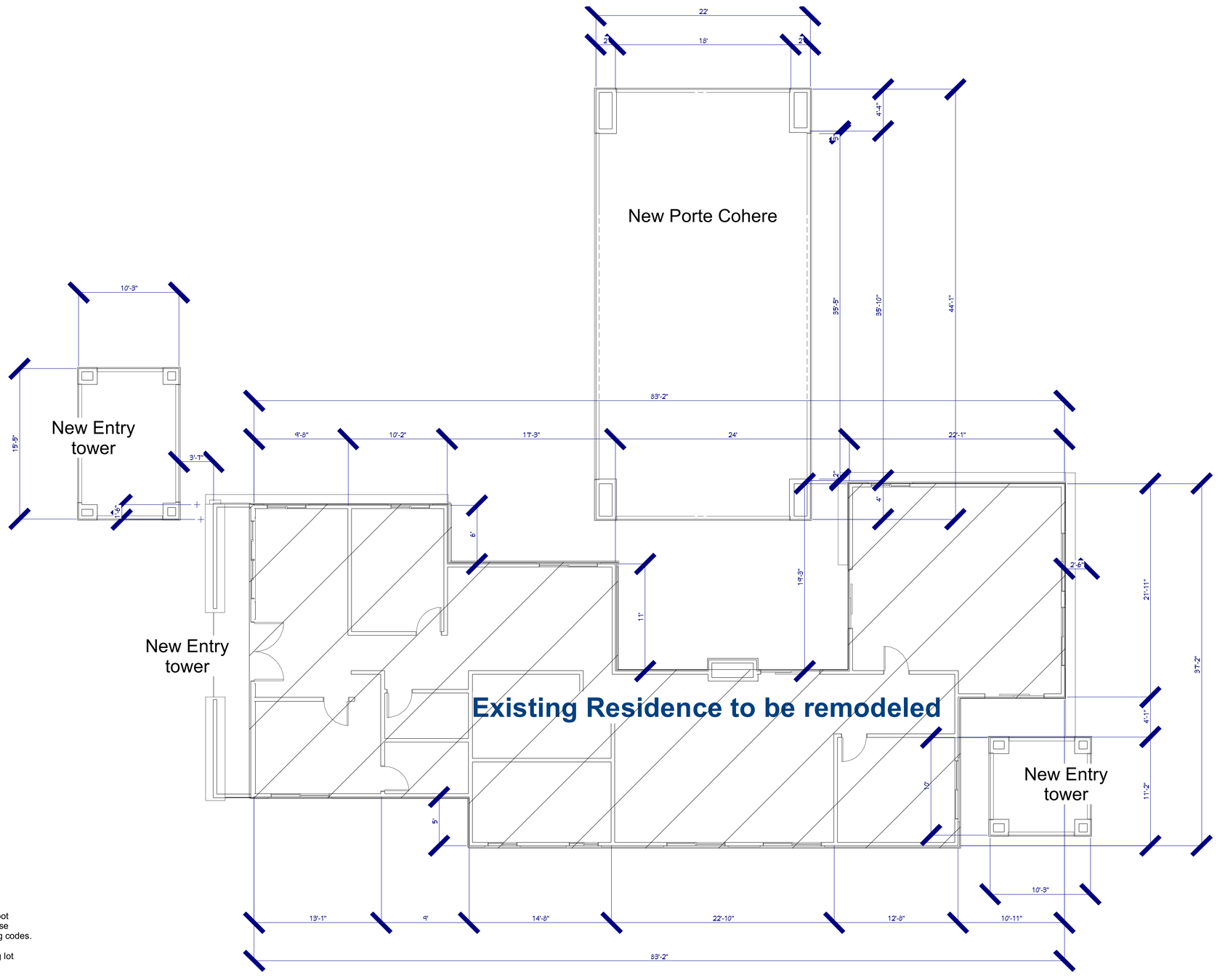
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PROJECT:
Good Shepherd Catholic Cemetery County of San Diego, Ca

SHEET TITLE:
Admin Office Site Plan & Aerial View

SHEET NO.:
A 3.0

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Administration Structure:
Conversion of existing 2,176 square foot residence to office and maintenance use
Restroom provided per current building codes.
New Porta Cochere covered patio and new tower entry. 23 space parking lot proposed

Parking Summary
Required Admin @ 2,176 SF 1 per 250 sf = 9

Total Required: 9 spaces
Total Provided: 37 spaces

Administrative Office Floor Plan 3/16"= 1'-0"

1st Floor

Planning & Architecture

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	DESCRIPTION	DATE
1	Revised Layout (phasing)	3-15-24

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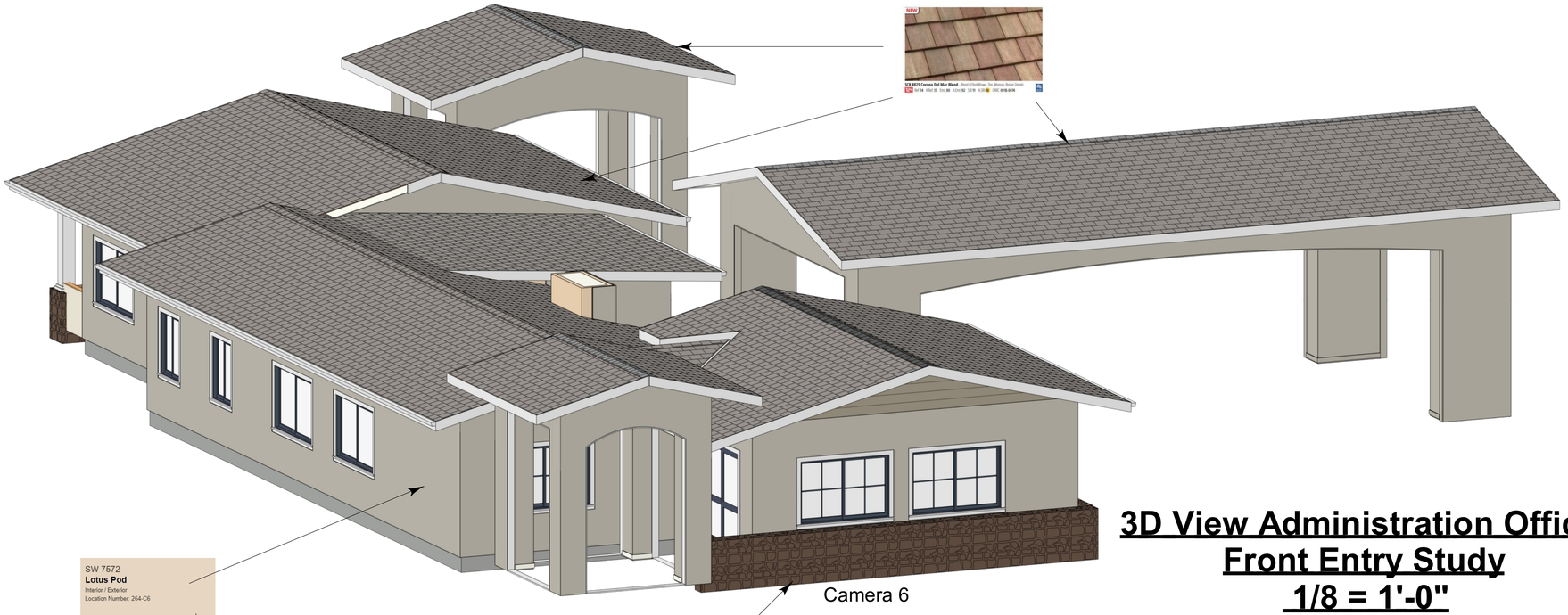
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PROJECT:
Good Shepherd Catholic Cemetery County of San Diego, Ca

SHEET TITLE:
Admin Office Floor Plan

SHEET NO.:
A 4.0

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3D View Administration Office
Front Entry Study
1/8 = 1'-0"



3D View Administration Office
Rear View Study 1/8 = 1'-0"

Camera 3

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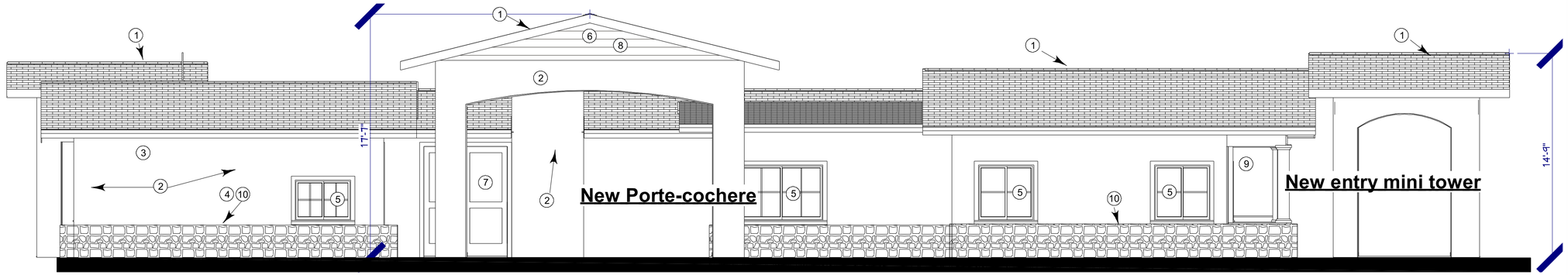
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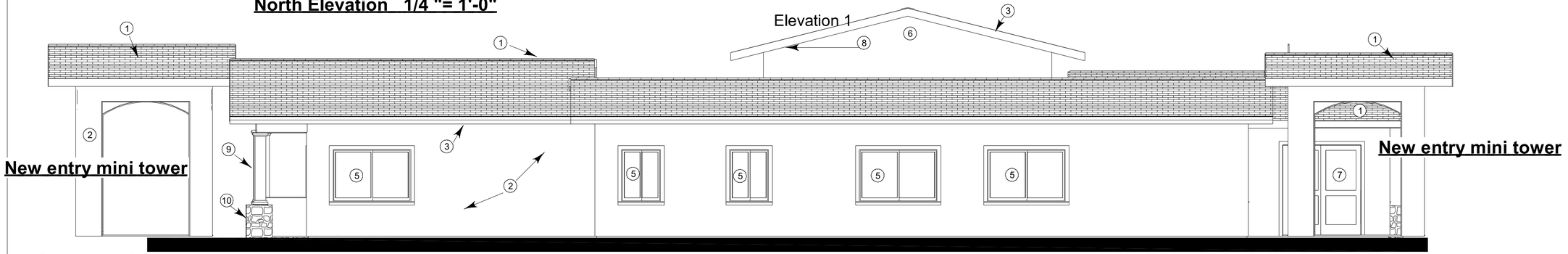
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Admin Office Isometric views

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North Elevation 1/4 "= 1'-0"



South Elevation 1/4 "= 1'-0"

Legend

1 Roof Concrete Tile Eagle Roofing
SCB8825 Corona Del Mar Blend

2 7/8 Stucco lath brown and color coat Color Sherwin Williams
Lotus Pod SW 7572

3 2x10 D.F. Fascia with seamless aluminum gutters color white

4 Coronado Stone pattern Idaho Drystack Grey Quatzite
installed on the brown coat prior to stucco color coat

5 Dual glazed vinyl windows E glass with 3/4" x 5 1/2"
Royal Building Common board PVC Board use smooth
side out. Painted

6 Attic Roof vents with trim white

7 Vinyl white Dual glazed French Doors 2 lite

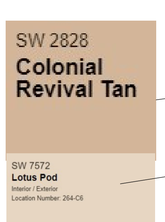
8 Fiber Siding James Hardie Fiber Cement Smooth Siding
6" overlap Color Sherwin Williams Colonial Revival Tan SW 2828

9 12" square Pilasters with trim top &
bottom painted

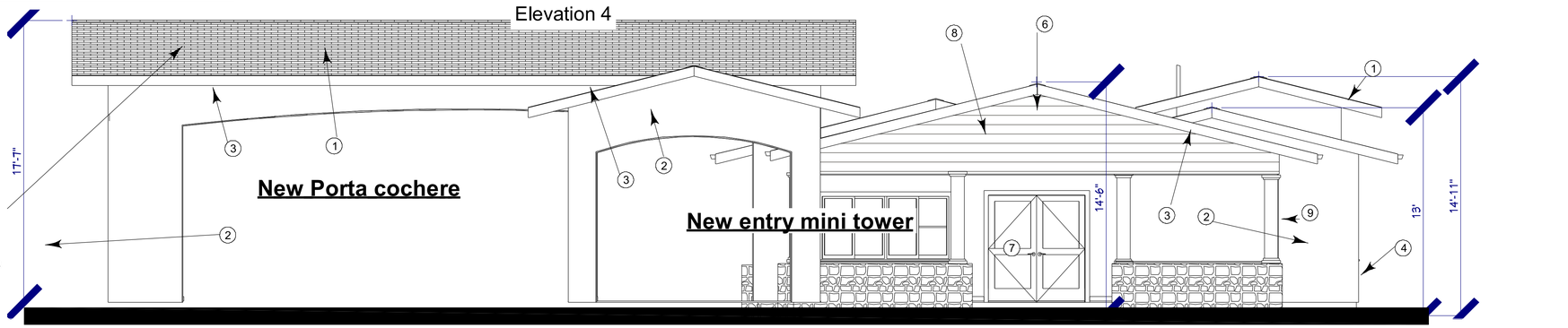
10 36" high Stone veneer wall Coronado stone -----
Coronado Stone pattern Idaho Drystack Grey Quatzite
installed on the brown coat prior to the stucco color coat



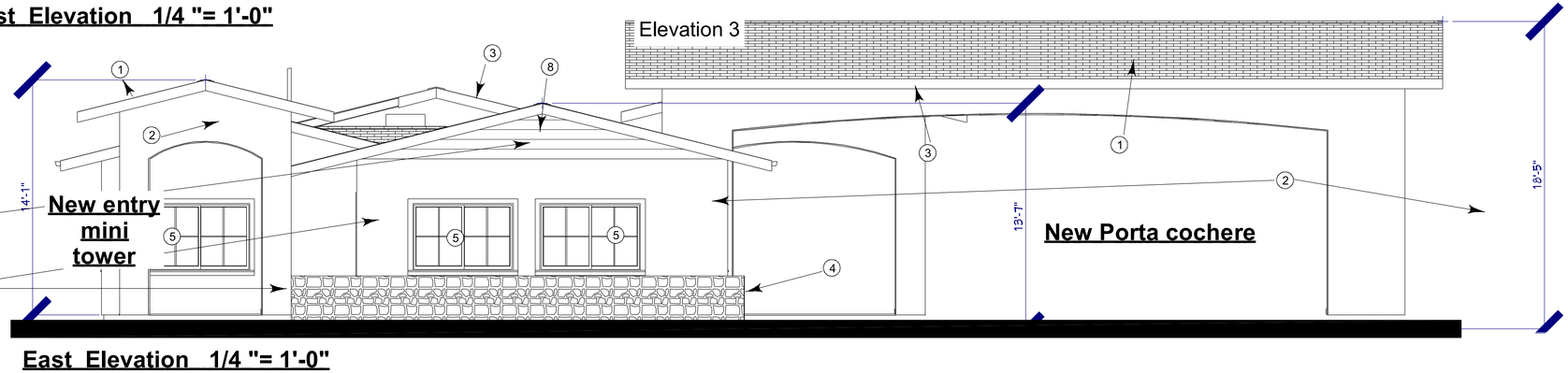








West Elevation 1/4 "= 1'-0"



East Elevation 1/4 "= 1'-0"

Elevation 2

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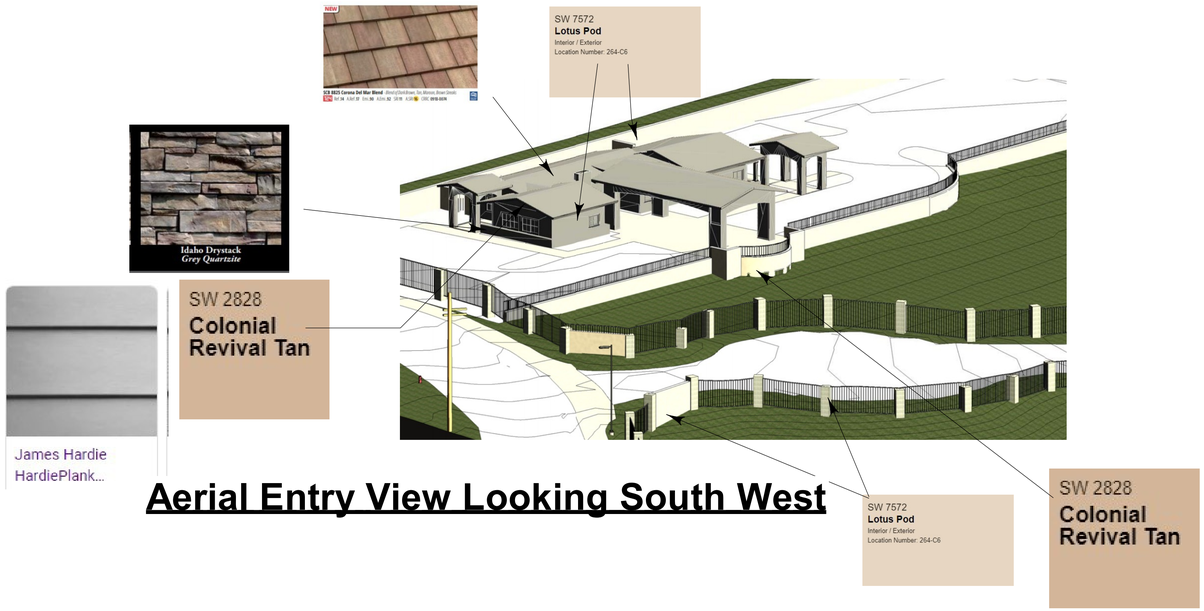
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PROJECT:
Good Shepherd Catholic Cemetery County of San Diego, Ca

SHEET TITLE:
Admin. Office Elevations

SHEET NO.:
A 6.0

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Aerial Entry View Looking South West



Legend

1 Roof Concrete Tile Eagle Roofing
SCB8825 Corona Del Mar Blend

2 7/8 Stucco lath brown and color coat Color Sherwin Williams
Lotus Pod SW 7572

3 2x10 D.F. Fascia with seamless aluminum gutters
color white

4 Coronado Stone pattern Idaho Drystack Grey Quatzite
installed on the brown coat prior to stucco color coat

5 Dual glazed vinyl windows E glass with 3/4" x 5 1/2"
Royal Building Common board PVC Board use smooth
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6" overlap Color Sherwin Williams Colonial Revival Tan SW 2828

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PROJECT NO.:	
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PROJECT:
Good Shepherd Catholic Cemetery County of San Diego, Ca

SHEET TITLE:
Entry Guard Building Aerial, Site & Floor Plans

SHEET NO.:
A 7.0

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CT 00-00 / PUD 00-00 / CDP 00-00

GOOD SHEPHERD CATHOLIC CEMETERY

1505 Buena Vista Drive,
County of San Diego, Ca 92081

PHS I LANDSCAPE PLANS

PROJECT TEAM

Property Owner:
Holy Cross Catholic Cemetery & Mausoleum
contact: Mario Deblasio
ph: (619) 264-3127

Landscape Architect:
DMLA
contact: David Miertschin
email: david@dmlaonline.com
ph: (949) 388-3369

ENGINEER:
Hofman Planning +Engineering, Inc.
contact: Adam Kooienga
email:
akooienga@hofmanplanning.com
ph: 760.692.4019 Tel

ABBREVIATIONS

A/C	AIR CONDITIONER	NIC	NOT IN CONTRACT
AC	ASPHALT PAVING	NTS	NOT TO SCALE
ADV	ANTI-DRAIN VALVE	OAR	OWNER'S AUTHORIZED REPRESENTATIVE
AVG	AVERAGE	OC	ON CENTER
B	BRASS	(P)	PROPOSED
BAR	DEFORMED REBAR	PA	PLANTER AREA
BF	BACK FLOW	PC	POOL COPING
BS	BOTTOM OF STEP	PERF	PERFORATED PIPE
BTH	BROWN TRUNK HEIGHT	PF	PLANT FACTOR
BV	BALL VALVE	PIP	PROTECT IN PLACE
BW	BOTH WAYS	PL	PROPERTY LINE
C	COPPER	POC	POINT OF CONNECTION
CF	CUBIC FEET	PRV	PRESSURE REDUCING VALVE
CL	CENTERLINE	PSI	POUNDS PER SQUARE INCH
CLR	CLEAR	PVC	POLY VINYL CHLORIDE
CMU	CONCRETE MASONRY UNIT	QC	QUICK COUPLER
CNTRL	CONTROLLER	QTY	QUANTITY
CV	CHECK VALVE	R	RADIUS
d, DIA	DIAMETER	RCV	REMOTE CONTROL VALVE
(E)	EXISTING	REG-RTG	REGION- RATING
EA	EACH	REQ	REQUIRED
EJ	EXPANSION JOINT	REQS	REQUIREMENTS
EQ	EQUAL	RLA	REGISTERED LANDSCAPE ARCHITECT
ETo	EVAPOTRANSPIRATION	RM	RECYCLED WATER METER
ETAF	EVAPOTRANSPIRATION ADJUSTMENT FACTOR	RP	REDUCED PRESSURE BACKFLOW
ETWU	ESTIMATED TOTAL WATER USE	RWS	ROOT WATERING SYSTEM
FC	FOUNTAIN COPING	RYSB	REAR YARD SETBACK
FF	FINISH FLOOR ELEVATION	S	WALL STEP
FL	FLOW LINE	SC	SPA COPING
FOC	FACE OF COLUMN	SCH	SCHEDULE
FOW	FACE OF WALL	SB	SETBACK
FS	FINISH SURFACE	SF	SQUARE FOOT
FT	FEET	SLA	SPECIAL LANDSCAPE AREA
FYSB	FRONT YARD SETBACK	SP	SEALED PLANTER
GAL	GALLON (S)	SPEC'D	SPECIFIED
G/C	GROUND COVER	STD	STANDARD(S)
GF	GARAGE FINISH FLOOR	SYM	SYMBOL
GPH	GALLONS PER HOUR	SYSB	SIDE YARD SETBACK
GPM	GALLONS PER MINUTE	TBR	TO BE EMOVED
GV	GATE VALVE	TBS	TO BE SELCTED
G/Y	GALLONS PER YEAR	TC	TOP OF CURB
H	HIGH	TF	TOP OF FOOTING
HP	HIGH POINT	TFNC	TOP OF FENCE
HT	HEIGHT	TG	TOP OF GRATE
HxW	HEIGHTxWIDTH	TP	TOP OF PILASTER
HZ	HYDROZONE	TRP	TO REMAIN PROTECT IN PLACE
IE	IRRIGATION EFFICIENCY	TS	TOP OF STEP
INV	INVERT ELEVATION	TW	TOP OF WALL
JX	JURISDICTION	TYP	TYPICAL
L	LOW	UNO	UNLESS NOTED OTHERWISE
LIC	LICENSE	VAC	VOLTS ALTERNATING CURRENT
M	MEDIUM/MODERATE	VL	VERY LOW
MAWA	MAXIMUM ALLOWABLE WATER AMOUNT	WL	WATERLINE
MAX	MAXIMUM	WM	WATER METER
MFG	MANUFACTURER	W/	WITH
MIN	MINIMUM	W/O	WITHOUT
NA	NOT APPLICABLE		
NAP	NOT A PART		
NIC	NOT IN CONTRACT		
NTS	NOT TO SCALE		

ADDITIONAL BUILDING PERMIT REQUIREMENTS

THE REVIEW OF THE LANDSCAPE DOCUMENTATION PACKAGE DOES NOT INCLUDE BUILDING PLAN CHECK REVIEW OR APPROVALS. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR PULLING BUILDING PERMITS FOR ALL IMPROVEMENTS REQUIRING PERMITS UNDER SAN DIEGO COUNTY CODE, INCLUDING, BUT NOT LIMITED TO GRADING, PAVING, WALLS OVER 6' IN HEIGHT, RETAINING WALLS, CONCRETE PAD, ETC.
HARDSCAPE IMPROVEMENTS SHOWN WITHIN THE REVIEWED LANDSCAPE DOCUMENTATION PACKAGE ARE PROVIDED FOR REFERENCE ONLY AND SHALL REQUIRE SEPARATE PLAN CHECK AND PERMIT ISSUANCE FOR CONSTRUCTION.

SCOPE OF WORK

REMOVAL OF EXISTING NURSERY AND CONSTRUCTION OF NEW CEMETERY TO BE BUILT IN PHASES. DMLA TO PREPARE LANDSCAPE ARCHITECTURAL WORKING DRAWINGS FOR COUNTY AND WATER DISTRICT APPROVAL.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

· 2022 CALIFORNIA ADMINISTRATIVE CODE
· 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
· 2022 CALIFORNIA BUILDING CODE
· 2022 CALIFORNIA ELECTRICAL CODE
· 2022 CALIFORNIA FIRE CODE
· SAN DIEGO COUNTY, CA MUNICIPAL CODES

MAINTENANCE

ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY:
PERMITTEE or OWNER/PERMITTEE Holy Cross Catholic Cemetery & Mausoleum

LANDSCAPE & IRRIGATION AREAS IN THE PUBLIC R.O.W. SHALL BE MAINTAINED BY:
PERMITTEE or OWNER/PERMITTEE Holy Cross Catholic Cemetery & Mausoleum

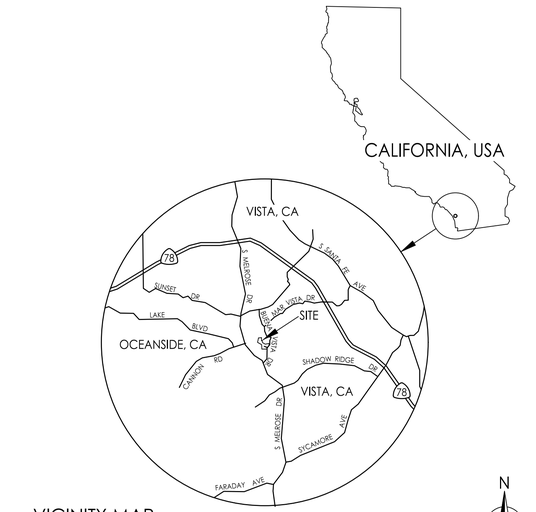
THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
ALL WORK IN THE PUBLIC RIGHT OF WAY REQUIRES AN ENCROACHMENT PERMIT FROM THE COUNTY PUBLIC WORKS DEPARTMENT.

TREE SEPARATION DISTANCES

MINIMUM DISTANCES TO STREET TREE
- DRIVEWAYS/ENTRIES -10 FEET
- TRAFFIC SIGNALS/STOP SIGNS - 20 FEET
- INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
- UTILITIES; UNDERGROUND - 5 FEET (10' FOR SEWER), ABOVEGROUND - 10 FEET
- FIRE HYDRANTS -10 FEET
- LIGHT STANDARDS -10 FEET
- SIDEWALK UNDER-DRAINS- 3 FEET

FINISH GRADING

ALL FINISH AREAS SHALL BE FINISH GRADED TO REMOVE ROCKS AND TO ENSURE SURFACE DRAINAGE AWAY FROM BUILDINGS - REFER TO PLANTING SPECIFICATIONS



VICINITY MAP
NOT TO SCALE

"I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE COUNTY LANDSCAPE WATER CONSERVATION REGULATIONS, IN TITLE 8, DIVISION 6, CHAPTER 7. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER."

11 / 17 / 23
CA LA LIC # 3308

SHEET INDEX

T1.0 TITLE SHEET
OS1.0 OVERALL SITE W GRAVE PLOTS
OS2.0 OVERALL SITE W PHASES
OS3.0 OVERALL SITE W IRRIGATION
OS4.0 OVERALL SITE W HYDROZONES
L1.0 PLANTING PLAN
L1.1 ENLARGED PLANTING PLAN
L1.2 ENLARGED PLANTING PLAN
L1.3 ENLARGED PLANTING PLAN
L1.4 ENLARGED PLANTING PLAN
L1.5 ENLARGED SITE DISTANCE
L2.0 PLANTING SPECIFICATIONS & NOTES
L2.1 PLANTING DETAILS
L3.0 IRRIGATION PLAN
L3.1 ENLARGED IRRIGATION PLAN
L3.2 ENLARGED IRRIGATION PLAN
L3.3 ENLARGED IRRIGATION PLAN
L3.4 ENLARGED IRRIGATION PLAN
L4.0 HYDROZONES PLAN
L4.1 HYDROZONES WELO DOCUMENTS
L5.0 IRRIGATION SPECIFICATIONS & NOTES
L5.1 IRRIGATION DETAILS
L5.2 IRRIGATION DETAILS
L6.0 HARDSCAPE PLAN
L6.1 HARDSCAPE DETAILS

LANDSCAPE SUBMITTALS

Submittal 1	8/17/23
Re-Submittal 1	11/17/23
Re-Submittal 2	7/30/24

TITLE SHEET

LICENSED LANDSCAPE ARCHITECT — DAVID M. MIERTSCHIN — 5826 — JULY 31, 2025 — 7-30-24 — STATE OF CALIFORNIA

Landscape Architect:
DMLA Landscape Architecture
34032 Alcazar Drive,Dana Point, Ca 92629
949.388.3369 david@dmlaonline.com

Hofman Planning + Engineering
www.hofmanplanning.com
3152 Lionshead Avenue
Carlsbad, CA 92010
(760) 692 - 4100

	DESCRIPTION	DATE
1	County Comments	11/17/2023

CLIENT:
Diocese of San Diego
4470 Hilltop Drive
San Diego, CA 92102
Mario DeBlasio
619-264-3127
marioholycrosssd.com

PROJECT ADDRESS:
1505 Buena Vista Drive
County of San Diego, Ca
APN: 169-210-02, 169-210-03
169-220-01 thru 03

PROJECT NO.:	
DRAWING FILE:	
DRAWN BY:	dmm
CHECKED BY:	

PROJECT:
Good Sheperd Catholic Cemetery County of San Diego, Ca

SHEET TITLE:
TITLE SHEET
PHS I

SHEET NO.:
T1.0

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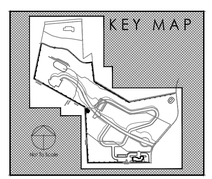
GRAVE SITE NOTES

Standard size plots are laid out in blocks with open paths between sections following setbacks from roads and walls.
Plots are set to slope from head to toe with the grade.
Grave-sites are available as single plot, couple plots or family group plots and can be aggregated as necessary.
Grave-site markers for section, row and plot will be set in the pathways, flush with the ground, and similar to the grave markers, will not interfere with maintenance operations.
These grave-site layouts shown are for planning purposes, the exact layout and disposition of sites is to be determined.

STAGGERED OPENING OF GRAVE SITES FOR FUTURE USE

The edges of phase I and phase II will be designated with a low wood rail and concrete mow-strip. (see hardscape detail)
With posts set in compacted gravel, this wood barrier will be moved where needed to separate open plot sections in use from those in reserve for later use.
One and a half and/or three foot high high ring top stakes with rope chains draped between will serve where a less permanent as needed barrier is necessary.
All rails and barriers are designed to be as low as possible to maintain the open park-like views across the site.

KEY MAP



50 0 25 50
SCALE: 1"=50'

1 FULL SITE CONCEPT PLOTS
1" = 50'-0"

N

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PROJECT:
Good Sheperd Catholic Cemetery County of San Diego, Ca

SHEET TITLE:
OVERALL SITE - CONCEPTUAL W/ GRAVE PLOTS

SHEET NO.:
OS1.0

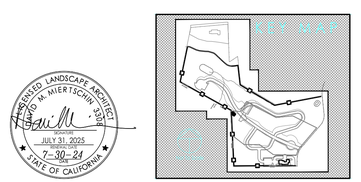
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PHASE I - Buena Vista Streetscape plantings and fence. Property line screen plantings around Phase I and temporary parking lot. Gravesite areas adjacent to Key's Place that do not require grading for the Phase II access roads.

PHASE II - Grading for the Phase II access roads and slopes, the office parking, and drainage work. Planting the new slopes and remaining screen plantings at new parking, along property line fencing, and the gravesite areas remaining.



1 SITE PHASES
1" = 60'-0"

FOR PLANT PALETTES SEE SHEET L-2

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PROJECT:
Good Sheperd Catholic Cemetery County of San Diego, Ca

SHEET TITLE:
OVERALL SITE - PHASES

SHEET NO.:
OS2.0

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FOR ENLARGED PLANS SEE SHEET L3.1 - L3-4
FOR LEGEND SEE SHEET L3.1
FOR NOTES & SPEC'S SEE SHEET L5.0
FOR DETAILS SEE SHEET L5.1, L5.2

1 **SITE W/ PHS I IRRIGATION**
1" = 60'-0"

N
60 0 30 60
SCALE: 1"=60'

ASSOCIATED LANDSCAPE ARCHITECT
DAVID M. MIERTSCHIN 3352
JULY 31, 2025
7-30-24
STATE OF CALIFORNIA

KEY MAP

Landscape Architect:

D M L A
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169-220-01 thru 03

PROJECT NO.:	
DRAWING FILE:	
DRAWN BY:	dmm
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PROJECT:
Good Sheperd Catholic Cemetery County of San Diego, Ca

SHEET TITLE:
OVERALL SITE - W PHS I IRRIGATION

SHEET NO.:
OS3.0

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IRRIGATION CONCEPT

We will conserve water in two ways. First, we are designing the irrigation system to be as efficient as current irrigation technology allows. Second, our planting selection and grouping of native and climate adapted plantings.

District potable water will be used to irrigate the site since, unfortunately, there is no planned availability of recycled water, and the volume of the existing on-site well is too low for such a large site. The system will consist of a state-of-the-art automatic controller with master valve and flow sensing, directing measured amounts of water as needed to the site. The system will operate at night and automatically turn off when it rains or detects a leak. Low head nuisance drainage and overs-pray onto hard-scape will be carefully controlled.

The system is designed to comply with the Water Conservation Landscape Ordinance.

524,896 SF
Total Landscape Area

12.05 Acre
Total Landscape Area

HYDROZONES	PLANT TYPES
HYDROZONE 1 : 60,602 SF Manufactured Slope Area Low Water Use Planting Driplines and Root Zone Bubblers	TRAILING MYOPORUM DEER GRASS, NATIVE CREEPING SHRUBS
HYDROZONE 2 : 114,964SF = 79,262+35,702 (10% FROM TURF) Edge Screening Area Low Water Use Planting Drip, Rootzone Bubblers	NATIVE TREE AND SHRUBS, MARINA ARBUTUS, COAST LIVE OAKS, WITH TOYON, COFFEEBERRY AND CALIF. LILAC
HYDROZONE 3 : 17,720SF Streetscape- Entry- Office Area Mixed Water Use Planting Drip, Rootzone Bubblers	MIXED NATIVES AND CLIMATE ADAPTED ORNAMENTAL TREES, SHRUBS AND GROUNDCOVERS, FRUITLESS OLIVE AND PEAR
HYDROZONE 4 : 10,290 SF Bio-Retention Area Low Water Use Planting- Overhead Spray -MP Rotater	NATIVE CREEPING SEDGE WITH DEER GRASS AND CALIF. SYCAMORES IN SETBACK BETWEEN BASIN AND GRASS PLOT AREAS
HYDROZONE 5 : 321,320 SF =357,022-35,702 (10%) Grass- Plots Area, Medium Water Use Planting- Overhead Spray MP Rotater	SPECIAL LANDSCAPE AREA - NATIVE BENTGRASS OR NO MOW GRASS MIX

REFER TO PLANTING PLAN AND PALETTE FOR MORE DETAILED LIST

County of San Diego, Planning & Development Services

WATER EFFICIENT LANDSCAPE WORKSHEET

COUNTY LANDSCAPE ARCHITECT

The project applicant must fill out this worksheet as it is a required element of the Landscape Documentation Package. Complete all sections of the worksheet.

PROJECT INFORMATION

Project Applicant:	
Name of Project Applicant Mario DeBlasio - Diocese of San Diego	*Phone No.* (619)264-3127
Title	*Email*
Company Diocese of San Diego	*Fax No.*
Address (must include City, State and Zip Code) 4470 Hilltop Dr., San Diego, CA 92102	

Project:	
Project's Name Good Shepherd Catholic Cemetery	
Assessor's Parcel No. APN: 169-210-02, 169-201-03, 169-222-01 thru 03	*County Landscape Plan No.*
Address (must include City, State and Zip Code) 1505 Buena Vista Dr., County of San Diego, CA	

Use the information and formulas below to fill out the worksheet and calculations on page 2.

Hydrozone Category[a]	PF- Plant Factor
Very Low Water Use	0.0 - 0.1
Low Water Use*	0.2 - 0.3
Moderate Water Use	0.4 - 0.6
High Water Use	0.7 - 1.0

*Artificial turf and temporarily irrigated areas are considered Low Water Use.

Irrigation Method[b]	IE- Irrigation Efficiency[c]
Filter Pipe for Pools/Spas	1.00
Drip/Subsurface	0.90
Bubblers	0.85
Rotors	0.75
Rotators	0.70
Overhead Spray	0.60

ETWU[d] (Annual Gallons Required) = ***Eto x 0.62 x ETAF x Area***

MAWA[e] (Annual Gallons Allowed) = ***(ETo)(0.62)[(ETAF x LA) + ((1- ETAF) x SLA)]***

ETo - see Appendix A in Water Efficient Landscape Design Manual.
0.62 is the conversion factor to gallons per sq. ft.
ETAF is Plant Factor/Irrigation Efficiency.
Area is the Landscaped Area for each hydrozone.

LA is the total landscape of all hydrozone areas in sq. ft.
SLA is the total special landscape area in square feet.
ETAF is 0.55 for residential areas
ETAF is 0.45 for non-residential areas.

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www.sandiegocounty.gov/pds/

PDS-405 (Rev. 03/25/16) PAGE 1 of 2

County of San Diego, PDS, Zoning Division

WATER EFFICIENT LANDSCAPE WORKSHEET

Continued

REFERENCE EVAPOTRANSPIRATION (ETo) 46.4 (28.77)

Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area In Square Feet	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
#							
# 1 Mfg. Slopes	0.2	Drip	0.9	0.22	60,602	13,332.4	383,148
# 2 Edge Screen	0.2	Drip	0.9	0.22	114,964	25,292.1	727,654
# 3 Entry- Office	0.2	Drip	0.9	0.22	17,720	3,898.4	11,462
# 4 Retention Basin	0.2	Rotaters	0.7	0.29	10,290	2,984.1	85,853
#							
#							
#							
#							
#							
#							
#							
					Totals (A)	203,576 (B)	45,507 1,183,710
Special Landscape Areas							
# 1 Grass-Plots	[redacted]		1.0		321,320	144,594	4,159,970
#			1.0				
#			1.0				
#			1.0				
					Totals (C)	321,320 (D)	144,594
						Estimated Total Water Use **(ETWU) Total**	5,343,680
						Maximum Water Allowance **(MAWA)**[e]	6,714,641
						Irrigation Efficiency **(IE) Average****	0.85

****Average Irrigation Efficiency for overall irrigation system shall meet or exceed 0.75 (total of all efficiency ratings divided by number of hydrozones).**

ETAF CALCULATIONS

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas and 0.45 or below for non-residential areas. ***Provide Totals based on information calculated in Worksheet above.***

Regular Landscape Areas	Totals
Total ETAF x Area	(B) = 45,507
Total Area	(A) = 203,576
Average ETAF	**(B) ÷ (A) =** .22

All Landscape Areas	Totals
Total ETAF x Area	(B+D) = 190,101
Total Area	(A+C) = 524,896
Site wide ETAF	**(B+D) ÷ (A+C) =** .36

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PDS-405 (Rev. 03/25/16) PAGE 2 of 2

FOR ENLARGED PLANS SEE SHEET L3.1 - L3-4
FOR LEGEND SEE SHEET L3.1
FOR NOTES & SPEC'S SEE SHEET L5.0
FOR DETAILS SEE SHEET L5.1, L5.2

① **SITE HYDROZONES**
1" = 60'-0"

N

60 0 30 60
SCALE: 1"=60'

Landscape Architect:

DMLA
Landscape Architecture
34032 Alcazar Drive,Dana Point, Ca 92629
949.388.3369 david@dmlaonline.com

Hofman Planning + Engineering
3152 Lionshead Avenue
Carlsbad, CA 92010
(760) 692-4100
www.hofmanplanning.com

	DESCRIPTION	DATE
1	County Comments	11/17/2023

CLIENT:
Diocese of San Diego
4470 Hilltop Drive
San Diego, CA 92102
Mario DeBlasio
619-264-3127
marioholycrosssd.com

PROJECT ADDRESS:
1505 Buena Vista Drive
County of San Diego, Ca
APN: 169-210-02, 169-210-03
169-220-01 thru 03

PROJECT NO.:	
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CHECKED BY:	

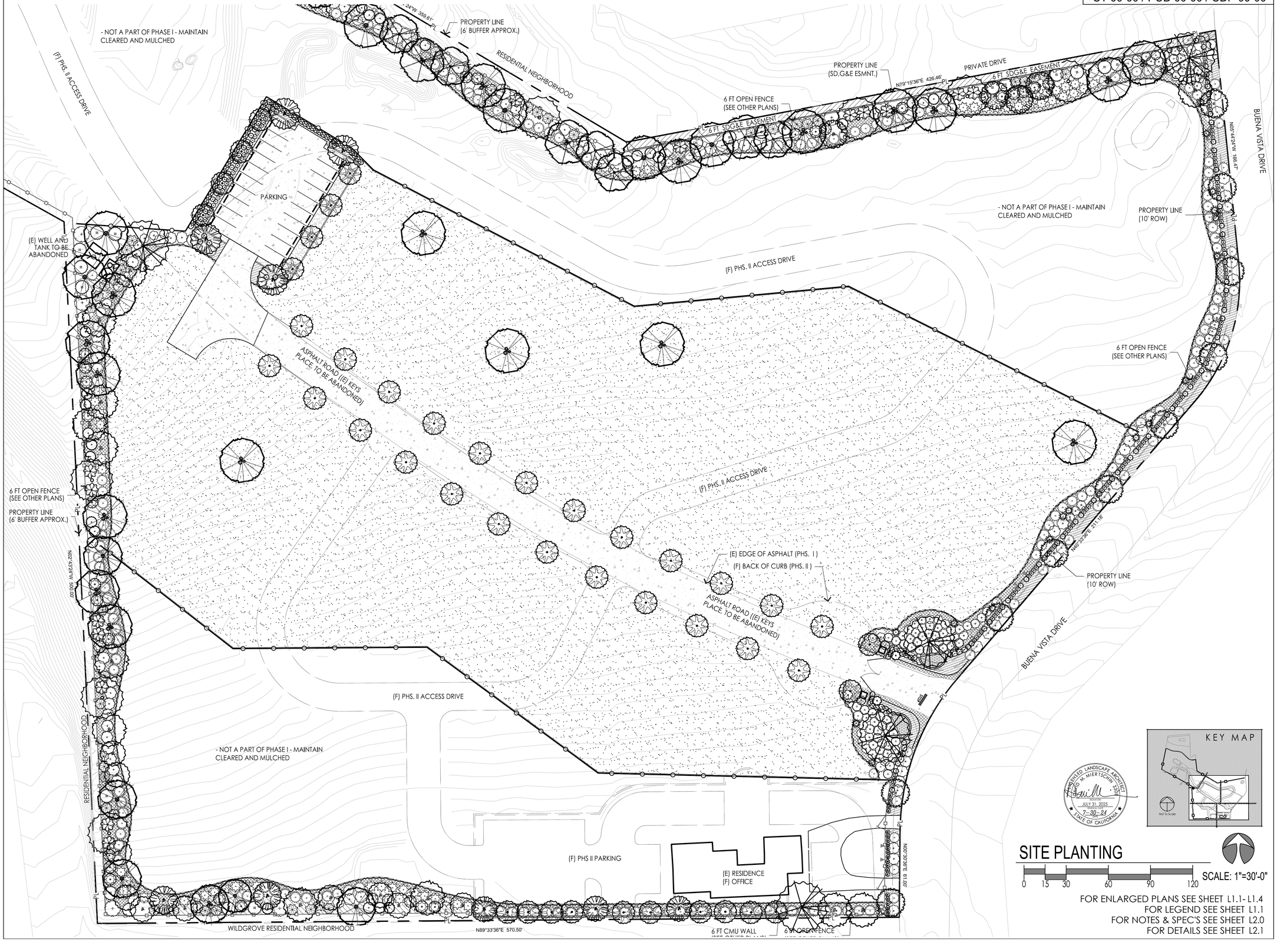
PROJECT:
Good Sheperd Catholic Cemetery County of San Diego, Ca

SHEET TITLE:
OVERALL SITE - HYDROZONES

SHEET NO.:
OS4.0

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SITE PLANTING

SCALE: 1"=30'-0"

0 15 30 60 90 120

FOR ENLARGED PLANS SEE SHEET L1.1- L1.4
FOR LEGEND SEE SHEET L1.1
FOR NOTES & SPEC'S SEE SHEET L2.0
FOR DETAILS SEE SHEET L2.1

KEY MAP

LICENSED LANDSCAPE ARCHITECT DAVID A. MIERTSCHIN 5106 JULY 31, 2025 7-30-24 STATE OF CALIFORNIA

Landscape Architect:

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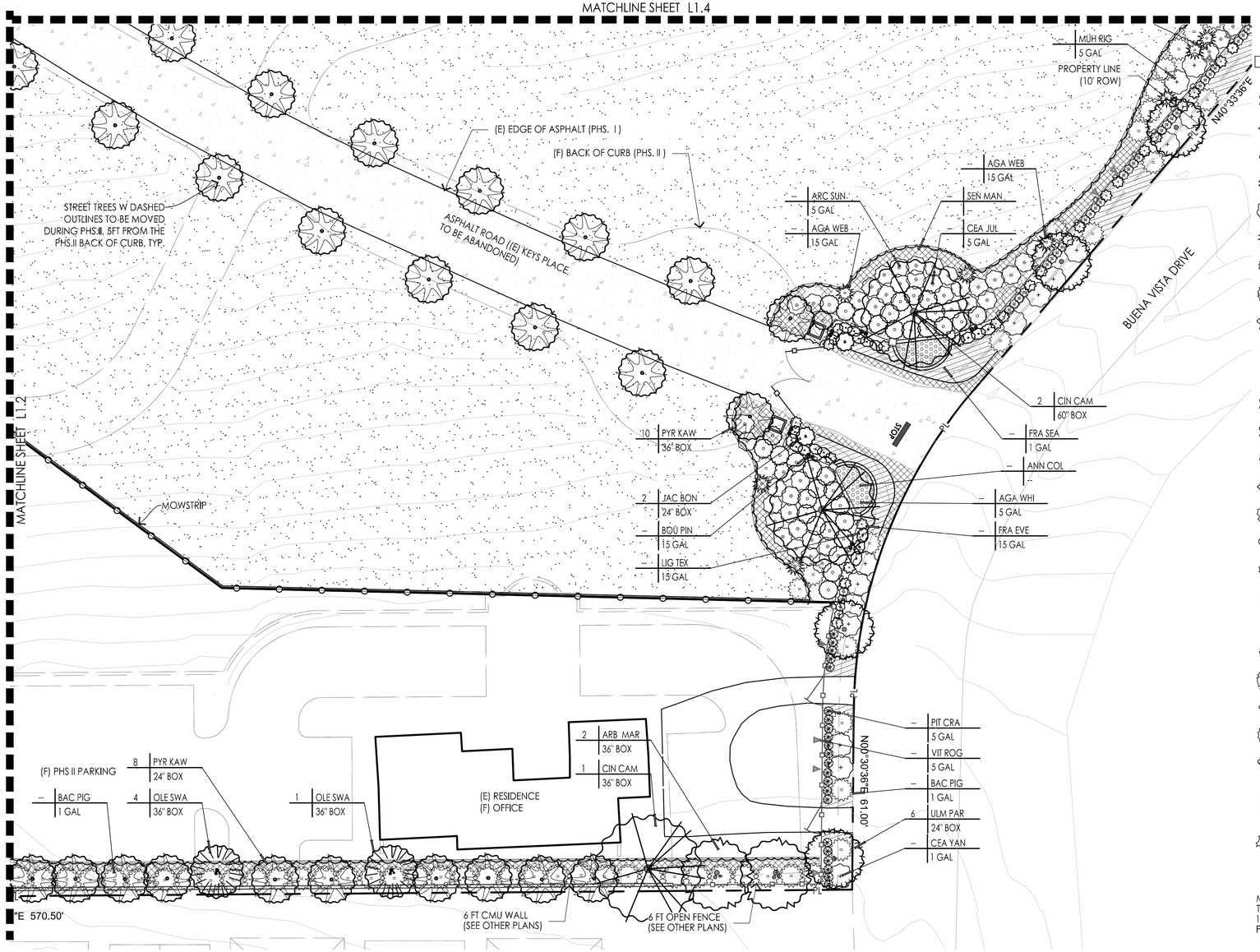
PROJECT:
Good Sheperd Catholic Cemetery County of San Diego, Ca

SHEET TITLE:
PLANTING PLAN PHS I

SHEET NO.:
L1.0

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PLANTING LEGEND

SHRUBS

SYMBOL	KEY	BOTANICAL/ COMMON NAME	REMARKS	SIZE	QTY.	DTL/SHT.	MATURE HxW	WUCOLS IV REG.-RTG.
SMALL TO MEDIUM SHRUBS 1'-3'+/-HT								
	AGA RAY	AGAVE A. "RAY OF LIGHT" RAY OF LIGHT FOXTAIL AGAVE	NO PUPS	5 GAL		A,B L2.1	3'x4'+	3-L
	ARC EME	ARCTOSTAPHYLOS 'EMERALD CARPET' EMERALD CARPET MANZANITA		1 GAL			1'x5'	3-M
	ARC SUN	ARCTOSTAPHYLOS 'SUNSET' SUNSET MANZANITA		5 GAL			3'x6'	3-L
	BAC PID	BACCHARIS P. "PIGEON POINT" DWARF COYOTE BRUSH		1 GAL			1'x6'+	3-L
	CEA YAN	CEANOTHUS H. "YANKEE POINT" YANKEE POINT CEANOTHUS		1 GAL			2'x8'+	3-L
	MUH RIG	MUHLENBERGIA RIGENS DEER GRASS		1 GAL			3'x4'	3-L
	MYR COM	MYRTUS COMMUNIS "COMPACTA" DWARF MYRTLE		5 GAL			3'x3'	3-L
	PIT CRA	PITTOSPORUM C. 'COMPACTUM' DWARF KARO		5 GAL			3'x3'	3-L
	RHA SEA	RHAMNUS CALIFORNICA "SEA VIEW" DWARF COFFEEBERRY		5 GAL			18"x3'	3-L
	ROS ICE	ROSA 'ICEBERG' ICEBERG WHITE FLORIBUNDA ROSE		5 GAL			3'x3'+	3-L
MEDIUM SHRUBS 4'-6'+/- HT								
	AGA WEB	AGAVE WEBERI WEBER'S AGAVE	NO PUPS	15 GAL			4'x5'+	3-L
	ARC HOW	ARCTOSTAPHYLOS 'HOWARD MCMINN' MANZANITA		15 GAL			5'x6'	3-L
	CEA JUL	CEANOTHUS 'JULIA PHELPS' JULIA PHELPS CALIFORNIA LILAC		5 GAL			5'x8'+	3-L
	CER ALN	CERCOCARPUS ALNIFOLIUS ISLAND MOUNTAIN MAHOGANY		5 GAL			6'x4'	3-L
	JAC BON	JACARANDA M. "BONSAI BLUE" BONSAI BLUE DWARF JACARANDA	IN POT	24" BOX			6'x6'+	3-M
	LIG HED	LIGUSTRUM J. 'TEXANUM' WAXLEAF PRIVET		15 GAL			4'x3'	3-M
	RIB SPO	RIBES V. "SPOONER'S MESA" SAN DIEGO EVERGREEN CURRANT		5 GAL			4'x6'	3-L
	YUC REC	YUCCA RECURVIFOLIA SOFT LEAF YUCCA		15 GAL			4'x3'	3-L
LARGE SHRUBS 6'+ HT								
	CEA OWL	CEANOTHUS ARBOREUS "OWLSWOOD BLUE" OWLSWOOD BLUE ISLAND MTN. LILAC		5 GAL			10'x8'+	3-L
	HET ARB	HETEROMELES ARBUTIFOLIA TOYON		5 GAL			10'x8'	3-L
	RHA CAL	RHAMNUS CALIFORNICA "EVE CASE" COFFEE BERRY		5 GAL			6'x6'	3-L
	RHA MOU	RHAMNUS "MOUND SAN BRUNO" SAN BRUNO COFFEEBERRY		5 GAL			6'x8'	3-L/VL
	RHU INT	RHUS INTEGRIFOLIA LEMONADE BERRY		5 GAL			10'x6'+	3-L/VL

VINES

SYMBOL	KEY	BOTANICAL/ COMMON NAME	REMARKS	SIZE	QTY.	DTL/SHT.	MATURE HxW	WUCOLS IV REG.-RTG.
	PIN BOU	BOUGAINVILLEA HYBRID PINK PINK BOUGAINVILLEA	TRAIN TO WALL/ FENCE	15 GAL		A,G L2.1	6'x10'+ SPREADS	3-L
	VIT ROG	VITIS "ROGER'S RED" WILD GRAPE	TRAIN TO WALL	5 GAL			6'x10'+ SPREADS	3-L

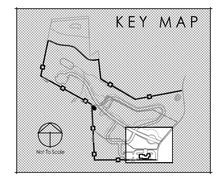
MULCH BARE GROUND BETWEEN ALL SHRUBS AND TREES 3" DEEP- USE PARTIALLY COMPOSTED, NITROGEN STABILIZED TREE TRIMMINGS, 0-2 INCH SCREENED COMPOST OR PRE - APPROVED EQUAL. AVAILABLE FROM "AGUINAGA GREEN" 1-877-OC-MULCH OR aguinagagreen.com
PROVIDE SAMPLE TO CITY LANDSCAPE ARCHITECT PRIOR TO PURCHASE AND INSTALLATION.

GROUND COVERS

SYMBOL	KEY	BOTANICAL/ COMMON NAME	REMARKS	SIZE	QTY.	DTL/SHT	MATURE HxW	WUCOLS IV REG.-RTG.
	ARC PAC	ARCTOSTAPHYLOS 'PACIFIC MIST' PACIFIC MIST MANZANITA		1 GAL @4'OC		A,B,C L-2.1	1'x5'	3-L
	BAC PID	BACCHARIS P. "PIGEON POINT" DWARF COYOTE BRUSH		1 GAL @4'OC		A,B,C L-2.1	1'x6'+	3-L
	CEA YAN	CEANOTHUS HORIZONTALIS "YANKEE POINT" CARMEL CREEPER		1 GAL @3'OC		A,B,C L-2.1	2'x8'+	3-L
	FRA SEA	FRANGULA C. "SEA VIEW" SEA VIEW COFFEEBERRY	PRUNE UPWARD GROWTH	1 GAL @4'OC		A,C L-2.1	2'x5'+	3-L
	SEN MAN	SENECIO MANDRALISCAE BLUE CHALK STICKS		FLATS @1'OC		A,C L-2.1	1'x2'+	3-L
	TURF	AGROSTIS PALLENS BENT GRASS "NATIVE MOW FREE" MIXED FESCUES	NATIVE TURF MIX	SODDED		--	1'x3'+	3-L
			ALTERNATE	SODDED		--	1'x3'+	3-L
	ANN COL	ANNUAL COLOR BEST COLOR OF SEASON		4" POTS @ 8 - 12" OC		A,C L-2.1	1'x2'+	3-L
	D.G.	DECOMPOSED GRANITE LIGHT TAN	SET 1/2" BELOW FINISH GRADE OVER WEED BARRIER - TYP.	APPLY 3" DEEP				

TREES

SYMBOL	KEY	BOTANICAL/ COMMON NAME	REMARKS	SIZE	QTY.	DTL/SHT #	MATURE (20YR.) HxW	MAINTAIN TO: HxW	WUCOLS IV REG.-RTG.
	ARB MAR	ARBUTUS M. "MARINA" MARINA STRAWBERRY TREE	MULTI TRUNK OR LOW BRANCH STD	36" BOX		A,B,D,E,F L2.1	25'x22'	SAME	3-L
	CIN CAM	CINNAMOMUM CAMPHORA CAMPHOR TREE	STANDARDS	72" BOX			50'x50'+	SAME	3-M
	CER OCC	CERCIS OCCIDENTALIS WESTERN REDBUD	MULTI TRUNK OR LOW BRANCH STD	36 BOX			20'x20' +/-	SAME	3-L
	EUC ROS	EUCALYPTUS L. "ROSEA" ROSEA IRON-BARK	STANDARDS	36" BOX			60'x40'+	SAME	3-L
	OLE SWA	OLEA EUROPEA "SWAN HILL" SWAN HILL FRUITLESS OLIVE	LOW BRANCH STD	48" BOX			20'x25' +/-	SAME	3-L
	PLA RAC	PLATANUS RACEMOSA CALIFORNIA SYCAMORE	MIX MULTI TRUNK & LOW BRANCH STD	36" BOX			60'x40'+	SAME	3-L
	PYR KAW	PYRUS KAWAKAMII EVERGREEN PEAR	HIGH BRANCH STD	36" BOX			20'x20'	SAME	3-L
	QUE AGR	QUERCUS AGRIFOLIA COAST LIVE OAK	MIX MULTI TRUNK & LOW BRANCH STD	48" BOX 36" BOX			35'x30' +/-	SAME	3-L
	ULM PAR	ULMUS PARVIFOLIA EVERGREEN ELM	STREET TREES PER CITY HIGH BRANCH STD	24" BOX			35'x30'	SAME	3-L



REGISTERED LANDSCAPE ARCHITECT DAVID M. MIERTSCHIN JULY 31, 2025 7-30-24 STATE OF CALIFORNIA

ENLARGED PLANTING

SCALE: 1"=20'-0"

0 10 20 40 60 80

FOR NOTES & SPEC'S SEE SHEET L2.0
FOR DETAILS SEE SHEET L2.1

Landscape Architect:
DMLA Landscape Architecture
34032 Alcazar Drive,Dana Point, Ca 92629
949.388.3369 david@dmlaonline.com

Hofman Planning + Engineering
www.hofmanplanning.com
3152 Lionshead Avenue
Carlsbad, CA 92010
(760) 692-4100

	DESCRIPTION	DATE
1	County Comments	11/17/2023

CLIENT:
Diocese of San Diego
4470 Hilltop Drive
San Diego, CA 92102
Mario DeBlasio
619-264-3127
marioholycrosssd.com

PROJECT ADDRESS:
1505 Buena Vista Drive
County of San Diego, Ca
APN: 169-210-02, 169-210-03
169-220-01 thru 03

PROJECT NO.:	
DRAWING FILE:	
DRAWN BY:	dmm
CHECKED BY:	

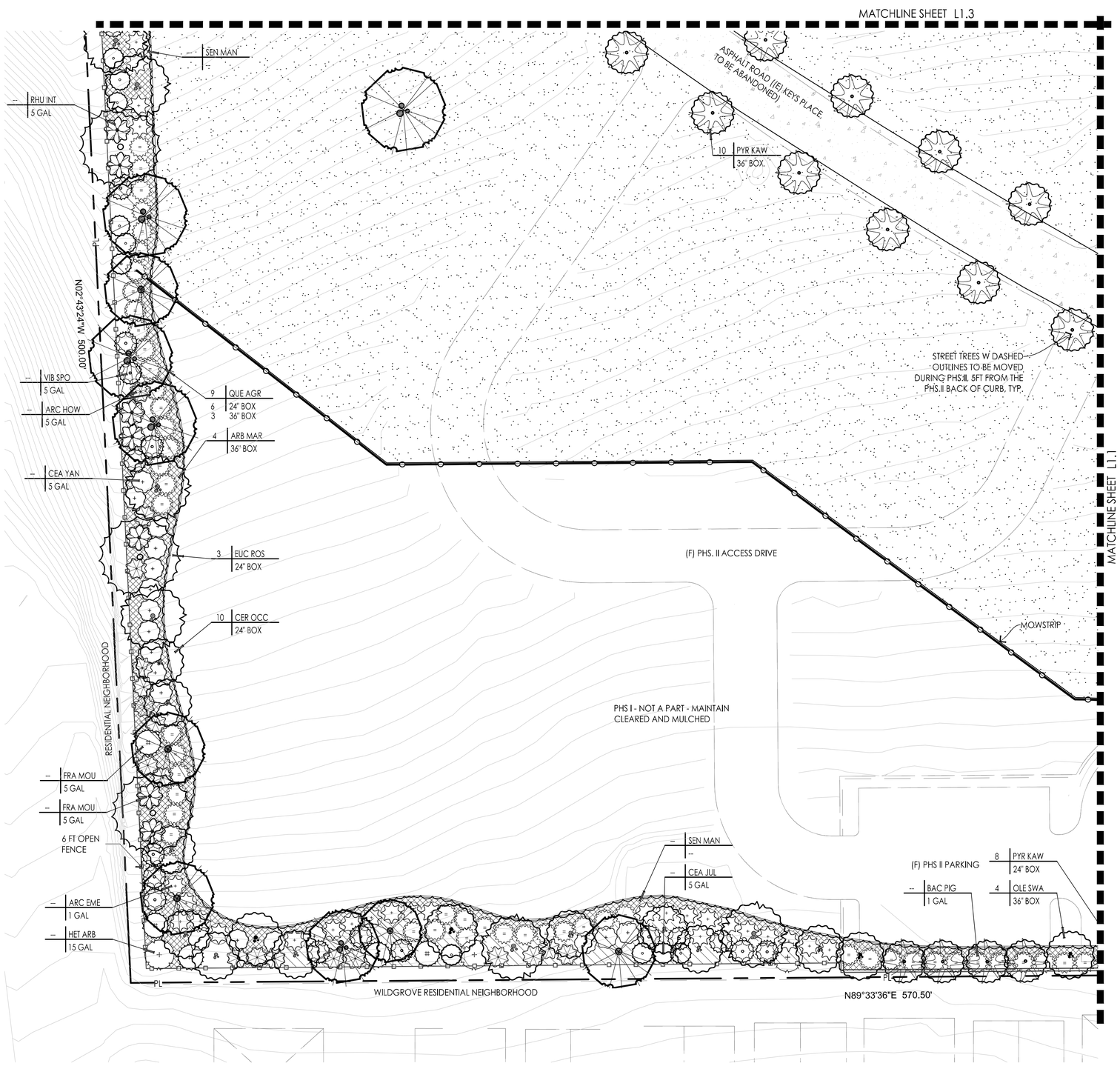
PROJECT:
Good Sheperd Catholic Cemetery County of San Diego, Ca

SHEET TITLE:
PLANTING PLAN PHS I

SHEET NO.:
L1.1

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CONTRACTOR SHALL PROTECT ANY EXISTING LANDSCAPE AND HARDSCAPE FROM DAMAGE DURING CONSTRUCTION. ANY AREAS DAMAGED MUST BE RETURNED TO THEIR ORIGINAL CONDITION AFTER CONST. OPERATIONS.

CONTRACTOR SHALL PERFORM AN AGRONOMICAL SOILS TEST TO DETERMINE FERTILITY AND DRAINAGE CAPABILITY. FOLLOW THE LAB SPECIFICATIONS DURING PLANTING. GENERIC AMENDMENTS SHALL BE USED. LAB MUST BE INDEPENDENT FROM THE AMENDMENT SUPPLIER.PROOF OF AMENDMENTS USED SHALL BE PROVIDED TO THE CLIENT.

PRIOR TO PLANTING SOILS MUST BE TRANSFORMED INTO A FRIABLE CONDITION. 6 YARDS OF COMPOST PER 1000 SQ. FT. OF PLANTING AREA SHALL BE INCORPORATED. COMPACTED SOIL SHALL BE AMENDED AND RIPPED TO A DEPTH OF 18"

FOR NATIVE PLANTINGS:
USE ONLY FERTILIZERS AND AMENDMENTS RECOMMENDED BY THE NURSERY WHERE THE NATIVE PLANTS ARE OBTAINED. ADD MYCORRHIZAE TO THE BACKFILL IF RECOMMENDED. BACKFILL PLANTS WITH THE SAME SOIL REMOVED FROM THE HOLE. IT IS IMPORTANT TO MAINTAIN ANY BENEFICIAL ORGANISMS, MYCORRHIZAE AND HUMUS THAT ALREADY EXIST IN THE SOIL.

REGISTERED LANDSCAPE ARCHITECT DAVID M. MIERTSCHIN 3333 JULY 31, 2025 7-30-24 STATE OF CALIFORNIA

KEY MAP

ENLARGED PLANTING

SCALE: 1"=20'-0"

FOR LEGEND SEE SHEET L1.1
FOR NOTES & SPEC'S SEE SHEET L2.0
FOR DETAILS SEE SHEET L2.1

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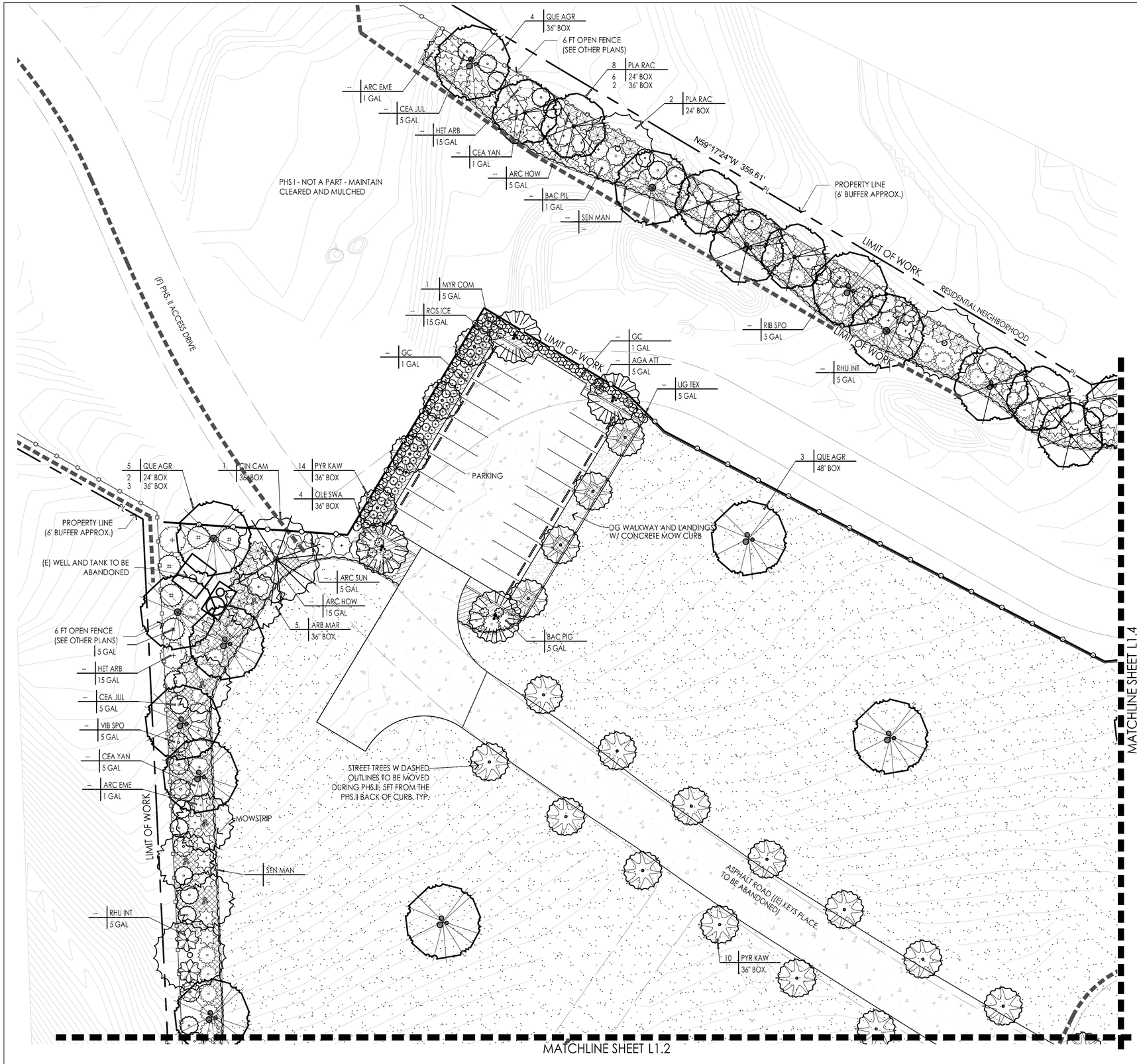
PROJECT:
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SHEET TITLE:
PLANTING PLAN
PHS I

SHEET NO.:
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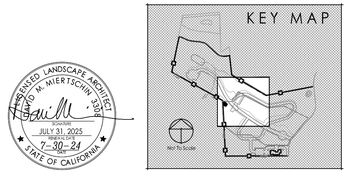


ENLARGED PLANTING

SCALE: 1"=20'-0"

0 10 20 40 60 80

FOR LEGEND SEE SHEET L1.1
FOR NOTES & SPEC'S SEE SHEET L2.0
FOR DETAILS SEE SHEET L2.1



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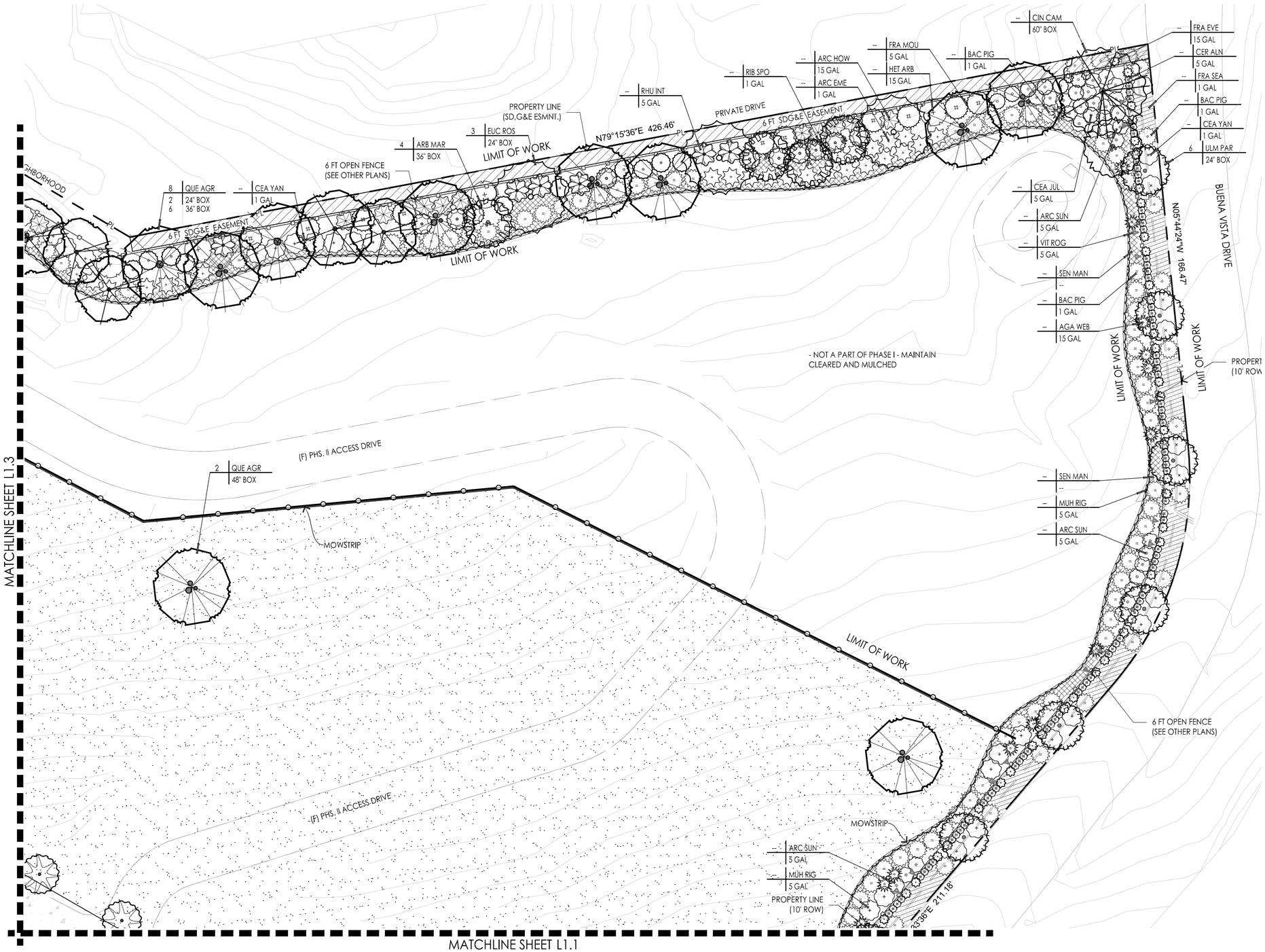
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Good Sheperd Catholic Cemetery County of San Diego, Ca

SHEET TITLE:
PLANTING PLAN PHS I

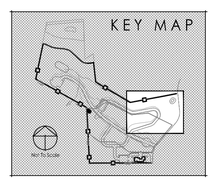
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KEY MAP



ENLARGED PLANTING

SCALE: 1"=20'-0"

0 10 20 40 60 80

FOR LEGEND SEE SHEET L1.1
FOR NOTES & SPEC'S SEE SHEET L2.0
FOR DETAILS SEE SHEET L2.1

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PROJECT:
Good Sheperd Catholic Cemetery County of San Diego, Ca

SHEET TITLE:
PLANTING PLAN PHS I

SHEET NO.:
L1.4

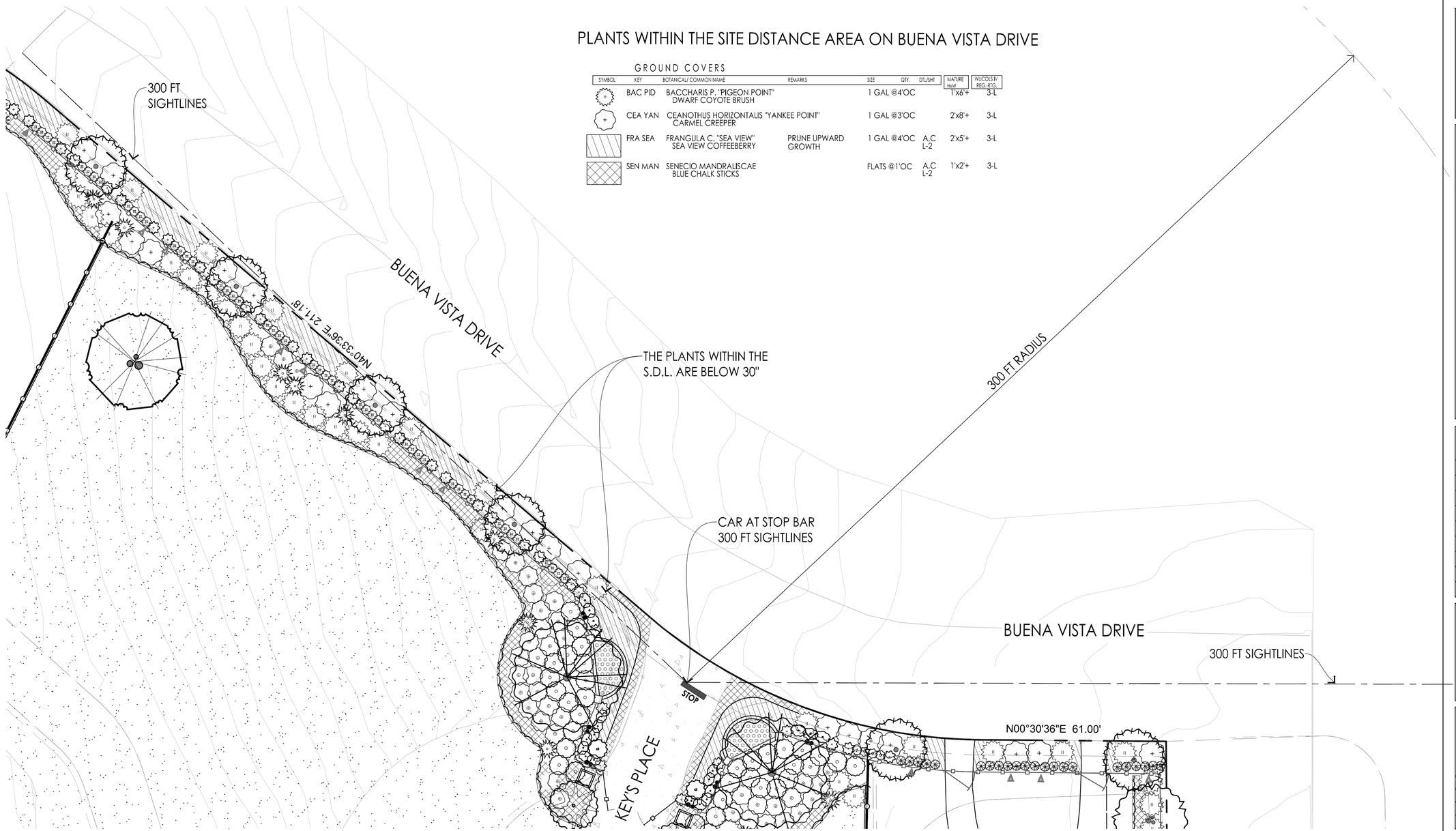
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PLANTS WITHIN THE SITE DISTANCE AREA ON BUENA VISTA DRIVE

GROUND COVERS

SYMBOL	KEY	BOTANICAL/ COMMON NAME	REMARKS	SIZE	QTY.	DT/LGHT	MATURE HxW	WUCOLS IV REG. RTG.
	BAC PID	BACCHARIS P. "PIGEON POINT" DWARF COYOTE BRUSH		1 GAL @4'OC			1'x6'+	3-L
	CEA YAN	CEANOTHUS HORIZONTALIS "YANKEE POINT" CARMEL CREEPER		1 GAL @3'OC			2'x8'+	3-L
	FRA SEA	FRANGULA C. "SEA VIEW" SEA VIEW COFFEEBERRY	PRUNE UPWARD GROWTH	1 GAL @4'OC		A,C L-2	2'x5'+	3-L
	SEN MAN	SENECIO MANDRALISCAE BLUE CHALK STICKS		FLATS @1'OC		A,C L-2	1'x2'+	3-L



LICENSED LANDSCAPE ARCHITECT DAVID A. MIERTSCHIN 5818 JULY 31, 2025 7-30-24 STATE OF CALIFORNIA

KEY MAP

SITE DISTANCE

0 8 16 32 64 80 SCALE: 1"=16'-0"

FOR NOTES & SPEC'S SEE SHEET L2.0
FOR DETAILS SEE SHEET L2.1
FOR PLANTING PLANS SEE SHEET L1.1

Landscape Architect:
DMLA Landscape Architecture
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PROJECT NO.:	
DRAWING FILE:	
DRAWN BY:	dmm
CHECKED BY:	

PROJECT:
Good Sheperd Catholic Cemetery County of San Diego, Ca

SHEET TITLE:
PLANTING PLAN
PHS I
SITE DISTANCE

SHEET NO.:
L1.5

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MAINTENANCE SPECS

I. GENERAL

THE OWNER OR LESSEE WILL ENGAGE A MAINTENACE CONTRACTOR FOR THE MAINTENANCE OF THE SITE LANDSCAPE FOR THE LIFE OF THE LEASE.

MAINTENANCE CONTRACTOR SHALL FURNISH ALL SUPERVISION, LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE COMPLETE MAINTENANCE OF ALL LANDSCAPE AREAS.

ALL LANDSCAPE AREAS SHALL BE WATERED AS NECESSARY FOR THE PROPER DEVELOPMENT AND MAINTENANCE OF THE VEGETATION.

PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS CONDITION. IRRIGATION AND DRAINAGE SYSTEMS KEPT IN GOOD WORKING ORDER, AND THE GENERAL SITE KEPT CLEAN AND WEED FREE.

MAINTENANCE CONTRACTOR SHALL ROUTINELY CHECK FOR BLOCKED DRAIN INLETS, AND KEEP SWALES FREE OF LEAVES AND OTHER DEBRIS. ALWAYS CHECK AND CLEAN BETWEEN STORMS.

ALL LITTER AND TRASH INCLUDING WEEDS, LEAVES, BOTTLES AND OTHER DEBRIS SHALL BE REMOVED FROM ALL AREAS OF THE SITE AND DISPOSED OF OFF-SITE.

MAINTENANCE CONTRACTOR SHALL REPAIR OR REPLACE ALL DEAD, DAMAGED OR DISEASED PLANT MATERIAL.

II. IRRIGATION

A QUALIFIED PERSON SHALL BE COMPLETEY RESPONSIBLE FOR OPERATING THE IRRIGATION S STEMS, WITH THE DUTIES OF ADJUSTING CONTROLLERS, OBSERVING THE EFFECTIVENESS OF THE IRRIGATION S STEM, AND MAKING MINOR ADJUSTMENTS TO THE SYSTEM.

THE IRRIGATION SYSTEM SHALL BE MAINTAINED FOR OPTIMUM PERFORMANCE. THIS INCLUDES CLEANING AND ADJUSTING ALL SPRINKLER HEADS AND VALVES FOR PROPER COVERAGE.

A CHART SHALL BE MAINTAINED TO RECORD CURRENT IRRIGATION PROGRAMS, INCLUDING DAY, TIME, AND LENGTH OF WATERING FOR EACH STATION AND PROGRAM FOR EACH CONTROLLER.

CHECK FOR LEAKS OR WET SPOTS.

INSPECTIONS OF THE IRRIGATION SYSTEM IN OPERATION, SHALL BE MADE WEEKLY DURING SUMMER MONTHS, APRIL THROUGH OCTOBER, AND BI-WEEKLY NOVEMBER THROUGH MARCH, TO DETECT ANY MALFUNCTIONING OF THE SYSTEM.

TURN ON EACH SYSTEM WITH THE CONTROLLER AND CHECK IT TO ENSURE THAT IT OPERATES CORRECTLY --OPENING AND CLOSING.

VISUALLY OBSERVE EACH SPRINKLER HEAD I NOZZLE FOR PROPER OPERATION, SPRAY PATTERN, PRESSURE AND WATER DISTRIBUTION.

A SOIL SAMPLING PROBE AND/OR A TENSIOMETER SHALL BE USED REGULARLY TO EVALUATE ACTUAL SOIL MOISTURE LEVELS AND IRRIGATION SCHEDULE.

CHECK AT LEAST WEEKLY TO MAKE SURE AREAS ARE NOT BEING OVER OR UNDER WATERED. ADJUST THE SCHEDULE AS NEEDED TO CORRECT FOR EITHER OF THESE SITUATIONS. RESET THE SCHEDULE ON OUR CONTROLLER AT LEAST MONTHLY, AT THIS TIME. CHECK THE TIME ON THE CONTROLLER TO MAKE SURE THAT IT IS CORRECT.

OBSERVE AT THE GENERAL HEALTH AND "LOOK" OF THE PLANT MATERIAL.

CHECK THE WATER BILL FOR EXCESSIVE CONSUMPTION. COMPARE MONTH TO MONTH AND YEAR TO YEAR, PAY SPECIAL ATTENTION TO LARGE FEE SWINGS.

MAKE DESIGN ADJUSTMENTS (ADDING/ DELETING OR MOVING OF HEADS, CHANGING NOZZLE TYPES, TRIMMING OR MOVING OF PLANT MATERIAL) SO THAT PROBLEMS CAN BE ELIMINATED INSTEAD OF TEMPORARILY FIXED. (SEE NOTES IV FOR MAWA CONSIDERATIONS)

ALL MALFUNCTIONING EQUIPMENT MUST BE REPAIRED PRIOR TO THE NEXT SCHEDULED IRRIGATION.

III. PLANTINGS

INSPECTIONS OF THE LANDSCAPE PLANTINGS SHALL BE MADE WEEKLY DURING SUMMER MONTHS, APRIL THROUGH OCTOBER. AND BI-WEEKLY NOVEMBER THROUGH MARCH- COORDINATE WITH THE IRRIGATION INSPECTION.

ALL AREAS MUST BE KEPT WEED FREE, BY THE USE OF (1)ORGANIC MULCHES, (2)HAND REMOVAL, (3)CHEMICAL CONTROLS- IN THAT ORDER.

MULCHED AREAS MUST BE REPLENISHED AS MULCH DECOMPOSES- CHECK APRIL AND OCTOBER, REPLENISH AS NECESSARY.

FERTILIZER SHALL BE APPLIED AS NEEDED USING SLOW RELEASE, ORGANIC BASED MATERIALS IN APRIL AND OCTOBER. USE AS INDICATED BY SOILS TEST ANALYSIS.

GROUND COVERS BORDERING WALKS AND CURBS SHALL BE EDGED AS NECESSARY TO PROVIDE A CLEAN CRISP LINE.

VINES SHALL BE KEPT "PINNED" TO ADJACENT WALLS AS NECESSARY AND TRIMMED TO CONTROL EXCESSIVE GROWTH, NOT ALLOWING VINE TO GROW OVER WINDOWS, DOORS, GATES OR OTHER ARCHITECTURAL ELEMENTS AND EQUIPMENT.

TREE PRUNING SHALL BE PERFORMED AS NEEDED TO ELIMINATE HAZARDS AND, MAINTAIN A NATURAL APPEARANCE.

SHRUB PRUNING SHALL BE PERFORMED AS NEEDED TO MAINTAIN A NATURAL APPEARANCE. SHRUBS ARE INTENDED TO FILL THE PLANTING SPACE AS MUCH AS POSSIBLE. DO NOT POWER PRUNE SHRUBS INTO ODD TOPIARY SHAPES.

TREES AND SHRUBS SHALL BE PRUNED TO CORRECT HAZARDS AND ANY STRUCTURAL DEFECTS. REMOVE SUCKERS, CRISS-CROSSING BRANCHES, DEAD AND DISEASED LIMBS AND FOLIAGE AND THINNING OF THE CROWN TO REDUCE WIND DAMAGE. ALWAYS CHECK/PRUNE IMMEDIATELY AFTER BIG WINDS-STORMS.

SPARSE GROUND COVER AREAS SHALL BE CHECKED FOR, AS THEY MAY INDICATE A FAILURE OF IRRIGATION S STEM OR THE NEED FOR FERTILIZER AND SOIL AMENDMENT. BARE AREAS SHALL BE RE-PLANTED TO MATCH ORIGINAL DESIGN.

AS PLANTS GROW, LOOK OUT FOR DESIGN ADJUSTMENTS THAT CAN BE MADE (ADDING/ REMOVING, TRIMMING OR MOVING OF PLANT MATERIAL) SO THAT PROBLEMS CAN BE ELIMINATED INSTEAD OF TEMPORARILY FIXED. (SEE NOTES IV FOR MAWA CONSIDERATIONS)

IV. MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

STATE LAW REQUIRES THE LANDSCAPING AND IRRIGATION SYSTEM ON THE PROPERTY TO BE MAINTAINED AND OPERATED CONSISTENT WITH THE MAWA.

MAINTAIN THE IRRIGATION SYSTEM TO MEET OR EXCEED AN IRRIGATION EFFICIENCY NECESSARY TO MEET MAWA.

REPLACE BROKEN OR MALFUNCTIONING IRRIGATION SYSTEM COMPONENTS WITH COMPONENTS OF THE SAME MATERIALS AND SPECIFICATIONS, THEIR EQUIVALENT OR BETTER.

ENSURE THAT WHEN VEGETATION IS REPLACED, REPLACEMENT PLANTINGS ARE REPRESENTATIVE OF THE HYDROZONE IN WHICH THE PLANTS WERE REMOVED AND ARE TYPICAL OF THE WATER USE REQUIREMENTS OF THE PLANTS REMOVED, SO THAT THE REPLACED VEGETATION DOES NOT RESULT IN MIXING HIGH WATER USE PLANTS WITH LOW WATER USE PLANTS IN THE SAME HYDROZONE.

END

PLANTING SPECS. CONT'D.

UNTIE VINES AND REMOVE ALL STAKES AND TRELLISES THEN SECURELY FASTEN AND TRAIN AGAINST WHATEVER STRUCTURE NEXT TO WHICH THEY ARE PLANTED. TREES MUST BE STAKED AND/OR GUYED AT THE TIME OF PLANTING.

LAY SOD WITHIN TWO (2) DAYS OF DELIVERY AND DO NOT STORE IN HOT SUN. SET IN A STAGGERED PATTERN ON PRE-IRRIGATED MOIST GROUND AND SET FIRMLY AGAINST OTHER SOD PIECES. WATER THOROUGHLY AFTER PLANTING.

UNLESS NOTED OTHERWISE, CONTRACTOR SHALL PLANT GROUND COVERS IN STRAIGHT ROWS, EVENLY SPACED IN A TRIANGULAR PATTERN AT THE INTERVALS LISTED IN THE DRAWINGS.

AFTER ALL PLANTING IS COMPLETED, TOP DRESS ALL NON-TURF LANDSCAPED AREAS WITH SLOPES LESS STEEP THAN 3:1, WITH A 3" LAYER OF SINGLE GRIND SHREDDED BARK MULCH, TO COVER THE PLANTING AREA COMPLETELY. THIS LAYER IS IN ADDITION TO SOIL AMENDMENT MATERIALS.

UNLESS DIRECTED OTHERWISE BY THE O.A.R., PRUNE ONLY TO REMOVE DEAD OR BROKEN BRANCHES AND SUCKER GROWTH.

VII. GUARANTEE

CONTRACTOR SHALL PROVIDE A NINETY (90) DAY GUARANTEE FOR ALL PLANTS EXCLUDING TREES WHICH SHALL BE GUARANTEED FOR ONE (1) FULL YEAR. DURING THE GUARANTEE PERIOD THE CONTRACTOR SHALL REPLACE, IN A TIMELY MANNER, ANY PLANTS THAT ARE UNHEALTHY, MISSING OR DEAD. THIS GUARANTEE SHALL NOT INCLUDE DAMAGE TO GROUND COVER FROM EXCESSIVE RAIN RUN-OFF AND EXTREME WINDS. SUCH "NATURAL" DAMAGE SHALL BE REPAIRED FOR TIME AND MATERIALS.

VIII. MAINTENANCE

CONTRACTOR SHALL INCLUDE IN THEIR BID FOR A 90 DAY MAINTENANCE PERIOD AFTER FINAL LANDSCAPE ACCEPTANCE BY THE OWNER. THIS MAINTENANCE SHALL INCLUDE, BUT IS NOT LIMITED TO, KEEPING ALL AREAS WEED FREE, WATERED, PEST AND DISEASE FREE AND ANY OTHER WORK NECESSARY FOR HEALTHY, VIGOROUS PLANT GROWTH AND APPEARANCE.

END

LANDSCAPE GENERAL NOTES

A. THE LANDSCAPE ARCHITECT WILL INTERPRET THE MEANING OF ANY PART OF THE PLANS AND SPECIFICATIONS ABOUT WHICH ANY MISUNDERSTANDING MAY ARISE, AND HIS DECISION WILL BE FINAL.

B. THE CONTRACTOR SHALL OBTAIN CLARIFICATION TO QUESTIONS RELATIVE TO THE DRAWING BEFORE SUBMITTING A BID.

C. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND LABOR NECESSARY TO COMPLETE THE WORK SHOWN ON THE DRAWINGS.

D. THE CONTRACTOR SHALL CARRY NECESSARY CALIFORNIA STATE CONTRACTORS LICENSE OR CERTIFICATE FOR TYPE OF WORK LISTED, SUCH AS C-27.

E. THE CONTRACTOR SHALL CARRY ALL NECESSARY COMPENSATION AND LIABILITY INSURANCE TO COVER HIS WORKMEN AND WORK TO FULLY PROTECT THE OWNER FROM ANY POSSIBLE SUIT OR LIEN.

F. THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR, FAMILIAR WITH THE TYPE OF WORK AND THE CONTRACT DOCUMENTS, ON SITE AT ALL TIMES DURING INSTALLATION OF THE WORK AND PRIMARY MAINTENANCE.

G. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PERMITS AND LICENSES AND ASSURE THAT ALL WORK TO BE PERFORMED MEETS OR EXCEEDS ALL APPLICABLE CODES AND ORDINANCES OF PRIVATE OR GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROJECT.

H. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK AT NO EXPENSE TO THE OWNER. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERAL LINES THROUGH WALLS, UNDER ROADWAYS, DRIVES AND PAVING, ETC.

I. THE CONTRACTOR SHALL USE ONLY NEW MATERIALS, OF BRANDS AND TYPES SHOWN AND DESCRIBED IN THESE DRAWINGS.

J. THE CONTRACTOR SHALL EXERCISE CARE IN HANDLING, LOADING, UNLOADING AND STORING ALL EQUIPMENT AND MATERIALS. ALL MATERIALS AND EQUIPMENT THAT IS DAMAGED WILL BE DISCARDED, EVEN IF INSTALLED, AND SHALL BE REPAIRED OR REPLACED AT THE DISCRETION OF THE OWNER'S AUTHORIZED REPRESENTATIVE (O.A.R.) AT NO EXPENSE TO THE OWNER.

K. THE CONTRACTOR SHALL PROTECT ALL PLANTING AREAS FROM EXCESSIVE COMPACTION WHEN TRUCKING MATERIALS AND EQUIPMENT TO AND WITHIN THE SITE.

L. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THEFTS OR DAMAGE TO MATERIALS ONCE DELIVERED TO JOB SITE.

M. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN SUB-CONTRACTORS AS REQUIRED TO ACCOMPLISH ALL CONSTRUCTION OPERATIONS. ALL PIPING, CONDUIT, SLEEVES, ETC. SHALL BE IN PLACE PRIOR TO INSTALLATION OF CONSTRUCTION ITEMS.

N. ALL PROGRESS INSPECTIONS SHALL BE COMPLETED BEFORE SUCCEEDING WORK IS STARTED. ANY WORK COVERED UP BEFORE REQUIRED INSPECTIONS ARE COMPLETED WILL BE EXPOSED FOR REVIEW AT THE CONTRACTOR'S EXPENSE.

O. CLEAN-UP SHALL BE DONE AS EACH PORTION OF THE WORK PROGRESSES. REFUSE AND EXCESS DIRT SHALL BE REMOVED FROM THE SITE. ALL WALKS AND PAVING SHALL BE BROOMED AND ANY DAMAGE OCCURRING TO THE WORK OF OTHERS SHALL BE REPAIRED TO ORIGINAL CONDITION.

P. REFER TO THE SPECIFICATIONS FOR ADDITIONAL DETAILED INFORMATION.

Q. THE CONTRACTOR'S WORK SHALL BE FULLY GUARANTEED FOR ONE (1) FULL YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. ANY DEFECTIVE MATERIALS OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED AT NO COST TO THE OWNER.

R. UNLESS NOTED OTHERWISE ALL STRUCTURAL IMPROVEMENTS SHALL BE INSTALLED PRIOR TO IRRIGATION AND PLANTING OPERATIONS.

S. IN THE CASE WHERE EXTRA WORK OR CHANGES WILL RESULT IN ANY INCREASED COSTS OVER THE CONTRACT FEE, THE CONTRACTOR SHALL FIRST RECEIVE THE OWNER'S EXPRESSED WRITTEN APPROVAL FOR SUCH ADDITIONAL FUNDS PRIOR TO PURCHASING MATERIALS OR DOING THE WORK/CHANGES.

END

PLANTING SPECS.

I. GENERAL

THESE DRAWINGS ARE DIAGRAMMATIC, SHOWING INTENDED LOCATIONS AND RELATIONSHIPS OF PLANTING ELEMENTS. FINAL SITE CONDITIONS, ALTERED DURING CONSTRUCTION MAY REQUIRE ADJUSTMENTS TO THE LAYOUT.

THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL, TESTED AND INSPECTED PRIOR TO PLANTING.

ANY SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR O.A.R. PRIOR TO PURCHASE AND INSTALLATION.

II. PLANT MATERIAL/QUALITY ASSURANCE

THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR, FAMILIAR WITH THE TYPE OF WORK AND THE CONTRACT DOCUMENTS, ON SITE AT ALL TIMES DURING INSTALLATION OF THE WORK AND PRIMARY MAINTENANCE.

ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE (O.A.R.). THE CONTRACTOR SHALL SUBMIT A LIST OF AVAILABILITY FOR ALL BOXED TREES THIRTY (30) DAYS BEFORE SCHEDULED PLANTING FOR APPROVAL AT THE NURSERY BY THE O.A.R.

CONTRACTOR IS RESPONSIBLE FOR FURNISHING PLANT MATERIAL FREE OF PESTS OR DISEASES AND NORMAL IN FORM FOR THE SPECIES AND DESIGN CALLED FOR IN THE PLANS.

ONLY AS MANY PLANTS AS CAN BE PLANTED AND WATERED THAT SAME DAY SHALL BE DISTRIBUTED IN A PLANTING AREA.

THE CONTRACTOR SHALL NOT INSTALL PLANT MATERIAL THAT IS WILTED OR HAS A DAMAGED ROOT BALL.

CONTRACTOR SHALL NOT INSTALL TREES WITHIN TEN (10) FEET OF ROTORS/ IMPACT HEADS OR WITHIN THREE (3) FEET OF STREAM/ SPRAY HEADS.

ALL TREES WITHIN A SPECIES SHALL HAVE MATCHING FORM, SIZE AND TEXTURAL DENSITY.

SOIL AMENDMENT AND BACKFILL MIX AS DESCRIBED HEREIN ARE FOR BIDDING PURPOSES ONLY. SPECIFIC AMENDMENTS AND FERTILIZER WILL BE SELECTED AND SPECIFIED AFTER ROUGH GRADING IS COMPLETE AND SOILS SAMPLES CAN BE TESTED. AMENDMENT AND FERTILIZER AMOUNT AND TYPE SHALL BE AS RECOMMENDED IN THE AGRONOMIC SOILS REPORT.

III. WEED ABATEMENT

WEED ABATEMENT SHALL BEGIN AFTER ROUGH GRADING. CONTRACTOR TO IRRIGATE PLANTING AREA FOR THREE (3) WEEKS OR UNTIL SUFFICIENT WEED SEEDS HAVE GERMINATED. AFTER WHICH A CONTACT HERBICIDE IS SPRAYED BY A LICENSED PEST CONTROL APPLICATOR. IRRIGATION IS STOPPED FOR FORTY-EIGHT (48) HOURS. THE DEAD WEEDS ARE THEN REMOVED AND AFTER SUCH TIME AS NECESSARY FOR THE HERBICIDE TO DISSIPATE. PLANTING MAY BEGIN.

IV. SOIL PREPARATION

NO SOIL PREPARATION SHALL BE DONE UNTIL ROUGH GRADING HAS BEEN APPROVED BY THE O.A.R.

SOIL SAMPLES SHALL BE TAKEN FROM ENOUGH LOCATIONS ON THE SITE TO REPRESENT AN ADEQUATE CROSS SECTION OF CONDITIONS. SOIL TEST SHALL BE PERFORMED BY A SOIL TESTING LABORATORY (PRE-APPROVED BY THE JX (JURISDICTION)). THE TEST SHALL INDICATE BUT NOT BE LIMITED TO THE FOLLOWING:
THE ORGANIC MATTER CONTENT; THE N,P,K; THE pH; THE EC; THE SOIL TEXTURE (SILT, CLAY, SAND); AND RECOMMENDATIONS FOR AMENDMENTS, LEACHING AND MAINTENANCE FERTILIZATIONS.
THE RESULTS AND RECOMMENDATIONS OF THE TESTING LABORATORY SHALL BE SUBMITTED TO AND APPROVED BY THE JX. THE APPROVED RECOMMENDATIONS FOR AMENDMENTS AND BACKFILL SHALL BE INCORPORATED INTO THE LANDSCAPE PLANS PRIOR TO THE START OF CONSTRUCTION AND SHALL BECOME PART OF THE APPROVED PLANS.

CROSS RIP ALL PLANTING AREAS TO DEPTH OF TWELVE (12) INCHES AND UNIFORMLY INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP SIX (6) INCHES AS PART OF THE FINISH GRADING WORK.

PER THOUSAND (1,000) SQUARE FEET:
TWO HUNDRED (200) POUNDS "GRO-POWER PLUS"
SIX (6) CUBIC YARDS NITROGEN STABILIZED ORGANIC COMPOST
TWO HUNDRED (200) POUNDS AGRICULTURAL GYPSUM

PRIOR TO PLANTING OF ANY MATERIALS, COMPACTED SOILS SHALL BE TRANSFORMED TO A FRIABLE CONDITION. ON ENGINEERED SLOPES, ONLY AMENDED PLANTING HOLES NEED MEET THE REQUIREMENT OF THIS SECTION.

V. FINISHED GRADING

AFTER ROUGH GRADING, WEED ABATEMENT AND SOIL PREPARATION ALL PLANTING AREAS SHALL BE SMOOTHLY GRADED. THE GRADES SHALL BE UNIFORM AND SMOOTH WITH NO ABRUPT CHANGE OF SURFACE.

GRADING SHALL PROVIDE FOR NATURAL RUNOFF WITHOUT LOW SPOTS. FLOW LINES SHALL BE ACCURATLEY SET BY INSTRUMENT AT TWO (2) PERCENT MINIMUM SLOPE.

CONTRACTOR SHALL REMOVE FROM PLANTING AREAS ALL DEBRIS, AND WEEDS, AND ROCK LARGER THAN ONE (1) INCH IN DIAMETER, FROM THE TOP SIX (6) INCHES OF SOIL AND DISPOSED OF OFF-SITE.

CONTRACTOR SHALL ENSURE SURFACE DRAINAGE AWAY FROM BUILDINGS.

VI. INSTALLATION

THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL, TREES INSTALLED AND A COVERAGE TEST COMPLETED PRIOR TO ANY CONTAINER OR GROUND COVER MATERIAL INSTALLATION.

EXCAVATION FOR PLANTING SHALL INCLUDE THE STOCKPILING OF TOPSOIL FROM WITHIN AREAS TO BE EXCAVATED FOR TRENCHES TREE HOLES, PLANT PITS AND BEDS. ALL EXCAVATED PLANTING HOLES SHALL HAVE VERTICAL, SCARIFIED SIDES, TWICE (2X) THE SIZE OF THE DIAMETER AND SIX (6) INCHES MINIMUM DEEPER THAN THE ROOTBALL.

EXCESS SOIL GENERATED FROM THE EXCAVATIONS AND NOT USED AS BACKFILL OR IN ESTABLISHING FINAL GRADES SHALL BE REMOVED FROM THE SITE.

INSPECT ROOTBALL AND GENTLY LOOSEN OR UNTANGLE MATTED ROOTS, DO NOT CRACK ROOTBALL. REPLACE ANY PLANTS WITH ROOTS GIRDLING THE ROOTBALL.

THE CROWN AREA OF TREES AND SHRUBS SHALL BE 2" HIGHER AFTER SETTLING, THAN ADJACENT FINISH GRADE.

THE APPROVED BACKFILL FOR PLANT PITS SHALL CONSIST OF THE FOLLOWING MIX. PLANT PITS SHALL BE FILLED TO THE REQUIRED GRADE AND THOROUGHLY SETTLED BY WATER APPLICATION AND TAMPING.

PER CUBIC YARD OF MIX; UNIFORMLY BLENDED
SIX (6) PARTS BY VOLUME ON-SITE SOIL or NON SALINE, NON SODIC, LOW BORON CONTENT SANDY TEXTURED TOP SOIL
FOUR (4) PARTS BY VOLUME NITROGEN STABILIZED ORGANIC AMENDMENT
TWENTY (20) POUNDS "GRO-POWER PLUS"
TWENTY (20) POUNDS AGRICULTURAL GYPSUM

BACKFILL PIT HALFWAY THEN PLACE "GRO-POWER" SEVEN (7) GRAM OR "AGRIFORM" TWENTY ONE (21) GRAM SLOW RELEASE PLANTING TABLETS SPREAD EVENLY AROUND ROOTBALL. THE NUMBER OF TABLETS PER PLANT SHALL BE PER THE MANUFACTURER.

PROVIDE A DEPRESSED WATER BASIN AS WIDE AS THE ROOT BALL FOR EACH PLANT. WATER AGAIN THOROUGHLY.

CONTRACTOR SHALL PROTECT ANY EXISTING LANDSCAPE AND HARDSCAPE FROM DAMAGE DURING CONSTRUCTION. ANY AREAS DAMAGED MUST BE RETURNED TO THEIR ORIGINAL CONDITION AFTER CONST. OPERATIONS.

CONTRACTOR SHALL PERFORM AN AGRONOMICAL SOILS TEST TO DETERMINE FERTILITY AND DRAINAGE CAPABILITY. FOLLOW THE LAB SPECIFICATIONS DURING PLANTING. GENERIC AMENDMENTS SHALL BE USED. LAB MUST BE INDEPENDENT FROM THE AMENDMENT SUPPLIER.PROOF OF AMENDMENTS USED SHALL BE PROVIDED TO THE CLIENT.

PRIOR TO PLANTING SOILS MUST BE TRANSFORMED INTO A FRIABLE CONDITION. 6 YARDS OF COMPOST PER 1000 SQ. FT. OF PLANTING AREA SHALL BE INCORPORATED. COMPACTED SOIL SHALL BE AMENDED AND RIPPED TO A DEPTH OF 18"

FOR NATIVE PLANTINGS:
USE ONLY FERTILIZERS AND AMENDMENTS RECOMMENDED BY THE NURSERY WHERE THE NATIVE PLANTS ARE OBTAINED. ADD MYCORRHIZAE TO THE BACKFILL IF RECOMMENDED. BACKFILL PLANTS WITH THE SAME SOIL REMOVED FROM THE HOLE. IT IS IMPORTANT TO MAINTAIN ANY BENEFICIAL ORGANISMS, MYCORRHIZAE AND HUMUS THAT ALREADY EXIST IN THE SOIL.

PLANTING SPECIFICATIONS AND NOTES

FOR PLAN SEE SHEET L1.1 to 1.4
FOR DETAILS SEE SHEET L2.1

LICENSED LANDSCAPE ARCHITECT
DAVID M. MIERTSCHIN 3208
JULY 31, 2025
7-30-24
STATE OF CALIFORNIA

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	DESCRIPTION	DATE
1	County Comments	11/17/2023

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County of San Diego, Ca
APN: 169-210-02, 169-210-03
169-220-01 thru 03

PROJECT NO.:	
DRAWING FILE:	
DRAWN BY:	dmm
CHECKED BY:	

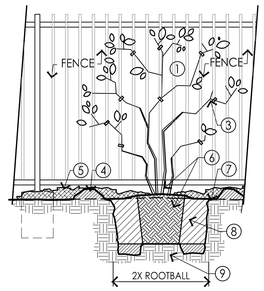
PROJECT:
Good Sheperd Catholic Cemetery County of San Diego, Ca

SHEET TITLE:
PLANTING SPEC'S & NOTES PHS I

SHEET NO.:
L2.0

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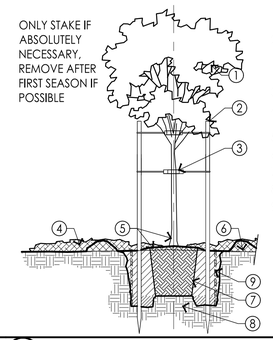


SECTION VIEW - N.T.S.

1. VINE, SET TOP OF ROOTBALL 1" ABOVE FINISH GRADE, TYP. REMOVE VINE FROM NURSERY STAKE, SEPARATE BRANCHES IN A FAN, TIE TO SUPPORT
2. NOT USED
3. NURSERY RIBBON
4. 3"-4" DEEP BASIN FORMED AROUND ROOTBALL, TIGHTLY COMPACTED BERM
5. MULCH LAYER- KEEP MULCH OFF TRUNK
6. TRUNK AND ROOTBALL
7. FINISH GRADE
8. SEE PLANTING PIT DETAIL-TYP.
9. NATIVE GRADE OR COMPACTED FILL

G VINE PLANTING - ON FENCE

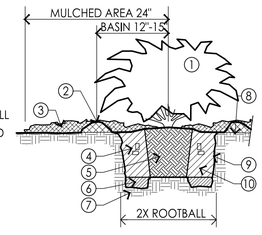
ONLY STAKE IF ABSOLUTELY NECESSARY, REMOVE AFTER FIRST SEASON IF POSSIBLE



1. TREE, SET TOP OF ROOTBALL 2"-3" ABOVE FINISH GRADE, TYP.
2. 2" DIAMETER LODGEPOLE STAKE, PLACED ON THE WIND-WARD SIDE OF THE TREE, STAKE SHALL NOT PENETRATE ROOTBALL
3. TREE TIE- MIN. (2) PER STAKE
4. MULCH LAYER- KEEP MULCH OFF TRUNK
5. TRUNK AND ROOTBALL
6. FINISH GRADE
7. SEE PLANTING PIT DETAIL-TYP.
8. NATIVE GRADE OR COMPACTED FILL
9. ROOT CONTROL BARRIER REQUIRED FOR TREES AT OR WITHIN 5' FROM ANY HARDSCAPE SHAWTOWN INDUSTRIES OR DEEP ROOT CORP. PER CITY STANDARDS

D TREE PLANTING DBL STAKED-RT. BARRIER

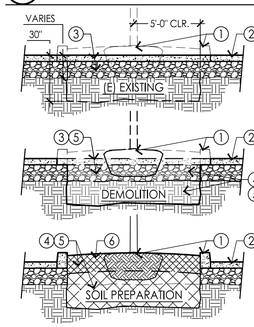
DEVELOPER OR CONTRACTOR SHALL PERFORM AN AGRONOMICAL SOIL TEST AND INCLUDE RESULTS AND PLANTING RECOMMENDATIONS FOR AMENDMENTS.



SECTION VIEW - N.T.S.

1. SHRUBS: SET TOP OF ROOTBALL 1" ABOVE FINISH GRADE, TREES; SET ROOTBALL 2"-3" ABOVE FINISH GRADE, TYP.
2. SHALLOW BASIN FORMED AROUND ROOTBALL 2'-3' DEEP FOR SHRUBS, 3"-4" DEEP FOR TREES
3. MULCH LAYER- 48" DIAMETER AREA AROUND PLANTINGS
4. FERTILIZER TABLETS- REFER TO SOILS REPORT
5. ROOTBALL, UNTANGLE MATTED ROOTS AT EDGE WITH WATER FROM HOSE, DO NOT CRACK ROOTBALL
6. NATIVE SOIL, SCARIFY 6"-10"
7. NATIVE GRADE OR COMPACTED FILL
8. FINISH GRADE
9. SCARIFY SIDES OF PLANT PIT
10. AMENDED BACKFILL, USE SAME SOIL REMOVED FROM PLANT PIT. REMOVE ROCKS BREAK-UP CLODS, ADD AMENDMENTS PER CURRENT SOILS REPORT SPECIFICATIONS

A PLANTING PITS

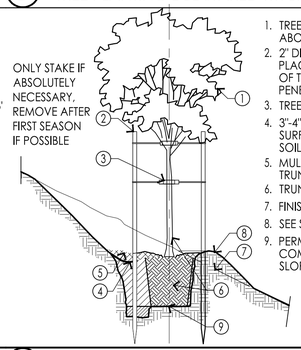


1. (P)PROPOSED LANDSCAPING
2. (E)HARDSCAPE TO REMAIN
3. REMOVE (E)PAVING & SUB-BASE MATERIAL AND LEGALLY DISPOSE OFF-SITE.
4. AERATE & AMEND REMAINING SUBSOIL 12" DEEP MIN. AND WITHIN 5' OF (P)PLANTINGS. ADD 2' COARSE SAND & 6' ORGANIC MATTER. SCARIFY SIDES AND BOTTOM.
5. REPLACE MATERIALS REMOVED W/ APPROVED TOPSOIL MIX TO MEET F.G., FULLY INTEGRATE.
6. ADD 2' OF ADD'L COARSE SAND W/ 2' OF ORGANIC MATERIAL INTO THE TOP 12" OF PARTIALLY PREPARED SOIL. TAMP AND OVERFILL TO COMPENSATE FOR ANTICIPATED SETTLING.

CONTRACTOR SHALL PERFORM AGRONOMIC SOIL TEST OF THE (E) SOILS. INTEGRATE ALL THE REPORT'S RECOMMENDED AMENDMENTS INTO THE SOIL AND PLANTING MIX.

H DEMOLITION SOIL PREPARATION

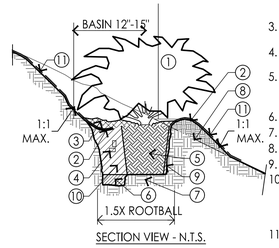
ONLY STAKE IF ABSOLUTELY NECESSARY, REMOVE AFTER FIRST SEASON IF POSSIBLE



1. TREE, SET TOP OF ROOTBALL 2"-3" ABOVE FINISH GRADE, TYP.
2. 2" DIAMETER LODGEPOLE STAKE, PLACED ON THE WIND-WARD SIDE OF THE TREE. STAKE SHALL NOT PENETRATE ROOTBALL
3. TREE TIE- MIN. (2) PER STAKE
4. 3"-4" DEEP BASIN, SLOPE THE SURFACE TO COLLECT WATER AND SOIL IN THE PLANT PIT
5. MULCH LAYER- KEEP MULCH OFF TRUNK
6. TRUNK AND ROOTBALL
7. FINISH GRADE
8. SEE SLOPE PLANTING PIT DETAIL-TYP.
9. PERMANENT BASIN, TIGHTLY COMPACTED, BLEND GRADE TO SLOPE

E TREE, SLOPE PLANTING DOUBLE STAKED

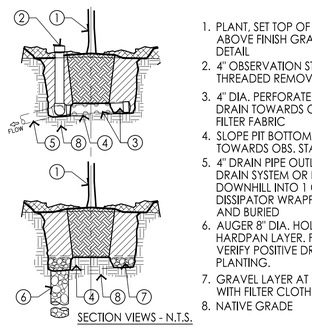
DEVELOPER OR CONTRACTOR SHALL PERFORM AN AGRONOMICAL SOIL TEST AND INCLUDE RESULTS AND PLANTING RECOMMENDATIONS FOR AMENDMENTS.



SECTION VIEW - N.T.S.

1. SHRUBS: ROOTBALL SET 1" ABOVE FINISH GRADE, TREES; 2"-3" ABOVE FINISH GRADE, TYP.
2. 3"-4" DEEP BASIN, TIGHTLY PACK BERM, SLOPE THE SURFACE TO DIRECT WATER AND SOIL IN THE PLANT PIT
3. MULCH LAYER- KEEP MULCH OFF TRUNK
4. FERTILIZER TABLETS- FOLLOW SOILS REPORT
5. ROOTBALL, UNTANGLE MATTED ROOTS AT EDGE WITH WATER FROM HOSE, DO NOT CRACK ROOTBALL
6. NATIVE SOIL, SCARIFY 6"-10"
7. NATIVE GRADE OR COMPACTED FILL
8. FINISH GRADE
9. SCARIFY SIDES OF PLANT PIT
10. AMENDED BACKFILL, USE SAME SOIL REMOVED FROM PIT. REMOVE ROCKS, BREAK-UP CLODS, ADD AMENDMENTS PER SOILS REPORT
11. INSTALL EROSION CONTROL FABRIC PER MFR TO PLANT PIT SLOPES

B SLOPE PLANTING PITS


SOIL
SOIL
SOIL

CT 00-00 / PUD 00-00 / CDP 00-00

- NOT A PART OF PHASE I - MAINTAIN CLEARED AND MULCHED
(F) PHS. I ACCESS DRIVE
DRIPLINE AT NARROW AREAS & ORNAMENTAL, PLANTINGS TYP.
STUB-OUT AND CAP AFTER GATE VALVE FOR MAINLINE EXTENSION IN PHS. II, TYP.
STUB-OUT AND CAP AFTER GATE VALVE FOR FUTURE IRRIGATION WELL WATER USE.
PARKING
(E) WELL AND TANK TO BE ABANDONED
SYMBOLS REPRESENT (1)ROOTZONE & (1)POPUP BUBBLER AT ALL TREES, TYP.
ASPHALT ROAD (E) KEYS PLACE TO BE ABANDONED)
IRRIGATION VALVE, TYP.
LATERAL LINE
6 FT OPEN FENCE (SEE OTHER PLANS)
PROPERTY LINE (6' BUFFER APPROX.)
N02°43'24"W 500.00'
RESIDENTIAL NEIGHBORHOOD
W 359.81'
PROPERTY LINE (6' BUFFER APPROX.)
RESIDENTIAL NEIGHBORHOOD
STUB-OUT AND CAP AFTER GATE VALVE FOR MAINLINE EXTENSION IN PHS. II, TYP.
PROPERTY LINE (SD,G&E ESMNT.)
N79°15'36"E 426.46'
6 FT OPEN FENCE (SEE OTHER PLANS)
6 FT SDG&E EASEMENT
PRIVATE DRIVE
6 FT SDG&E EASEMENT
GATE VALVES ON MAINLINE TYP.
MP ROTATERS SCREENING SHRUBS, TYP.
(2) ON GRADE BUBBLERS AT EACH TREE. TYP.
(E) LIN IN BUENA VISTA DRIVE
N05°44'24"W 166.47'
- NOT A PART OF PHASE I - MAINTAIN CLEARED AND MULCHED
PROPERTY LINE (10' ROW)
QUICK COUPLER
PRESSURE MAINLINE
SYMBOLS REPRESENT (1)ROOT ZONE & (1)POPUP BUBBLER @ EACH TREE , TYP.
6 FT OPEN FENCE (SEE OTHER PLANS)
ISOLATION BALL VALVE VALVE, TYP.
(F) PHS. II ACCESS DRIVE
GEAR DRIVEN ROTORS AT GRASS, TYP.
TREE LOCATION, TYP.
(F) PHS. II ACCESS DRIVE
(E) EDGE OF ASPHALT (PHS. I)
(F) BACK OF CURB (PHS. II)
ISOLATION BALL VALVE VALVE, TYP.
ASPHALT ROAD (E) KEYS PLACE TO BE ABANDONED)
IRRIGATION VALVE, TYP.
PRESSURE MAINLINE - LOCATE OUTSIDE THE FOOTPRINT OF THE PHS II ACCESS ROAD
IRRIGATION VALVE, TYP.
N40°30'39"E 211.18'
PROPERTY LINE (10' ROW)
BUENA VISTA DRIVE
(F) PHS. II ACCESS DRIVE
GEAR DRIVEN ROTORS AT GRASS, TYP.
LATERAL LINES
GATE VALVES ON MAINLINES TYP.
- NOT A PART OF PHASE I - MAINTAIN CLEARED AND MULCHED
SYMBOLS REPRESENT (1)ROOT ZONE & (1)POPUP BUBBLER @ EACH TREE , TYP.
R.O.W. PRESSURE MAINLINE - LOCATE WITHIN RIGHT OF WAY, TYP.
(E) 10" WATER LINE IN STREET
N00°30'36"E 61.00'
SYMBOLS REPRESENT (2)BUBBLERS AT EACH TREE, TYP.
MP ROTATERS AT SCREENING SHRUBS, TYP.
PRESSURE MAINLINE - LOCATE WITHIN PROPERTY LINES TYP.
(F) PHS II PARKING
(E) RESIDENCE (F) OFFICE
WILDGROVE RESIDENTIAL NEIGHBORHOOD
N89°33'36"E 570.50'
6 FT CMU WALL (SEE OTHER PLANS)
6 FT OPEN FENCE (SEE OTHER PLANS)

SITE IRRIGATION
0 15 30 60 90 120 SCALE: 1"=30'-0"

FOR ENLARGED PLANS SEE SHEET L3.1 - L3-4
FOR LEGEND SEE SHEET L3.1
FOR NOTES & SPEC'S SEE SHEET L5.0
FOR DETAILS SEE SHEET L5.1, L5.2

KEY MAP

LICENSED LANDSCAPE ARCHITECT DAVID M. MIERTSCHIN 3578 JULY 31, 2025 7-30-24 STATE OF CALIFORNIA

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	DESCRIPTION	DATE
1	County Comments	11/17/2023

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PROJECT NO.:	
DRAWING FILE:	
DRAWN BY:	dmm
CHECKED BY:	

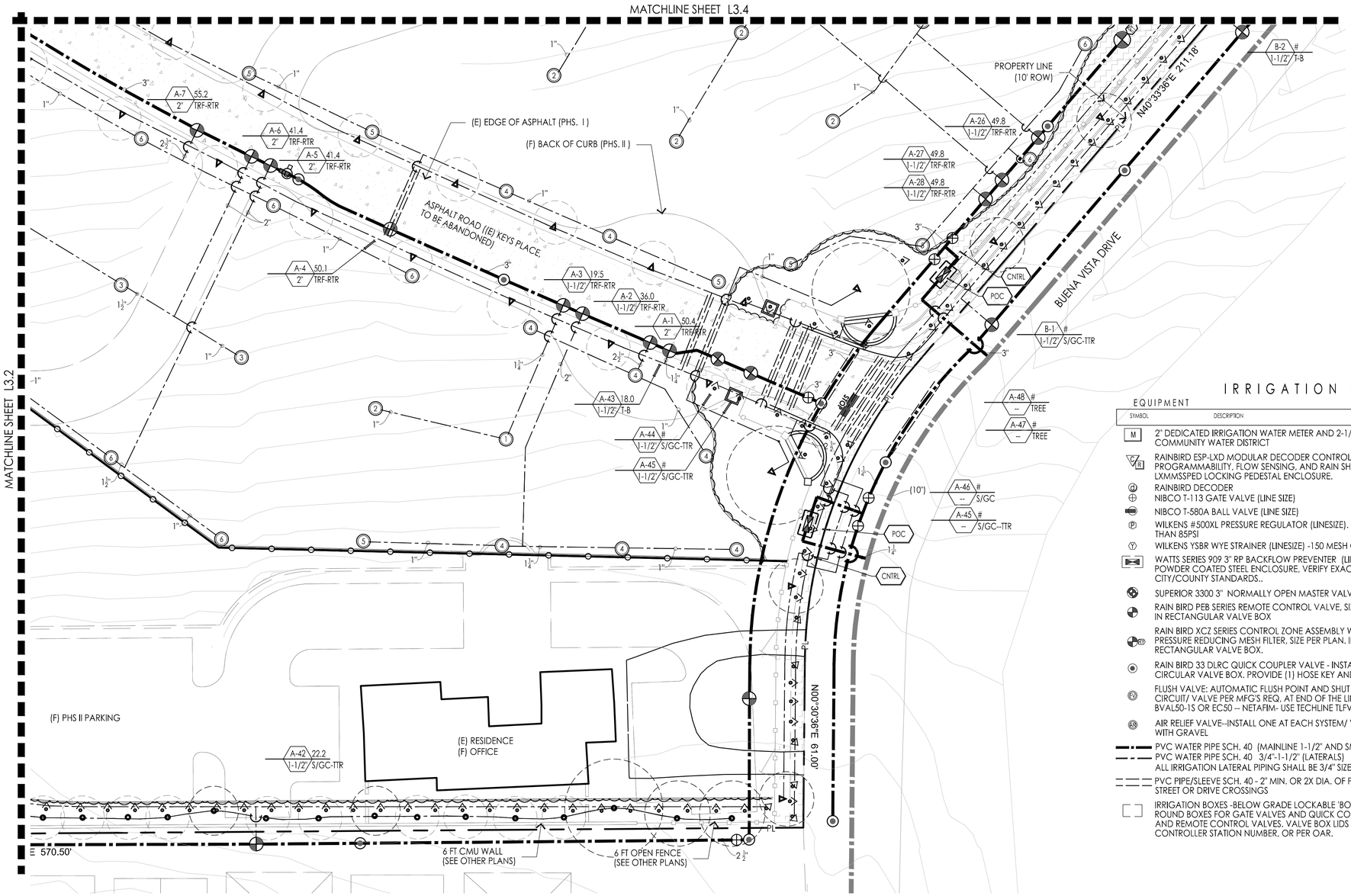
PROJECT:
Good Sheperd Catholic Cemetery County of San Diego, Ca

SHEET TITLE:
IRRIGATION PLAN PHS I

SHEET NO.:
L3.0

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HYDRAULIC CALCULATIONS

WATER METER #: A SIZE: 2"

ELEVATION:	47.0
STATIC PRESSURE: *	110 PSI
REMOTE CONTROL VALVE: A-7 (WORST CASE - HIGHEST GPM)	55.2 GPM
PRESSURE CALCULATION WORK SHEET:	
(1") WATER METER:	-2.5
(2-1/2") PVC SCH40 SERVICE LINE (50'):	-0.63
MASTER CONTROL VALVE:	-1.5
FLOW SENSOR	-0.5
PRESSURE REGULATER	-2.0
(3") BACKFLOW PREVENTION DEVICE:	-11.0
WYE STRAINER:	-.75
GATE VALVES: (2)	-3.0
(3") SCH40 PVC MAIN-LINE: (340')	-1.02
REMOTE CONTROL VALVE:	-1.5
PVC SCH40 LATERAL PIPE: (155'):	-.89
FITTINGS (10% OF LOSS):	-2.5
ELEVATION (DIFFERENTIAL): 39.0(-8')	+3.4
SUB-TOTAL SYSTEM LOSS:	-23.89
SPRINKLER PRESSURE REQUIREMENT:	-50.0
TOTAL PRESSURE LOSS:	-73.9
STATIC PRESSURE AVAILABLE:	+110.0
RESIDUAL PRESSURE:	+36.1
SET PRESSURE REGULATOR:	80.0

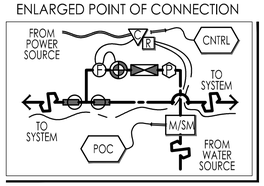
CONTRACTOR SHALL VERIFY PRESSURE BEFORE WORK COMMENCES. NOTIFY LANDSCAPE ARCHITECT IF DIFFERENT.

IRRIGATION LEGEND

EQUIPMENT

SYMBOL	DESCRIPTION	REMARKS	DETAIL SHT
M	2" DEDICATED IRRIGATION WATER METER AND 2-1/2" SERVICE LINE PROVIDED AND INSTALLED BY COMMUNITY WATER DISTRICT		---
C/R	RAINBIRD ESP-LXD MODULAR DECODER CONTROLLER (50+ STATION) WITH MASTER VALVE PROGRAMMABILITY, FLOW SENSING, AND RAIN SHUT-OFF. INSTALL CONTROLLER WITHIN RAINBIRD LXMMSSPED LOCKING PEDESTAL ENCLOSURE.		C,D,E_L-5.1
D	RAINBIRD DECODER		---
	NIBCO T-113 GATE VALVE (LINE SIZE)		F_L-5.1
	NIBCO T-580A BALL VALVE (LINE SIZE)		G_L-5.1
P	WILKENS #500XL PRESSURE REGULATOR (LINESIZE). INSTALL ONLY IF EXISTING STATIC PRESSURE IS GREATER THAN 85PSI		I_L-5.1
Y	WILKENS YSBR WYE STRAINER (LINESIZE) -150 MESH OR GREATER		J_L-5.1
	WATTS SERIES 909 3" RP BACKFLOW PREVENTER (LINE SIZE). INSTALL WITHIN V.I.T. "STRONGBOX" DARK GREEN POWDER COATED STEEL ENCLOSURE. VERIFY EXACT MODEL PER BACKFLOW DEVICE. INSTALL PER CITY/COUNTY STANDARDS..		J_L-5.1
	SUPERIOR 3300 3" NORMALLY OPEN MASTER VALVE IN RECTANGULAR VALVE BOX		H_L-5.1
	RAIN BIRD PEB SERIES REMOTE CONTROL VALVE, SIZE PER PLAN - INSTALL IN SHRUB BEDS WHEREVER POSSIBLE IN RECTANGULAR VALVE BOX		L_L-5.1
XCZ	RAIN BIRD XCZ SERIES CONTROL ZONE ASSEMBLY WITH REMOTE CONTROL PESBR LOW FLOW VALVE AND PRESSURE REDUCING MESH FILTER, SIZE PER PLAN. INSTALL IN SHRUB BEDS WHEREVER POSSIBLE IN RECTANGULAR VALVE BOX.		K_L-5.1
	RAIN BIRD 33 DLRC QUICK COUPLER VALVE - INSTALL APPROXIMATELY 150' O.C. OR WHERE SHOWN IN CIRCULAR VALVE BOX. PROVIDE (1) HOSE KEY AND SWIVEL FOR EVERY 10 VALVES INSTALLED		M-5.2
FV	FLUSH VALVE: AUTOMATIC FLUSH POINT AND SHUT OFF W/ EXTRA TUBING- INSTALL AT LEAST ONCE FOR EACH CIRCUIT/ VALVE PER MFG'S REQ, AT END OF THE LINE FARTHEST FROM SOURCE. RAINBIRD- USE EFCP-1PS AND BVAL50-1S OR EC50 -- NETAFIM- USE TECHLINE TLFV AND TLSOV		W_L-5.2
AR	AIR RELIEF VALVE--INSTALL ONE AT EACH SYSTEM/ VALVE AT HIGH POINT(S) IN ROUND LOCKING VALVE BOX WITH GRAVEL		V_L-5.2
	PVC WATER PIPE SCH. 40 (MAINLINE 1-1/2" AND SMALLER)		A,B_L-5.1
	PVC WATER PIPE SCH. 40 3/4"-1-1/2" (LATERALS) ALL IRRIGATION LATERAL PIPING SHALL BE 3/4" SIZE UNLESS NOTED OTHERWISE		
	PVC PIPE/SLEEVE SCH. 40 - 2" MIN. OR 2X DIA. OF PIPE OR WIRE BUNDLE, INSTALL WHERE SHOWN AND ALL STREET OR DRIVE CROSSINGS		A,B,C_L-5.1
	IRRIGATION BOXES -BELOW GRADE LOCKABLE 'BOXES" MANUFACTURED BY AMETEK OR CARSON. USE ROUND BOXES FOR GATE VALVES AND QUICK COUPLERS AND RECTANGULAR BOXES FOR BALL VALVES AND REMOTE CONTROL VALVES. VALVE BOX LIDS SHALL BE LABELED "BV","GV", "QC" OR "RCV" WITH CONTROLLER STATION NUMBER, OR PER OAR.		---

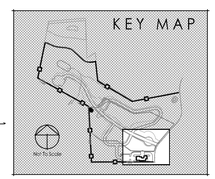
ENLARGED POINT OF CONNECTION



POINT OF CONNECTION & CONTROLLER INSTALLATION

SYMBOL	DESCRIPTION	DETAIL SHT
POC	POINT OF CONNECTION TO THE 2" DEDICATED IRRIGATION WATER METER AND 2-1/2" SERVICE LINE INSTALLED BY THE COMMUNITY WATER DISTRICT. LOCATE PER THE CIVIL ENGINEER'S DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL PAY FOR ALL FEES AND PERMITS, AND COORDINATE WITH THE WATER DEPARTMENT FOR THE INSTALLATION OF THE WATER METER. THE CONTRACTOR SHALL RUN A 3" MAINLINE PIPE FROM THE NEW METER TO THE PRESSURE REGULATOR, THE NORMALLY OPEN MASTER VALVE, FLOW SENSOR, WYE STRAINER AND RP TYPE BACKFLOW. PROVIDE ALL REQUIRED FITTINGS TO COMPLETE THE CONNECTION TASK. FINAL LOCATION OF THIS EQUIPMENT SHALL BE APPROVED BY THE COUNTY AND OWNER'S AUTHORIZED REPRESENTATIVES. THE SYSTEM HAS BEEN DESIGNED FOR A MAXIMUM FLOW OF 75 GPM AT MINIMUM OPERATING PRESSURE OF 110.0 PSI. THE CONTRACTOR SHALL VERIFY THE STATIC PRESSURE IN THE FIELD BEFORE COMMENCEMENT OF THE PROJECT.	
CNTRL	PROVIDE AND INSTALL CONTROLLER ASSEMBLY PER ALL STATE AND LOCAL CODES. FINAL LOCATION TO BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. 120VAC POWER PROVIDED BY OTHERS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE 120VAC POWER FROM THE SOURCE TO THE CONTROLLER LOCATION AND MAKE THE FINAL HOOKUP. ALL 120VAC POWER WIRING SHALL BE COMPLETED BY A LICENSED ELECTRICAL CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL CONNECT THE LOW VOLTAGE CONTROL WIRES TO THE CONTROLLER TERMINAL STRIP IN SEQUENCE PER THE DRAWINGS. ANY DEVIATIONS WILL BE NOTED ON THE AS-BUILT DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE LOCAL CONTROLLER AND MOISTURE SENSOR REPRESENTATIVES FOR TESTING AND INSTALLATION CERTIFICATION.	

LICENSED LANDSCAPE ARCHITECT — DAVID M. MIERTSCHIN — 3585 — JULY 31, 2025 — RENEWAL DATE 7-30-24 — STATE OF CALIFORNIA



ENLARGED IRRIGATION

0 10 20 40 60 80 SCALE: 1"=20'-0"

FOR NOTES & SPEC'S SEE SHEET L5.0
FOR DETAILS SEE SHEET L5.1, L5.2
FOR LEGEND SEE SHEET L3.1 & 3.2

Landscape Architect:

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34032 Alcazar Drive,Dana Point, Ca 92629
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Hofman Planning + Engineering
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Carlsbad, CA 92010
(760) 692-4100
www.hofmanplanning.com

	DESCRIPTION	DATE
1	County Comments	11/17/2023

CLIENT:
Diocese of San Diego
4470 Hilltop Drive
San Diego, CA 92102
Mario DeBlasio
619-264-3127
marioholycrosssd.com

PROJECT ADDRESS:
1505 Buena Vista Drive
County of San Diego, Ca
APN: 169-210-02, 169-210-03
169-220-01 thru 03

PROJECT NO.:	
DRAWING FILE:	
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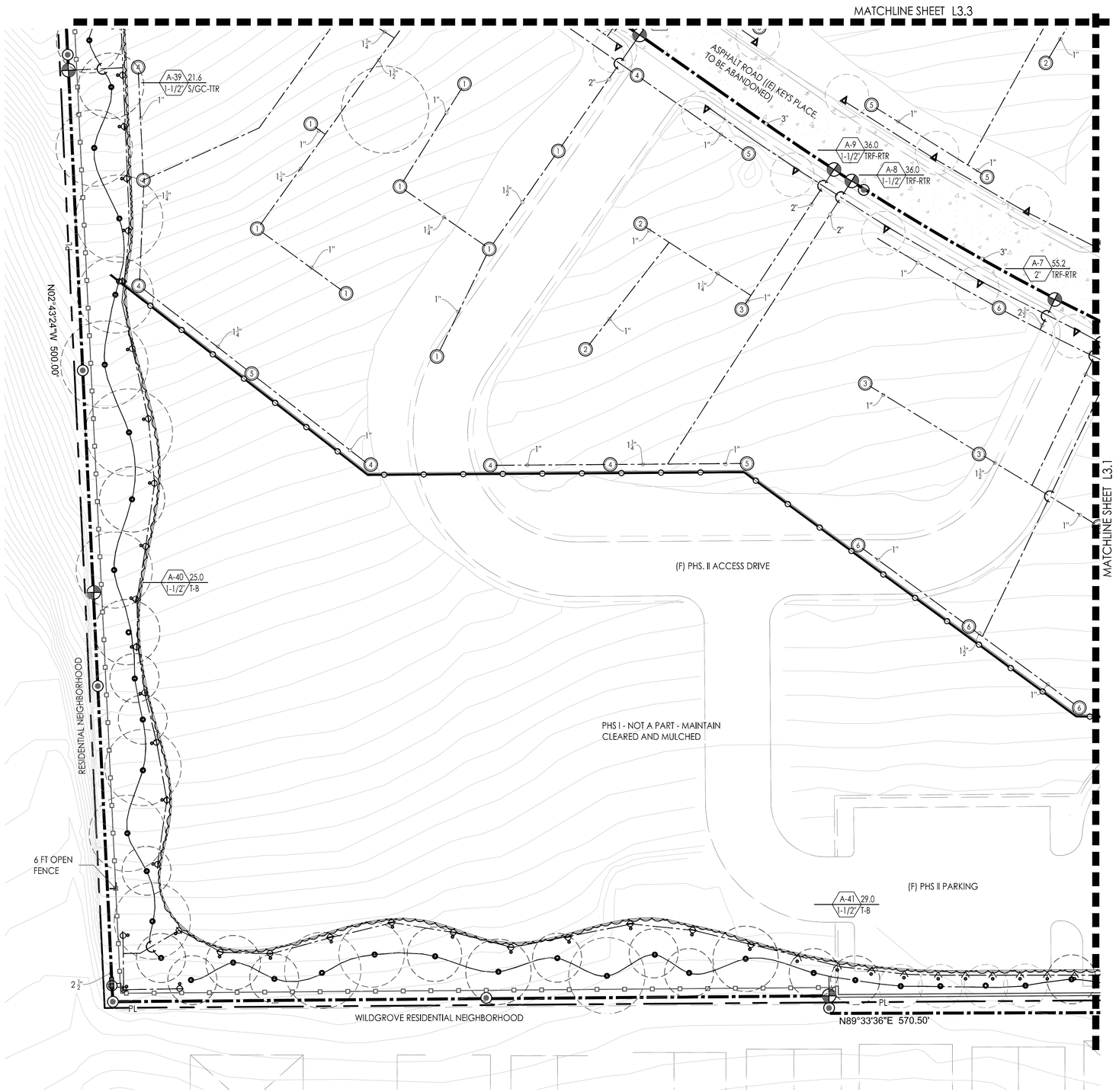
PROJECT:
Good Sheperd Catholic Cemetery County of San Diego, Ca

SHEET TITLE:
IRRIGATION PLAN PHS I

SHEET NO.:
L3.1

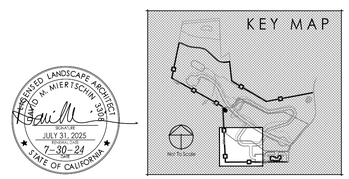
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SPRINKLER HEADS

SYMBOL Q	T	H	TT	TQ	F	DESCRIPTION	DISCHARGE- GPM Q	T	H	TT	TQ	F	PSI	RADIUS	PRECIP RATE	DETAIL	SHT
						RAINBIRD STREAM BUBBLER SPRINKLER ON 1800 6" POP-UPS AND PA-8S RISERS										P,Q_L-5.2	
						RAIN BIRD 1806-SAM-PRS-5CST		.50					30	5 FT	1.83 IN/HR		
						TWO BUBBLERS AT EACH TREE, INSTALLED ON OPPOSITE SIDES OF THE TREE AND OPPOSITE THE TREE STAKES:											
						(1) HUNTER PROS-4-CV WITH PCN-25 POP-UP BUBBLER &							25	40	5 FT	---	P_L-5.2
						(1) HUNTER RZWS WITH PCB-25 FIXED BUBBLER (DEPTH PER ROOTBALL)							25	40	5 FT	---	R_L-5.2
						(2)HUNTER PRS WITH PCN-25 FIXED BUBBLER ON GRADE INSTALLATION							25	40	5 FT	---	S_L-5.2
						HUNTER PRO SPRAY 40 - 6" AND 12" POP-UPS AND RISERS - WITH MP ROTATOR VARIABLE ARC AND RADIUS LOW FLOW MATCHED PRECIPITATION RATE STREAM SPRAYS										P,Q_L-5.2
						MP1000 SERIES	.21	.25	.42	.49	.63	.84	40	8'-15'	.48 IN/HR		
						MP2000 SERIES	.43	.49	.77	.86	1.1	1.48	40	13'-21'	.46 IN/HR		
						MP CORNER	.45								.45 IN/HR		
						MP3000 SERIES	.86	1.2	1.82	2.4	2.7	3.64	40	22'-28'	.45 IN/HR		
						HUNTER PGP ULTRA/ I-20 6" POP-UPS WITH GEAR DRIVEN ROTORS W/ MATCHED PRECIPITATION RATE NOZZLES										N,O_L-5.2
1						I-20 NOZZLE 25 (RED) - PART CIRCLE		4.1					50	25'	.38 IN/HR		
2						I-20 NOZZLE 30 (LT GREEN) - PART CIRCLE		6.1					50	30'	.37 IN/HR		
3						I-20 NOZZLE 35 (BEIGE) - PART CIRCLE		8.0					50	35'	.37 IN/HR		
4						I-20 NOZZLE 25 (RED)						4.1	50	25'	.75 IN/HR		
5						I-20 NOZZLE 30 (LT GREEN)						6.1	50	30'	.73 IN/HR		
6						I-20 NOZZLE 35 (BEIGE)						8.0	50	35'	.73 IN/HR		
						HUNTER PGP ULTRA/ I-40 6" POP-UPS WITH GEAR DRIVEN ROTORS W/ MATCHED PRECIPITATION RATE NOZZLES										N,O_L-5.2
1						I-40 NOZZLE 8 (LT BROWN)						8.4	50	45'	.40 IN/HR		
2						I-40 NOZZLE 13 (LT BLUE)						11.1	50	50'	.42 IN/HR		
3						I-40 NOZZLE 15 (GRAY)						13.8	50	54'	.45 IN/HR		
4						I-40 NOZZLE 8 (LT BROWN) - PART CIRCLE		8.4					50	45'	.80 IN/HR		
5						I-40 NOZZLE 13 (LT BLUE) - PART CIRCLE		11.1					50	50'	.85 IN/HR		
6						I-40 NOZZLE 15 (GRAY) - PART CIRCLE		13.8					50	54'	.91 IN/HR		
						DRIPLINE RINGS AND ISLANDS, INSTALL W/ AIR RELIEF AND FLUSH VALVES PER MFG REQ. SYMBOL REPRESENTS AREA WATERED NOT THE EXACT LAYOUT : RAINBIRD XFD SERIES; SCRATCH INTO SOIL AND COVER W/ MULCH TYP. XFD-09-12 W/ .9 GPH DRIPPERS AT 12" INTERVAL WITH 12-18" ROW SPACING							.90GPH	15	---	---	T,U_L-5.2



ENLARGED IRRIGATION

SCALE: 1"=20'-0"

0 10 20 40 60 80

FOR NOTES & SPEC'S SEE SHEET L5.0
FOR DETAILS SEE SHEET L5.1, L5.2
FOR LEGEND SEE SHEET L3.1 & L3.2

Landscape Architect:

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(760) 692-4100

	DESCRIPTION	DATE
1	County Comments	11/17/2023

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San Diego, CA 92102
Mario DeBlasio
619-264-3127
marioholycrosssd.com

PROJECT ADDRESS:
1505 Buena Vista Drive
County of San Diego, Ca
APN: 169-210-02, 169-210-03
169-220-01 thru 03

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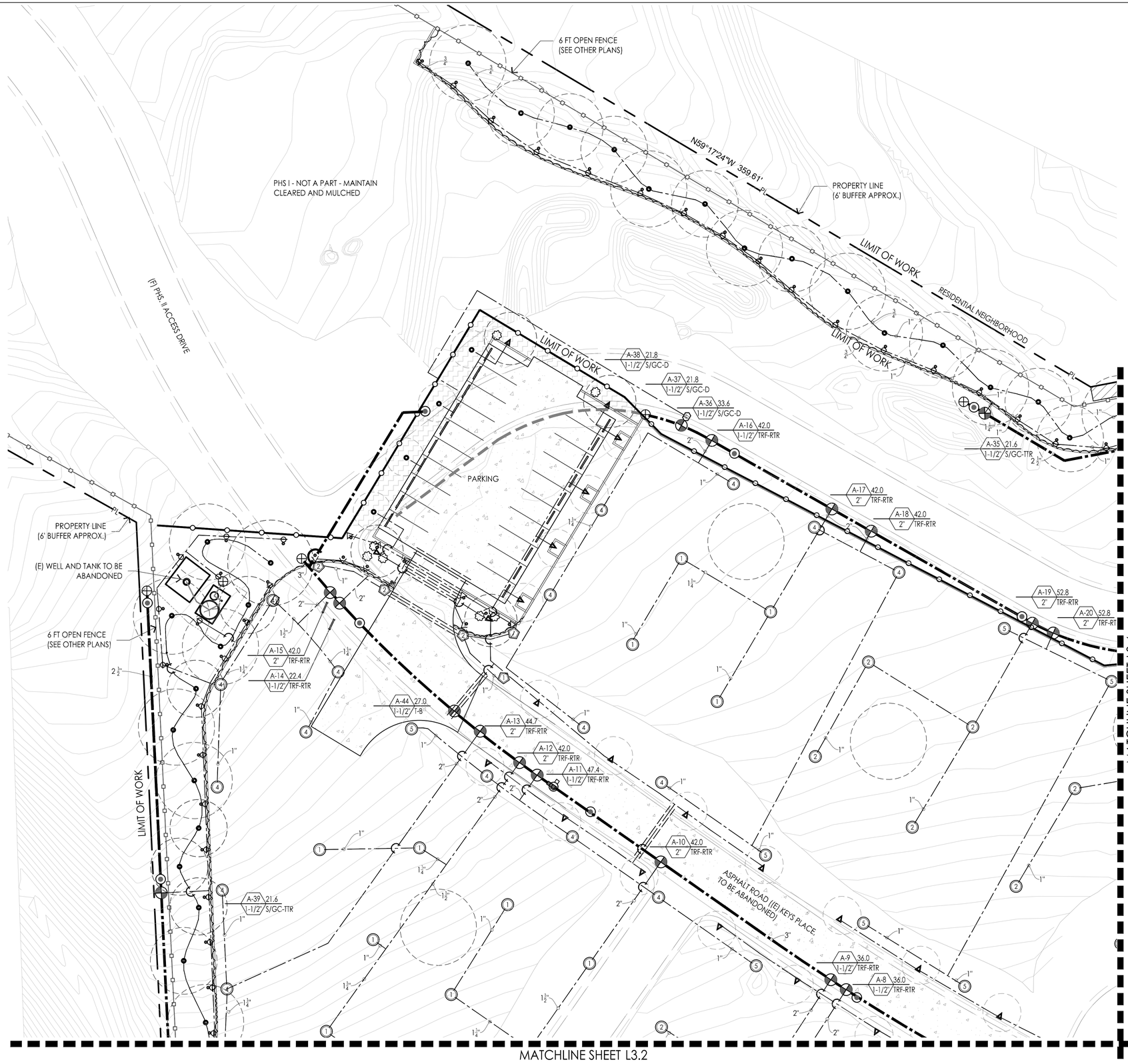
PROJECT:
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SHEET TITLE:
IRRIGATION PLAN PHS I

SHEET NO.:
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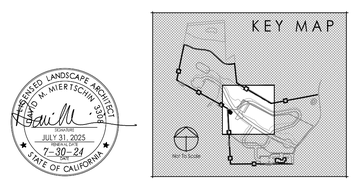


ENLARGED IRRIGATION

SCALE: 1"=20'-0"

0 10 20 40 60 80

FOR LEGEND SEE SHEET L3.1
FOR NOTES & SPEC'S SEE SHEET L5.0
FOR DETAILS SEE SHEET L5.1, L5.2



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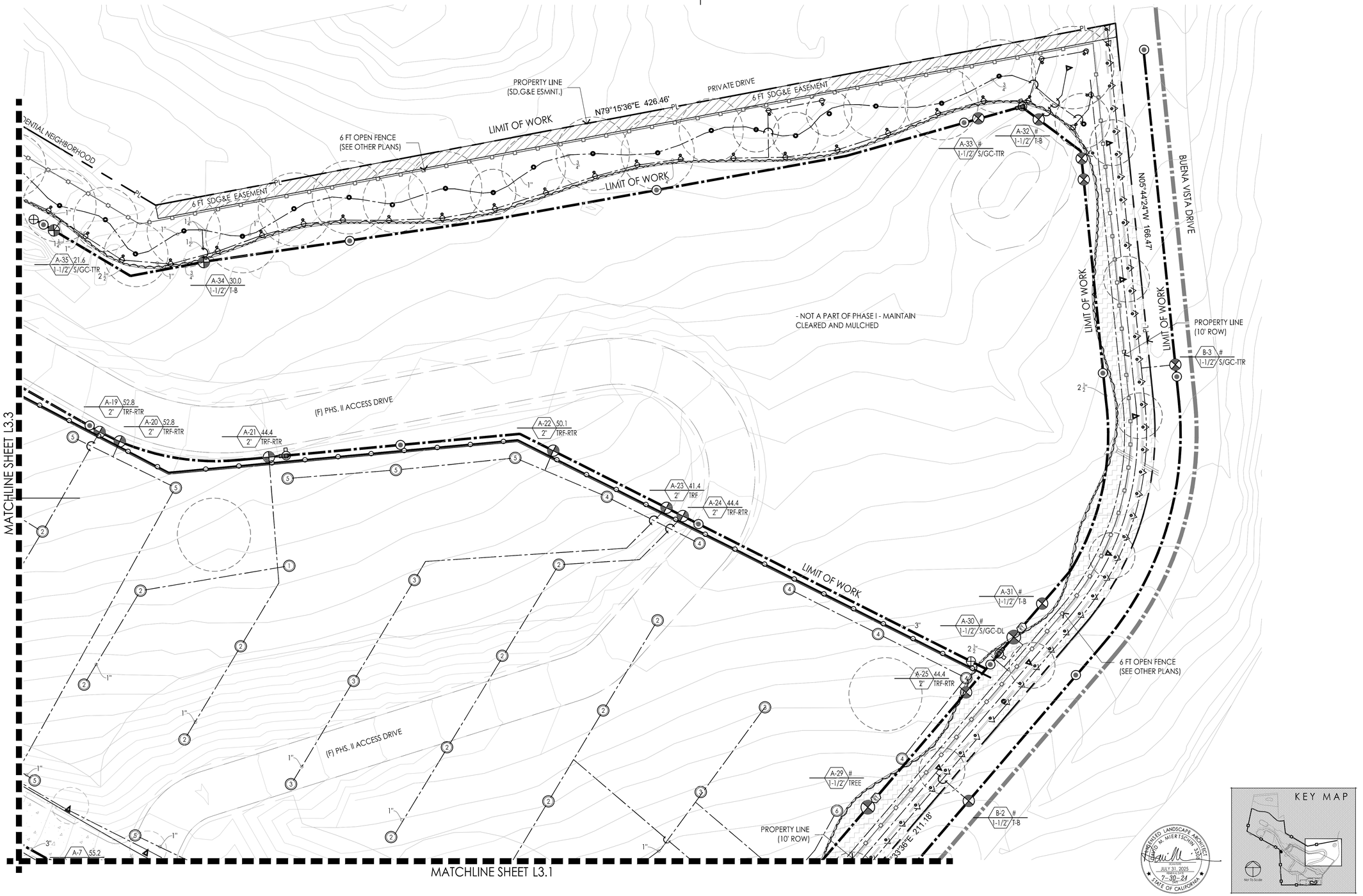
PROJECT:
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SHEET TITLE:
IRRIGATION PLAN
PHS I

SHEET NO.:
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ENLARGED IRRIGATION

SCALE: 1"=20'-0"

0 10 20 40 60 80

FOR LEGEND SEE SHEET L3.1
FOR NOTES & SPEC'S SEE SHEET L5.0
FOR DETAILS SEE SHEET L5.1

LICENSED LANDSCAPE ARCHITECT
DAVID M. MIERTSCHIN 5076
JULY 31, 2025
7-30-24
STATE OF CALIFORNIA

Landscape Architect:

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PROJECT:
Good Sheperd Catholic Cemetery County of San Diego, Ca

SHEET TITLE:
IRRIGATION PLAN PHS I

SHEET NO.:
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(F) PHASE II - NOT A PART MAINTAINED CLEARED AND MULCHED

(F) PHS. II ACCESS DRIVE

N59°17'24"W 359.61'

RESIDENTIAL NEIGHBORHOOD

HYDROZONE 2 : 2,520 SF
MEDIUM WATER TREES W/ ROOT ZONE BUBBLERS

6 FT OPEN FENCE

PRIVATE DRIVE

N79°15'36"E 426.46'

HYDROZONE 1 : 59,725 SF
LOW WATER TREES, SHRUBS AND GROUND-COVERS W/ DRIPLINES AND MP ROTATERS

BUENA VISTA DRIVE

N05°44'24"W 168.47'

6 FT OPEN FENCE

(E) WELL AND TANK TO BE ABANDONED

PARKING

(F) PHS. II ACCESS DRIVE

6 FT OPEN FENCE

HYDROZONE 4 : 161,606 SF
MEDIUM WATER GRASS W/ GEAR DRIVEN ROTORS

ASPHALT ROAD ((E) KEYS PLACE. TO BE ABANDONED)

(F) PHS. II ACCESS DRIVE

HYDROZONE 3: 8,634 SF
LOW WATER SHRUBS W/ DRIPLINE

N00°42'24"W 500.00'

(E) EDGE OF ASPHALT (PHS. I)

(F) BACK OF CURB (PHS. II)

ASPHALT ROAD ((E) KEYS PLACE. TO BE ABANDONED)

N00°35'36"E 311.18'

BUENA VISTA DRIVE

ENTRY

(F) PHS. II ACCESS DRIVE

RESIDENTIAL NEIGHBORHOOD

HYDROZONE 1 : 59,725 SF
LOW WATER TREES, SHRUBS AND GROUND-COVERS W/ DRIPLINES AND MP ROTATERS

HYDROZONE 2 : 2,520 SF
MEDIUM WATER TREES W/ ROOT ZONE BUBBLERS

6 FT OPEN FENCE

(F) PHS II PARKING

(E) RESIDENCE
(F) OFFICE

N00°35'36"E 619.00'

6 FT OPEN FENCE

WILDGROVE RESIDENTIAL NEIGHBORHOOD

N89°33'36"E 570.50'

HYDROZONES

- *1 LW SHRUBS-* 59,725 S.F. DRIP SYSTEM (LW) LOW WATER USE
- *2 MW TREES-* 2,520 S.F. BUBBLER SYSTEM (MW) MED WATER USE
- *3 LW SHRUBSS-* 8,634 S.F. DRIPLINE SYSTEM (LW) LOW WATER USE
- *4 MW GRASS PLOTS-* 161,606 S.F. ROTOR SYSTEM (MW) MED WATER USE

KEY MAP

LICENSED LANDSCAPE ARCHITECT
DAVID M. MIERTSCHIN 3374
RENEWAL
JULY 31, 2025
7-30-24
STATE OF CALIFORNIA

SITE HYDROZONES

0 15 30 60 90 120

SCALE: 1"=30'-0"

FOR WELO CALC'S, AND REQUIRED FORMS SEE SHEET L4.1

Landscape Architect:

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HYDROZONES PLAN PHS I

SHEET NO.:
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County of San Diego, Planning & Development Services

WATER EFFICIENT LANDSCAPE WORKSHEET

COUNTY LANDSCAPE ARCHITECT

The project applicant must fill out this worksheet for each individual parcel/lot as it is a required element of the Landscape Documentation Package. Complete all sections of the worksheet.

PROJECT INFORMATION

Project Applicant:

Name of Project Applicant Mario DeBlasio - Diocese of San Diego	*Phone No.* (619)264-3127
Title Executive Director/ General Manager	*Email*
Company Diocese of San Diego	*Fax No.*
Address (must include City, State and Zip Code) 4470 Hilltop Dr., San Diego, CA 92102	

Project:

Project's Name Good Shepherd Catholic Cemetery	
Assessor's Parcel No. APN: 169-210-02, 169-201-03, 169-222-01 thru 03	*County Landscape Plan No.*
Address (must include City, State and Zip Code) 1505 Buena Vista Dr., County of San Diego, CA	

Use the information and formulas below to fill out the worksheet and calculations on page 2.

Hydrozone Category[a]	PF- Plant Factor
Very Low Water Use	0.0 - 0.1
Low Water Use*	0.2 - 0.3
Moderate Water Use	0.4 - 0.6
High Water Use	0.7 - 1.0

*Artificial turf and temporarily irrigated areas are considered Low Water Use.

Irrigation Method[b]	IE- Irrigation Efficiency[c]
Filler Pipe for Pools/Spas	1.00
Drip/Subsurface	0.90
Bubblers	0.85
Rotors	0.75
Rotators	0.70
Overhead Spray	0.60

ETWU[d] (Annual Gallons Required) =
Eto x 0.62 x ETAF x Area

ETo - see Appendix A in Water Efficient Landscape Design Manual.
0.62 is the conversion factor to gallons per sq. ft.
ETAF is Plant Factor/Irrigation Efficiency.
Area is the Landscaped Area for each hydrozone.

MAWA[e] (Annual Gallons Allowed) =
(ETo)(0.62)[(ETAF x LA) + ((1- ETAF) x SLA)]

LA is the total landscape of all hydrozone areas in sq. ft.
SLA is the total special landscape area in square feet.
ETAF is 0.42 for residential and non-residential areas.

County of San Diego, PDS, Zoning Division
WATER EFFICIENT LANDSCAPE WORKSHEET
Continued

REFERENCE EVAPOTRANSPIRATION (ETo) 46.4

Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area In Square Feet	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
#							
#							
#							
# 1 LW SHRUBS/TREES	0.2	ROTATERS	0.7	0.29	59,725	17,320.3	489,305
#							
# 2 MW TREES	0.5	BUBBLERS	0.85	0.59	2,520	1,486.8	42,775
#							
# 3 LW SHRUBS	0.2	DRIP LINE	0.9	0.22	8,634	1,899.5	54,649
#							
#							
#							
#							
#							
				Totals	**(A)** 70,879	**(B)** 586,729	586,729
Special Landscape Areas							
# 4 MW Grass-Plots	[redacted]			1.0	161,606	72,723	
#				1.0			
#				1.0			
#				1.0			
				Totals	**(C)** 161,606	**(D)** 72,723	2,092,241
						Estimated Total Water Use **(ETWU) Total**	2,678,970
						Maximum Water Allowance **(MAWA)[e]**	3,009,867
						Irrigation Efficiency **(IE) Average****	

****Average Irrigation Efficiency for overall irrigation system shall meet or exceed 0.75 (total of all efficiency ratings divided by number of hydrozones).**

ETAF CALCULATIONS

Average ETAF for Regular Landscape Areas must be 0.42 or below for residential and non-residential areas.
Provide Totals based on information calculated in Worksheet above.

Regular Landscape Areas		*Totals*
Total ETAF x Area	(B) =	20,707
Total Area	(A) =	70.879
Average ETAF	**(B) ÷ (A) =**	.29

All Landscape Areas		*Totals*
Total ETAF x Area	(B+D) =	93,430
Total Area	(A+C) =	232,485
Site wide ETAF	**(B+D) ÷ (A+C) =**	.40

HYDROZONES WELO DOCUMENTS

FOR PLAN SEE SHEET L4.0

LICENSED LANDSCAPE ARCHITECT DAVID M. MIERTSCHIN 5042 JULY 31, 2025 7-30-24 STATE OF CALIFORNIA

Landscape Architect:

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34032 Alcazar Drive,Dana Point, Ca 92629
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	DESCRIPTION	DATE
1	County Comments	11/17/2023

CLIENT:
Diocese of San Diego
4470 Hilltop Drive
San Diego, CA 92102
Mario DeBlasio
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marioholycrosssd.com

PROJECT ADDRESS:
1505 Buena Vista Drive
County of San Diego, Ca
APN: 169-210-02, 169-210-03
169-220-01 thru 03

PROJECT NO.:	
DRAWING FILE:	
DRAWN BY:	**dmm**
CHECKED BY:	

PROJECT:
Good Sheperd Catholic Cemetery County of San Diego, Ca

SHEET TITLE:
HYDROZONES WELO DOCUMENTS PHS I

SHEET NO.:
L4.1

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IRRIGATION SPECS. CONT'D.

V. SUBMITTALS

UPON COMPLETION THE CONTRACTOR SHALL SUPPLY THE OWNER WITH A COMPLETE SET OF REPRODUCIBLE "AS-BUILT" DRAWINGS. THESE AS-BUILTS SHALL SHOW THE LOCATIONS OF ALL POINTS OF CONNECTION, VALVES, CROSSINGS, QUICK COUPLERS AND OTHER MAINLINE COMPONENTS DIMENSIONED ACCURATELY FROM TWO (2) PERMANENT SITE OBJECTS. IN ADDITION THE CONTRACTOR SHALL SUPPLY TWO (2) CONTROLLER CHARTS SHOWING EACH VALVE'S COVERAGE AREA COLOR CODED TO THE CORRESPONDING CONTROLLER STATION.

THE CONTRACTOR MUST ALSO FURNISH TWO (2) SETS EACH OF THE FOLLOWING; ANY SPECIAL VALVE OR SPRINKLER ADJUSTMENT TOOLS, KEYS FOR THE CONTROLLER ENCLOSURES, QUICK COUPLER KEYS AND ANY OPERATION MANUALS FOR THE EQUIPMENT INSTALLED.

VI. GUARANTEE

THE CONTRACTOR'S WORK SHALL BE FULLY GUARANTEED FOR ONE (1) FULL YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. ANY DEFECTIVE MATERIALS OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED AT NO COST TO THE OWNER.

VII. MAINTENANCE

A QUALIFIED SUPRVISOR SHALL BE RESPONSIBLE FOR OPERATING THE IRRIGATIONS SYSTEMS, ADJUSTING THE CONTROLLERS AND OBSERVING THE EFFECTIVENESS OF THE IRRIGATION SYSTEM.

CHART ALL CONTROLLER PROGRAMS, RECORDING DATE, TIME , LENGHT OF WATERING FOR EACH STATION. RESET CONTROLLER AT LEAST MONTHLY TO ACCOUNT FOR SEASONAL VARIATIONS.

INSPECT AND ADJUST THE ENTIRE IRRIGATION SYSTEM WEEKLY DURING APRIL THRU OCTOBER AND BI-WEEKLY FOR THE REST OF THE YEAR. CHECK FOR LEAKS, WET AND DRY SPOTS, USE A MOISTURE SENSING DEVICE TO EVALUATE ACTUAL SOIL MOISTURE. OBSERVE NOZZLES FOR PROPER PATTERN AND PRESSURE.

VIII. REQUIRED AS-BUILT PLANS

IRRIGATION AS-BUILT PLANS ARE REQUIRED TO BE SUBMITTED FOR THE H.O.A. COMMON LANDSCAPE AREAS. SUBMITTAL OF AS-BUILT PLANS SHALL BE AS REQUIRED BY THE JX(JURISDICTION) ENGINEERING AND PLANNING DIVISIONS. THE FINAL PLANS SHOULD BE PREPARED BY THE LANDSCAPE ARCHITECT FROM DIMENSIONS PROVIDED BY THE CONTRACTOR. FINAL AS-BUILT PLANS SHALL BE DRAFTED CLEARLY TO THE SATISFACTION OF THE JX, AND THE FINAL PLANS SHALL BE SUBMITTED TO THE JX FOR THEIR KEEPING.

THE FINAL AS-BUILT PLANS WILL BE REQUIRED TO BE REVIEWED AND APPROVED BY THE JX AND FINAL PLANS WILL BE REQUIRED TO BE APPROVED AND SIGNED BY THE JX PRIOR TO RELEASE OF SECURITIES.

END

GENERAL IRRIGATION NOTES

1. ALL LOCAL JX (JURISDICTION) AND STATE CODES, RULES, REGULATIONS, AND LAWS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
2. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC., SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. THE MAIN LINE PIPE SHALL BE INSTALLED AND ROUTED TO AVOID UNFORESEEN BELOW GRADE CONDITIONS. THE CONTRACTOR SHALL LOCATE ALL VALVES IN SHRUB AREAS UNLESS OTHERWISE DIRECTED BY THE OAR (OWNER'S AUTHORIZED REPRESENTATIVE.)
3. THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE IRRIGATION DRAWINGS AT EACH POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO EACH CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OAR. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO THE START OF CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISION NECESSARY
4. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OAR. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
5. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE AND TO PREVENT OVER SPRAY ONTO WALKS, STREETS, WALLS, ETC. THIS SHALL INCLUDE USE OF VARIABLE ARC SPRINKLERS AND PRESSURE COMPENSATING SCREENS, SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH REMOTE CONTROL VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.
6. ALL LATERAL LINE PIPING UNDER PAVING WITHOUT A SLEEVE SHALL BE PVC SCHEDULE 40 PIPE AND SHALL BE INSTALLED PRIOR TO PAVING.
7. TREE LOCATIONS TAKE PRIORITY OVER IRRIGATION PIPING. STAKE TREE LOCATIONS PRIOR TO TRENCHING FOR PIPE.
8. ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
9. REFER TO SPECIFICATIONS FOR ADDITIONAL DETAILED INFORMATION.

IRRIGATION SPECS.

I. GENERAL CONDITIONS

THE CONTRACTOR SHALL FIELD VERIFY THE EXISTING WATER PRESSURE (P.S.I.) AND AVAILABLE FLOW (G.P.M.) PRIOR TO CONSTRUCTION. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE (O.A.R.) IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE ACTUAL PRESSURE AND FLOW AVAILABLE WITH THOSE SHOWN IN THESE DRAWINGS.

THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC., SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE.

DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT THERE ARE UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREAS SIZE AND LAYOUT THAT WERE NOT CONSIDERED IN THE ORIGINAL DESIGN. NOTIFY THE O.A.R. OF SUCH OBSTRUCTIONS AND DIFFERENCES IMMEDIATELY.

IN THE EVENT THAT THE NOTIFICATIONS REQUIRED BY THESE NOTES ARE NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY REVISION NECESSARY.

II. QUALITY ASSURANCE AND REQUIREMENTS

THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR, FAMILIAR WITH THE TYPE OF WORK AND THE CONTRACT DOCUMENTS, ON SITE AT ALL TIMES DURING INSTALLATION OF THE WORK AND PRIMARY MAINTENANCE.

ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.

III. MATERIALS/ INSTALLATION

THE MAINLINE PIPE SHALL BE INSTALLED AND ROUTED TO AVOID UNFORSEEN OBSTACLES BELOW GRADE. TREE LOCATIONS TAKE PRIORITY OVER IRRIGATION PIPING. STAKE TREE LOCATIONS PRIOR TO TRENCHING.

THE AUTOMATIC CONTROLLER AND THE BACKFLOW DEVICE SHALL BE FACTORY ASSEMBLED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

FINAL LOCATION OF THE AUTOMATIC CONTROLLER AND THE BACKFLOW DEVICE SHALL BE APPROVED BY THE O.A.R. PRIOR TO INSTALLATION.

THE 120 VOLT ELECTRICAL CONNECTION FOR THE CONTROLLER SHALL BE FURNISHED BY OTHERS. THE CONTRACTOR SHALL COORDINATE THE ROUTE OF THE ELECTRICAL SERVICE TO THE APPROVED CONTROLLER LOCATION WITH THE GENERAL CONTRACTOR. THE SERVICE TO THE CONTROLLER JUNCTION BOX SHALL BE INSTALLED BY A LICENSED ELECTRICIAN. THE IRRIGATION CONTRACTOR SHALL MAKE THE FINAL CONNECTIONS TO THE AUTOMATIC CONTROLLERS FROM THE PROVIDED JUNCTION BOX.

ALL WIRES FROM THE CONTROLLER TO THE AUTOMATIC VALVES SHALL BE COPPER, DIRECT BURIAL, MINIMUM #14 GUAGE. INSTALL IN THE SAME TRENCH AS THE MAINLINE WHERE POSSIBLE. COMMON WIRE TO BE WHITE IN COLOR. CONTROL WIRES TO BE A DIFFERENT COLOR FOR EACH CONTROLLER USED. BUNDLE AND TAPE WIRES A MINIMUM OF TEN (10) FEET ON CENTER.

THE CONTRACTOR SHALL RUN THREE (3) SPARE WIRES AND ONE (1) COMMON WIRE FROM THE CONTROLLER TO EACH END OF THE MAIN LINE FOR FUTURE USE. EXTEND THE WIRES AN EXTRA TEN (10) FEET, MAKE A COIL AND PLACE IN A RECTANGULAR PULL BOX. LABEL THE LID "SW".

ALL MAINLINE PIPING AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES. MAINLINE SLEEVE SIZE SHALL BE A MINIMUM OF TWICE (2x) THE DIAMETER OF THE PIPE TO BE SLEEVED. SIZE WIRE SLEEVES SO THAT WIRES ARE NOT BOUND IN PIPE. MINIMUM COVERAGE FOR SLEEVES SHALL BE TWENTY FOUR (24) INCHES FOR SLEEVED LATERAL LINES. THIRTY (30) INCHES FOR 120 VOLT WIRING IN CONDUIT AND THIRTY SIX (36) INCHES FOR SLEEVED MAINLINE AND/OR CONTROL WIRING.

ALL LATERAL LINE PIPING UNDER PAVEMENT NOT SLEEVED, SHALL BE PVC SCHEDULE 40 AND SHALL BE INSTALLED PRIOR TO PAVING.

DIG TRENCHES STRAIGHT AND SUPPORT PIPE CONTINUOUSLY ON BOTTOM. TRENCH MUST BE FREE OF ROCKS, DEBRIS OR ANY SHARP OBJECTS. SNAKE PLASTIC PIPE IN TRENCH. MINIMUM COVERAGE FOR MAINLINE SIZES 1-1/2" AND SMALLER IS EIGHTEEN (18) INCHES. FOR SIZES 2" AND LARGER COVERAGE IS TWENTY FOUR (24) INCHES. FOR LATERAL LINES TWELVE (12) INCHES. 120 VOLT WIRING IN CONDUIT THIRTY (30) INCHES AND LOW VOLTAGE CONTROL WIRE TWELVE (12) INCHES MINIMUM OR THE SAME DEPTH AS THE MAINLINE. DO NOT INSTALL ANY PIPE OR WIRING DIRECTLY OVER ANOTHER.

BALL VALVES, GATE VALVES, REMOTE CONTROL VALVES (EXCEPT FOR ANTI-SIPHON TYPE) AND QUICK COUPLERS SHALL BE INSTALLED IN BELOW GRADE LOCKABLE "BOXES" MANUFACTURED BY AMETEK OR CARSON. USE ROUND BOXES FOR GATE VALVE, BALL VALVES AND QUICK COUPLERS AND RECTANGULAR BOXES FOR REMOTE CONTROL VALVES. VALVE BOX LIDS SHALL BE GREEN COLOR, LABELED "BV","GV", "QC" OR "RCV" WITH CONTROLLER STATION NUMBER.

SET VALVE BOXES ONE (1) INCH ABOVE FINISH GRADE. SET VALVES AT SUFFICIENT DEPTH TO PROVIDE APPROPRIATE CLEARANCE BETWEEN THE COVER AND THE VALVE. INSTALL IRRIGATION EQUIPMENT SO THE VALVE BOXES FIT WITHOUT CUTTING THE WALLS OF THE VALVE BOXES. CUT VALVE BOXES SHALL BE REPLACED AT NO COST TO THE OWNER.

THE CONTRACTOR SHALL LOCATE ALL VALVES IN SHRUB AREAS, UNLESS DIRECTED OTHERWISE BY THE O.A.R.

ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE.

INSTALL ALL SPRINKLERS ON RISERS TWELVE (12) INCHES AWAY FROM WALLS AND STRUCTURES.

ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN SHRUB AND GROUNDCOVER AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEAD IS ONE (1) INCH ABOVE FINISH GRADE.

ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN TURF AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEAD IS FLUSH WITH ADJACENT PAVING.

AFTER RECEIVING NOTIFICATION BY THE O.A.R., THE CONTRACTOR, WITHIN TEN (10) DAYS SHALL ADJUST ALL LAWN HEADS SO THAT THE TOP OF THE SPRINKLER HEAD IS ONE QUARTER (¼) INCH ABOVE FINISH GRADE.

INSTALL ANTI DRAIN VALVES TO ELIMINATE LOW HEAD DRAINAGE. ANTI DRAIN VALVE (ADV) UNITS MAY NOT BE REQUIRED ON ALL HEADS. , PRIOR TO INSTALLATION, CONTRACTOR SHALL VERIFY WITH ON SITE GRADES IF THERE IS AN ELEVATION DIFFERENCE OF TWO (2) FEET OR MORE BETWEEN THE HIGHEST AND LOWEST SPRINKLER HEAD ON A SYSTEM. INSTALL THE ADV WHERE NECESSARY.

ALL SOLVENT WELD PVC PRESSURE LINES AND FITTINGS MUST RECEIVE PRIMER BEFORE SOLVENT WELDING.

IV. ADJUSTING AND TESTING THE SYSTEM

AFTER PIPELINE ASSEMBLY THE CONTRACTOR SHALL THOROUGHLY FLUSH THE SYSTEM. WITH OPEN ENDS ALL CAPPED PRESSURE TEST FOR FOUR (4) HOURS AT 150 P.S.I.

AFTER COVERAGE AND PRESSURE TESTING THE CONTRACTOR SHALL INSTALL ALL TERMINAL FIXTURES AND PERFORM A COVERAGE TEST.

THE CONTRACTOR SHALL ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE AND TO PREVENT OVERSPRAY. THIS SHALL INCLUDE THE USE OF VARIABLE ARC NOZZLES (VAN) AND PRESSURE COMPENSATING SCREENS (PCS), THE SELECTION OF THE BEST DEGREE OF ARC TO FIT THE SITE AND THROTTLING OF THE FLOW CONTROL AT EACH VALVE TO FIND THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.

THE ENTIRE SYSTEM SHALL BE IN FULL AUTOMATIC OPERATION FOR ONE SEVEN (7) DAYS PRIOR TO ANY PLANTING.

CONTINUED

CONTRACTOR SHALL PROTECT ANY EXISTING LANDSCAPE AND HARDSCAPE FROM DAMAGE DURING CONSTRUCTION. ANY AREAS DAMAGED MUST BE RETURNED TO THEIR ORIGINAL CONDITION AFTER CONST. OPERATIONS.

CONTRACTOR SHALL CAP, DIVERT AND/OR ADJUST ANY (E)EXISTING IRRIGATION SYSTEM TO ACCOMMODATE THE NEW PLANTINGS. ENOUGH WATER HAS TO BE APPLIED TO (E)PLANTINGS, DURING AND AFTER CONSTRUCTION OPERATIONS, TO INSURE PLANT SURVIVAL.

IRRIGATION SPECIFICATIONS AND NOTES

FOR PLAN SEE SHEET L3.1 to 3.4
FOR DETAILS SEE SHEET L5.1, L5.2

LICENSED LANDSCAPE ARCHITECT — DAVID M. MIERTSCHIN — 5574 — Signature — JULY 31, 2025 — Renewal date — 7-30-24 — STATE OF CALIFORNIA

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	DESCRIPTION	DATE
1	County Comments	11/17/2023

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4470 Hilltop Drive
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marioholycrosssd.com

PROJECT ADDRESS:
1505 Buena Vista Drive
County of San Diego, Ca
APN: 169-210-02, 169-210-03
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PROJECT NO.:	
DRAWING FILE:	
DRAWN BY:	dmm
CHECKED BY:	

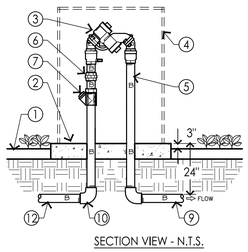
PROJECT:
Good Sheperd Catholic Cemetery County of San Diego, Ca

SHEET TITLE:
IRRIGATION SPEC'S. & NOTES PHS I

SHEET NO.:
L5.0

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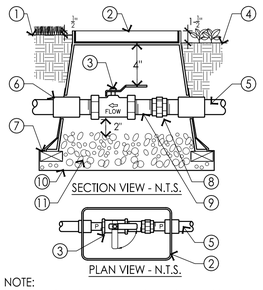
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SECTION VIEW - N.T.S.

1. FINISH GRADE
2. CONC. PAD 4" THICK
3. FEBCO 825-YA REDUCED PRESSURE BACKFLOW DEVICE
4. BACKFLOW DEVICE ENCLOSURE
5. BRASS NIPPLES MIN. 4" TYP.
6. BRASS UNION
7. BRONZE WYE STRAINER
8. NOT USED
9. BRASS MAINLINE PIPE TO BRONZE PRESSURE REGULATOR AND MASTER CONTROL VALVE
10. BRASS ELLS
11. NOT USED
12. BRASS MAINLINE PIPE FROM WATER METER AND BALL TYPE SHUT OFF VALVE

J REDUCED PRESSURE BACKFLOW DEVICE



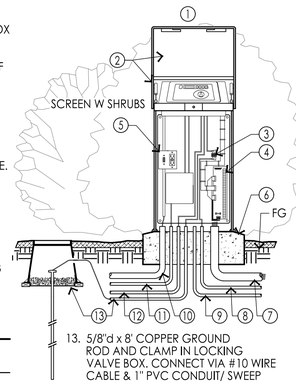
SECTION VIEW - N.T.S.

PLAN VIEW - N.T.S.

1. FINISH GRADE IN TURF AREAS
2. PLASTIC RECTANGULAR VALVE BOX W/ BOLT DOWN COVER, USE SS BOLT, NUT AND WASHERS. PLACE BOX AT RIGHT ANGLE TO EDGE OF HARDSCAPE. HEAT BRAND "BV" ONTO LID.
3. BALL VALVE, SEE LEGEND
4. FINISHED GRADE IN SHRUB AREAS
5. PRESSURE SUPPLY LINE DEPTH PER SPECS.
6. SCH 80 PVC COUPLING AND T.O.E. NIPPLES
7. BRICK SUPPORTS 4 REQ. PER BOX
8. SCH 80 PVC UNION
9. SCH 80 PVC NIPPLES
10. LANDSCAPE FABRIC, WRAP UP AND OVER BOX HOLES
11. SCH 80 PVC NIPPLES 3/4" ROCK, 3 CUBIC FT.

NOTE:
INSTALL BOX TO ALLOW PROPER OPERATION OF BALL VALVE. INSTALL AT RIGHT ANGLE TO HARDSCAPE EDGE. INSTALL VALVE OFF-CENTER IN BOX. INSTALL VALVE BOX EXTENSIONS AS REQUIRED TO ACHIEVE VALVE INSTALLATION AT MAINLINE DEPTH.

G BALL VALVE



13. 5/8"d x 8' COPPER GROUND ROD AND CLAMP IN LOCKING VALVE BOX. CONNECT VIA #10 WIRE CABLE & 1" PVC CONDUIT/ SWEEP

1. FACTORY PRE-ASSEMBLED STAINLESS STEEL ENCLOSURE, CONTROLLER, & INTERNAL COMPONENTS
2. HYDRAULIC ASSIST LOCKING LID
3. COMMUNICATION CABLE TERMINAL BLOCK
4. CONTROL VALVE(S) TERMINAL STRIP
5. POWER SWITCH & GFI OUTLET
6. CONCRETE PAD; SET 3" ABOVE FG, 12" THICK, SLOPED 2% TO DRAIN, W/ #3 BAR@18" OC EACH WAY, OR PER MFG
7. 3" PVC CONDUIT/SWEEP FOR CONTROL WIRES TO VALVES
8. 1 1/4" PVC CONDUIT /SWEEP FOR COMMUNICATION CABLE TO OTHER CONTROLLERS
9. 1" SPARE PVC CONDUIT/SWEEP
10. 1 1/4" PVC CONDUIT/SWEEP FOR ELECTRICAL SERVICE
11. 1" PVC CONDUIT/SWEEP FOR FLOW SENSOR/MCV WIRES
12. 2" PVC CONDUIT/SWEEP FOR TELEPHONE LINE

D PEDESTAL MOUNT CONTROLLER

ALL SLEEVES SHALL BE NO SMALLER THAN 2" DIA. EXCEPT AS NOTED BELOW

IRRIGATION PIPING

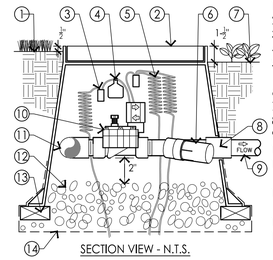
- ALL LATERAL LINE PIPE SHALL BE INSTALLED INSIDE A PVC SCH 40 SLEEVE
- FOR 1" THROUGH 2 1/2" PRESSURE SUPPLY LINE PIPE, INSTALL IN A MINIMUM 4" DIA. PVC SCH 40 SLEEVE
- FOR 3" AND LARGER DIA. PRESSURE SUPPLY LINE PIPE, INSTALL IN A MINIMUM 6" DIA. PVC CLASS 160 SLEEVE

WIRING CONDUIT

- FOR UP TO 20 #14 LOW VOLTAGE WIRES, INSTALL ONE 2" DIA PVC SCH 40 CONDUIT
- FOR 21 AND UP TO 40 #14 LOW VOLTAGE WIRES, INSTALL ONE 4" DIA PVC SCH 40 CONDUIT
- INSTALL ONE 3/4" PVC SCH 40 CONDUIT FOR FLOW SENSING CABLE.
- INSTALL ONE 3/4" PVC SCH 40 CONDUIT FOR MASTER VALVE WIRE.

NOTE: FLOW SENSING CABLE AND MASTER VALVE WIRES SHALL BE INSTALLED IN THEIR OWN CONDUIT SEPARATE AND APART FROM ALL OTHER WIRES.

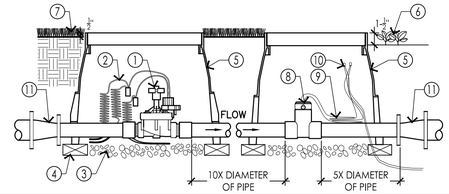
A SLEEVE AND CONDUIT



SECTION VIEW - N.T.S.

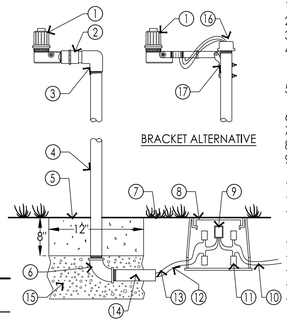
1. FINISH GRADE
2. STANDARD VALVE BOX W/ COVER
3. WATERPROOF CONNECTION
4. VALVE ID TAG
5. 30-INCH LINEAR LENGTH OF WIRE, COILED
6. PRESSURE REGULATING FILTER
7. FINISHED GRADE IN SHRUB AREAS
8. PVC SCH 40 FEMALE ADAPTOR
9. LATERAL PIPE
10. REMOTE CONTROL VALVE:
11. PVC SCH 40 TEE OR ELL TO MANIFOLD/ MAIN
12. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
13. BRICK SUPPORTS 4 REQ. PER BOX
14. LANDSCAPE FABRIC, WRAP UP AND OVER BOX HOLES

K DRIP VALVE ASSEMBLY



1. RAIN BIRD PE/BPE SERIES MASTER VALVE.
2. 36-INCH LENGTH OF COILED WIRE TO CONTROLLER MASTER VALVE CIRCUIT
3. 3/4" ROCK, 3 CUBIC FT.
4. BRICK SUPPORTS 4 REQ. PER BOX
5. PLASTIC RECTANGULAR VALVE BOX WITH BOLT DOWN COVER, USE STAINLESS BOLT, NUT AND WASHER. BOX TO BE PLACED AT RIGHT ANGLE TO HARDSCAPE EDGE. HEAT BRAND "MV" OR "FS" ONTO LID.
6. FINISH GRADE IN GROUND COVER AREAS
7. FINISH GRADE IN TURF AREAS
8. BRASS FLOW SENSOR INSTALL PER MFR.
9. 36-INCH LENGTH OF COILED PE-CABLE TO CONTROLLER FLOW SENSOR CONTACT
10. SPLICE PER MFR.
11. CONCENTRIC REDUCER

H MASTER VALVE - FLOW SENSOR



1. RAIN SENSOR.
2. FEMALE ADAPTER SLIPxFIPT
3. GALVANIZED 90° ELL
4. 1" OR 1-1/2" GALVANIZED PIPE 6 TO 10 FT. HIGH OR LIGHT POLE. EAVE OR FENCE POST- PER MFG.
5. 12"X 12" CONCRETE BASE 8" DEEP MIN.
6. 1" OR 1-1/2" PIPE ELBOW
7. FINISH GRADE
8. 6" ROUND VALVE BOX
9. ADAPTERS USE W/ EA SENSOR PER MFG'S RECOMMENDATIONS.
10. TO CONTROLLER OR VALVE
11. DRY SPLICE CONNECTORS
12. NORMALLY CLOSED WIRE FROM SENSOR
13. COMMON WIRE FROM SENSOR
14. 1" OR 1-1/2" NIPPLE
15. GRAVEL
16. PIPE CAP WITH HOLE FOR WIRES.
17. SENSOR BRACKET

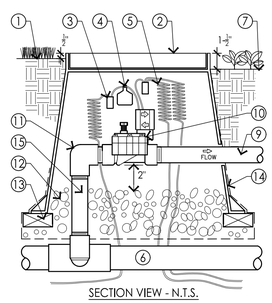
E RAIN SWITCH POLE MOUNT

SECTION VIEW - N.T.S.

1. INNER CASE OF CONNECTOR
2. COPPER SLEEVE CRIMP INSTALLED WITH RECOMMENDED TOOL
3. STRIP AND TWIST WIRES FOR PROPER CONNECTION
4. OUTER CASE OF CONNECTOR
5. LOW VOLTAGE WIRES, 3 MAXIMUM

NOTE:
FILL INNER CASE WITH SEALER PRIOR TO FINAL ASSEMBLY.
ALL WIRE ROUTED BETWEEN CONTROLLER AND REMOTE CONTROL VALVES SHALL BE A CONTINUOUS RUN WITH NO WIRE SPLICES.
WIRE SPLICES SHALL ONLY OCCUR AT THE REMOTE CONTROL VALVE.

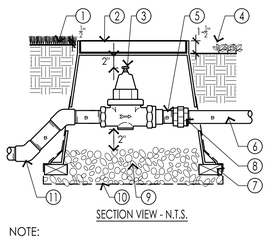
C WATERPROOF WIRE SPLICE



SECTION VIEW - N.T.S.

1. FINISH GRADE
2. STANDARD VALVE BOX W/ COVER
3. WATERPROOF CONNECTION
4. VALVE ID TAG
5. 30-INCH LINEAR LENGTH OF WIRE, COILED
6. PVC MAINLINE PIPING
7. FINISHED GRADE IN SHRUB AREAS
8. PVC SCH 40 ADAPTORS TEES AND ELLS
9. LATERAL PIPE
10. REMOTE CONTROL VALVE:
11. PVC SCH 40 TEE OR ELL TO MANIFOLD/ MAIN
12. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
13. BRICK SUPPORTS 4 REQ. PER BOX
14. LANDSCAPE FABRIC, WRAP UP AND OVER BOX HOLES
15. PVC SCH 80 NIPPLE LENGTH AS REQ'D.

L REMOTE CONTROL VALVE

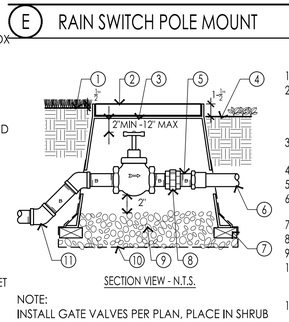


SECTION VIEW - N.T.S.

NOTE:
INSTALL CONTROL VALVES A MINIMUM OF 18" APART IN SHRUB AREAS UNLESS OTHERWISE NOTED. USE 45 DEGREE ELLS TO ACHIEVE MAINLINE DEPTH FROM UP-STREAM SIDE OF THE PRESSURE REGULATOR ASSEMBLY.

1. FINISH GRADE IN TURF AREAS
2. PLASTIC RECTANGULAR VALVE BOX WITH BOLT DOWN COVER, USE STAIN- LESS BOLT, NUT, AND WASHER. BOX TO BE PLACED AT RIGHT ANGLE TO HARDSCAPE EDGE. HEAT BRAND "PRV" ONTO LID.
3. PRESSURE REGULATOR, SEE LEGEND FOR SPECIFICATION
4. FINISHED GRADE IN SHRUB AREAS
5. BRASS NIPPLE TYP.
6. BRASS PIPING TO MASTER VALVE
7. BRICK SUPPORTS 4 REQ. PER BOX
8. BRASS UNION
9. 3/4" ROCK, 3 CUBIC FT.
10. LANDSCAPE FABRIC, WRAP UP AND OVER BOX HOLES
11. BRASS PIPING AND FITTING FROM BACK FLOW PREVENTER OR BASKET STRAINER

I PRESSURE REGULATOR



SECTION VIEW - N.T.S.

NOTE:
INSTALL GATE VALVES PER PLAN, PLACE IN SHRUB AREAS UNLESS OTHERWISE NOTED, USE 45 DEGREE ELLS TO ACHIEVE MAINLINE DEPTH

1. (FG)FINISH GRADE IN TURF AREAS
2. ROUND VALVE BOX W/ LOCKING LID, USE STAINLESS BOLT, NUT, AND WASHER. HEAT BRAND "GV" ONTO LID.
3. GATE VALVE, SEE LEGEND FOR SPECIFICATION
4. FG IN SHRUB AREAS
5. BRASS NIPPLE TYP
6. PVC PRESSURE PIPING W/ SCH80 FITTINGS
7. BRICK SUPPORTS 4 REQ PER BOX
8. BRASS UNION
9. 3/4" ROCK, 3 CUBIC FT
10. LANDSCAPE FABRIC, WRAP UP AND OVER BOX HOLES TO STOP SOIL ENTRY
11. UPSTREAM PRESSURE PIPING (USE BRASS PIPING AND FITTINGS WHERE APPLICABLE)

F GATE VALVE

SECTION VIEW - N.T.S.

DIMENSION	A	B	C	D	E	F
1/2" TO 1 1/2" SIZE	12"	18"	18"	30"	4"	6"
2" TO 2 2 1/2" IN SIZE	12"	24"	24"	30"	4"	6"
3" AND LARGER	18"	24"	24"		6"	6"

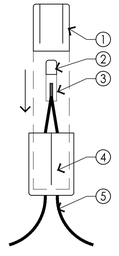
NOTE: PLASTIC PIPING SHALL BE SNAKED IN TRENCH. BUNDLE WIRING AND WRAP WITH TAPE AT TEN FOOT INTERVALS. MAINLINE PIPING TO BE INSTALLED PER MANUFACTURER'S INSTALLATION SPECIFICATIONS.

WIRE W/O CONDUIT

PLAN VIEW - N.T.S.

TIE A 24-INCH LOOP IN ALL WIRING AT CHANGES OF DIRECTION OF 30° OR GREATER. UNTIE AFTER ALL CONNECTIONS HAVE BEEN MADE.

B PIPE AND WIRE TRENCHING



1. INNER CASE OF CONNECTOR
2. COPPER SLEEVE CRIMP INSTALLED WITH RECOMMENDED TOOL
3. STRIP AND TWIST WIRES FOR PROPER CONNECTION
4. OUTER CASE OF CONNECTOR
5. LOW VOLTAGE WIRES, 3 MAXIMUM

NOTE:
FILL INNER CASE WITH SEALER PRIOR TO FINAL ASSEMBLY.
ALL WIRE ROUTED BETWEEN CONTROLLER AND REMOTE CONTROL VALVES SHALL BE A CONTINUOUS RUN WITH NO WIRE SPLICES.
WIRE SPLICES SHALL ONLY OCCUR AT THE REMOTE CONTROL VALVE.

C WATERPROOF WIRE SPLICE

REGISTERED LANDSCAPE ARCHITECT
DAVID M. MIERTSCHIN 3536
JULY 31, 2025
7-30-24
STATE OF CALIFORNIA

IRRIGATION DETAILS

FOR PLAN SEE SHEET L3.1 to 3.4
FOR NOTES & SPEC'S SEE SHEET L5.0

Landscape Architect:

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Carlsbad, CA 92010
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	DESCRIPTION	DATE
1	County Comments	11/17/2023

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APN: 169-210-02, 169-210-03
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PROJECT NO.:	
DRAWING FILE:	
DRAWN BY:	dmm
CHECKED BY:	

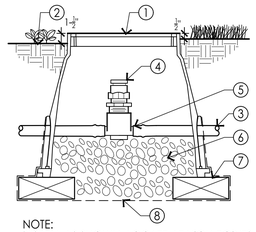
PROJECT:
Good Sheperd Catholic Cemetery County of San Diego, Ca

SHEET TITLE:
IRRIGATION DETAILS PHS I

SHEET NO.:
L5.1

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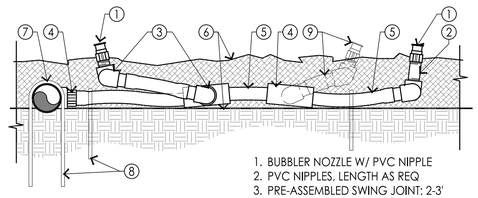
CT 00-00 / PUD 00-00 / CDP 00-00



1. VALVE BOX
2. FINISH GRADE
3. TUBING - TO/ FROM SYSTEM
4. PVC AIR RELIEF VALVE - PER LEGEND
5. PVC/ DRIPLINE ADAPTERS - AS REQ.
6. 3" DEEP WASHED GRAVEL
7. BRICK SUPPORTS (THREE)
8. LANDSCAPE FABRIC, WRAP UP AND OVER BOX HOLES

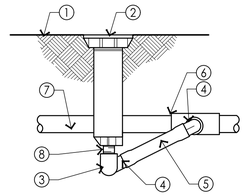
NOTE:
INSTALL AS SHOWN, LOCATE AT HIGH POINTS OF DRIP SYSTEM

V AIR RELIEF VALVE



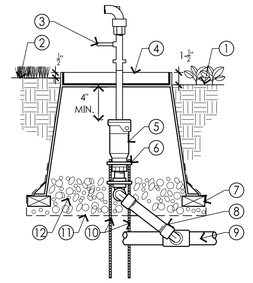
1. BUBBLER NOZZLE W/ PVC NIPPLE
2. PVC NIPPLES, LENGTH AS REQ
3. PRE-ASSEMBLED SWING JOINT; 2-3' POLY TUBING, TWO POLY ELBOWS AND MARLEX STREET ELBOW.
4. POLY PIPE ADAPTER, COUPLERS, ELBOWS, AND TEES, - PER MFR
5. POLY PIPE, LENGTH PER PLAN
6. TOP OF MULCH/ FINISH GRADE
7. PVC UV RESISTANT SUPPLY LINE, NIPPLES, COUPLERS, ELBOWS, TEES AND ADAPTERS
8. STAKE POLY/ PVC PER MFR OR @ 3'/ 5' OC AND AT EA SIDE OF FITTINGS AND CHANGES IN DIRECTION
9. BUBBLER-SWING PIPING BEYOND

S ON GRADE BUBBLERS



1. FINISH GRADE/TOP OF MULCH
2. POP-UP NOZZLE: SPRAY OR BUBBLER
3. PVC SCH 40 ELL
4. MARLEX STREET ELL
5. PRE-ASSEMBLED SWING JOINT WITH TWO POLY ELLS (THREAD X INSERT) AND 6" OF POLY TUBING, SIZE PER SPRINKLER INLET
6. PVC SCH 40 TEE OR ELL
7. PVC LATERAL PIPE
8. SCH 80 RISER, LENGTH AS REQ. FOR SWING ASSEMBLY TO REMAIN HORIZONTAL, SIZE PER SPRINKLER INLET

P POP-UP W/ SPRAY OR BUBBLER

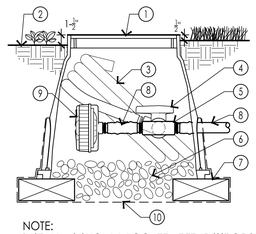


SECTION VIEW - N.T.S.

1. FINISH GRADE IN GROUND COVER AREAS
2. FINISH GRADE IN TURF AREAS
3. QUICK COUPLER KEY WITH MALE HOSE-BIB CONNECTION AS SHOWN.
4. ROUND VALVE BOX W/ COVER
5. QUICK COUPLER VALVE PER LEGEND
6. STAINLESS STEEL CLAMP
7. BRICK SUPPORTS (THREE)
8. PRE-ASSEMBLED SWING JOINT WITH ONE- PIECE BRASS MIPT NIPPLE
9. MAINLINE
10. 36"LONG #4 REBAR, 2 REQUIRED
11. LANDSCAPE FABRIC, WRAP UP AND OVER BOX HOLES
12. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

NOTE:
USE TEFLON TAPE ON ALL THREADED FITTINGS TYPICAL.
QUICK COUPLER KEY MUST CLEAR VALVE BOX.

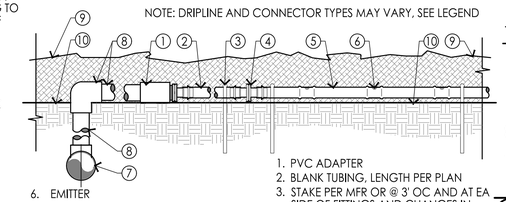
M QUICK COUPLING VALVE



1. ROUND VALVE BOX
2. FINISH GRADE
3. PVC ELBOW AND BLANK TUBING, ALLOW ENOUGH EXTRA TUBING TO DIRECT FLUSHED WATER OUT OF THE VALVE BOX.
4. PVC BALL VALVE
5. PVC TEE TO BALL BALVE
6. 3" DEEP MIN. WASHED GRAVEL
7. BRICK SUPPORTS (THREE)
8. POLY PIPE LATERAL LINE/ BLANK DRIPLINE AND ADAPTERS
9. AUTOMATIC FLUSH VALVE
10. LANDSCAPE FABRIC, WRAP UP AND OVER BOX HOLES

NOTE:
INSTALL AS SHOWN, LOCATE AT "END(S)" OF SYSTEM- FARTHEST FROM SOURCE

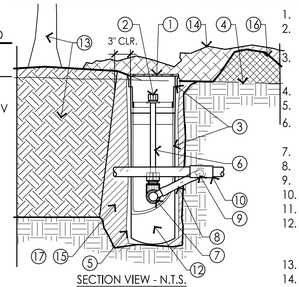
W AUTOMATIC AND MANUAL FLUSH VALVE



NOTE: DRIPLINE AND CONNECTOR TYPES MAY VARY, SEE LEGEND

1. PVC ADAPTER
2. BLANK TUBING, LENGTH PER PLAN
3. STAKE PER MFR OR @ 3' OC AND AT EA SIDE OF FITTINGS AND CHANGES IN DIRECTION. USE RAINBIRD TDS-050 W/ BEND, OR EQUAL
4. DRIPLINE COUPLERS, TEES, ELBOWS, AND ADAPTERS - PER MFR.
5. DRIPLINE EMITTER TUBING- SEE LEGEND
6. EMITTER
7. PVC ABOVE GRADE SUPPLY LINE
8. PVC NIPPLES, COUPLERS, ELBOWS, TEES AND ADDT'L. PIPING
9. TOP OF MULCH
10. FINISH GRADE

T DRIPLINE BELOW-GRADE SUPPLY

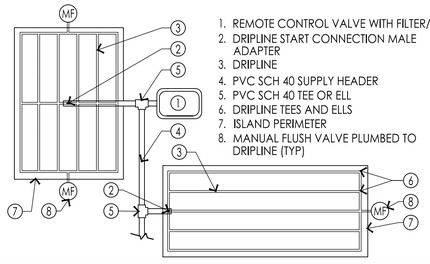


SECTION VIEW - N.T.S.

NOTE: DO NOT FILL CANISTER OR PERF PIPE WITH GRAVEL. MATCH DEPTH OF ASSEMBLY TO DEPTH OF ROOTBALL- TYP.

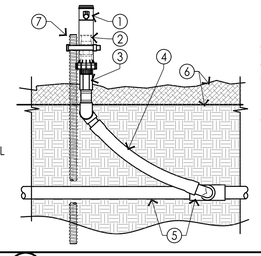
1. 4-INCH GRATE/ REMOVABLE CAP
2. DRIP EMITTER OR BUBBLER: SEE LEGEND FOR EXACT NOZZLE
3. ROOT WATERING SYSTEM: W/ TOP GRATE AND BASKET CANISTER
4. FINISH GRADE
5. SAND SOCK FOR SANDY SOILS
6. 1/2-INCH PVC SCH 80 NIPPLE OR POLY FLEX RISER
7. 1/2-INCH 90-DEGREE ELBOW
8. 12-INCH SWING ASSEMBLY
9. 1/2-INCH MALE NPT INLET
10. PVC SCH 40 TEE OR ELL
11. LATERAL PIPE
12. 4-INCH BASKET WEAVE CANISTER, OR PERFORATED PIPE- DO NOT FILL W/ GRAVEL
13. PLANT TRUNK AND ROOTBALL
14. MULCH LAYER
15. BACKFILL
16. BERM FOR WATERING BASIN
17. NATIVE GRADE

R ROOT ZONE CANISTER



1. REMOTE CONTROL VALVE WITH FILTER/PRV
2. DRIPLINE START CONNECTION MALE ADAPTER
3. DRIPLINE
4. PVC SCH 40 SUPPLY HEADER
5. PVC SCH 40 TEE OR ELL
6. DRIPLINE TEES AND ELLS
7. ISLAND PERIMETER
8. MANUAL FLUSH VALVE PLUMBED TO DRIPLINE (TYP)

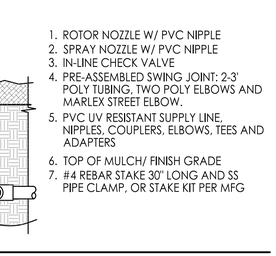
U DRIPLINE ISLAND LAYOUT



1. ROTOR NOZZLE W/ PVC NIPPLE
2. SPRAY NOZZLE W/ PVC NIPPLE
3. IN-LINE CHECK VALVE
4. PRE-ASSEMBLED SWING JOINT: 2-3' POLY TUBING, TWO POLY ELBOWS AND MARLEX STREET ELBOW.
5. PVC UV RESISTANT SUPPLY LINE, NIPPLES, COUPLERS, ELBOWS, TEES AND ADAPTERS
6. TOP OF MULCH/ FINISH GRADE
7. #4 REBAR STAKE 30" LONG AND SS PIPE CLAMP, OR STAKE KIT PER MFG

O RISER W/ ROTOR OR SPRAY

N POP-UP ROTOR OR SPRAY - HARD PIPED



1. FINISH GRADE TURF
2. POP-UP NOZZLE: ROTOR PER LEGEND
3. NOT USED
4. PVC SCH 80 ELL AND MARLEX STREET ELL
5. PRE-ASSEMBLED OR FIELD BUILT SWING JOINT WITH TWO PVC ELLS (THREAD X INSERT) AND 6" MIN RISER, SIZE PER SPRINKLER INLET
6. PVC LATERAL PIPE
7. PVC SCH 80 TEE OR ELL
8. SCH 80 RISER, LENGTH AS REQ. FOR SWING ASSEMBLY TO REMAIN NEAR HORIZONTAL SIZE PER SPRINKLER INLET

IRRIGATION DETAILS

FOR PLAN SEE SHEET L3.1 to 3.4
FOR NOTES & SPEC'S SEE SHEET L5.0

Landscape Architect:

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Carlsbad, CA 92010
(760) 692-4100

	DESCRIPTION	DATE
1	County Comments	11/17/2023

CLIENT:
Diocese of San Diego
4470 Hilltop Drive
San Diego, CA 92102
Mario DeBlasio
619-264-3127
marioholycrosssd.com

PROJECT ADDRESS:
1505 Buena Vista Drive
County of San Diego, Ca
APN: 169-210-02, 169-210-03
169-220-01 thru 03

PROJECT NO.:	
DRAWING FILE:	
DRAWN BY:	dmm
CHECKED BY:	

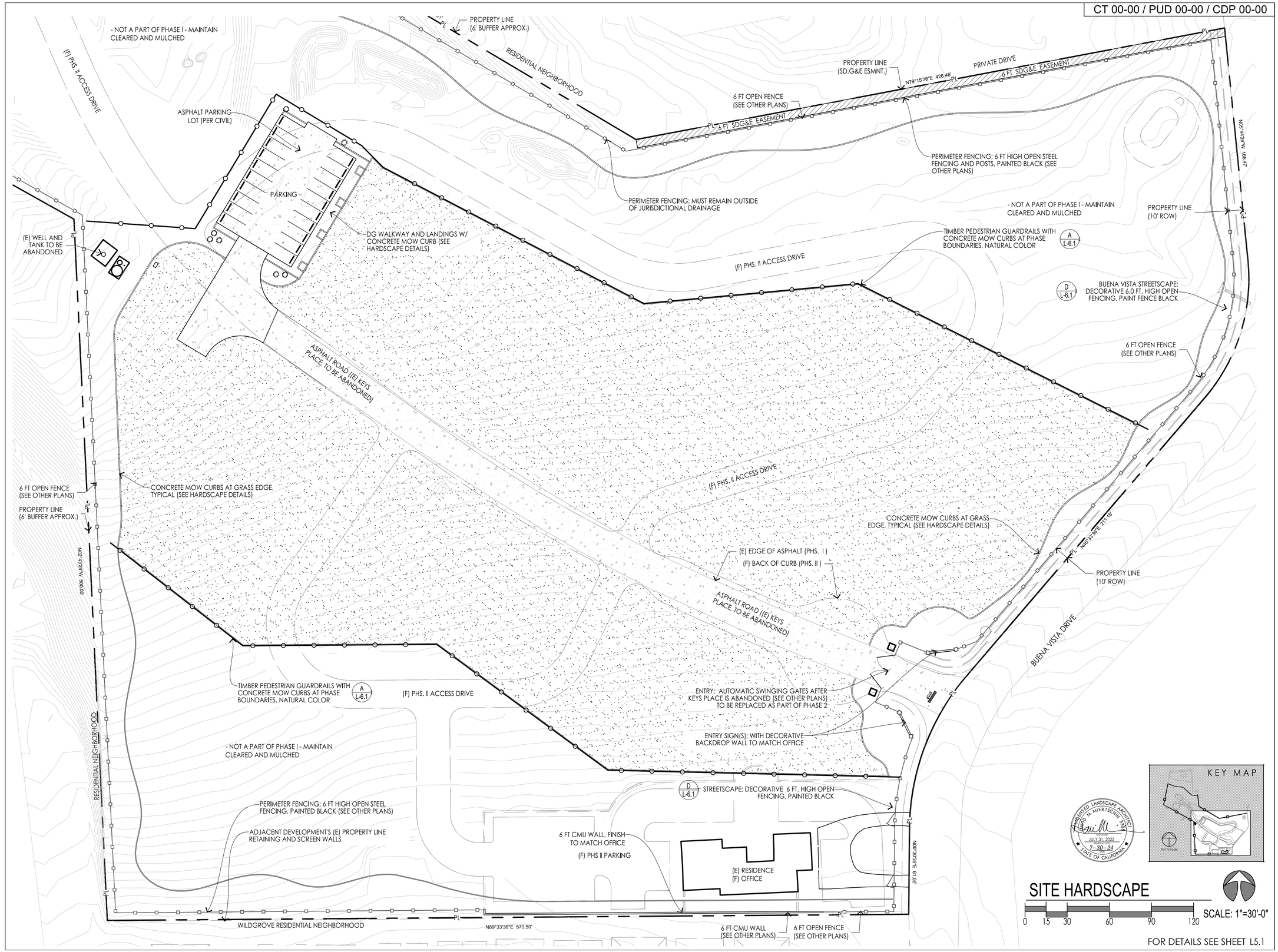
PROJECT:
Good Sheperd Catholic Cemetery County of San Diego, Ca

SHEET TITLE:
IRRIGATION DETAILS PHS I

SHEET NO.:
L5.2

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CT 00-00 / PUD 00-00 / CDP 00-00



SITE HARDSCAPE

0 15 30 60 90 120 SCALE: 1"=30'-0"

FOR DETAILS SEE SHEET L5.1

KEY MAP

REGISTERED LANDSCAPE ARCHITECT DAVID M. MIERTSCHIN 5385 JULY 31, 2025 7-30-24 STATE OF CALIFORNIA

Landscape Architect:

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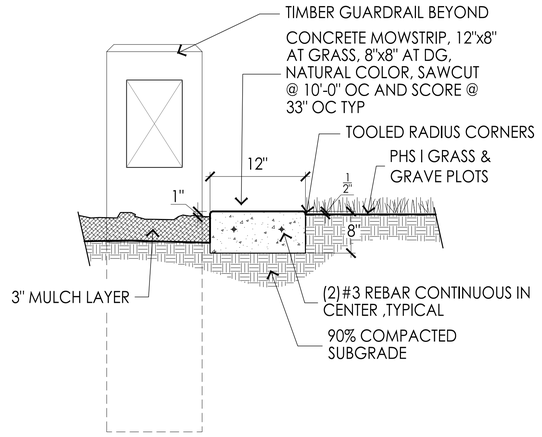
PROJECT:
Good Sheperd Catholic Cemetery County of San Diego, Ca

SHEET TITLE:
HARDSCAPE PLAN PHS I

SHEET NO.:
L6.0

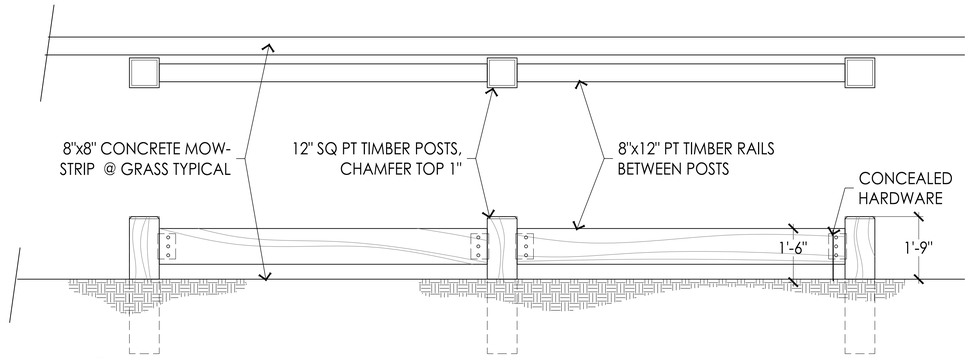
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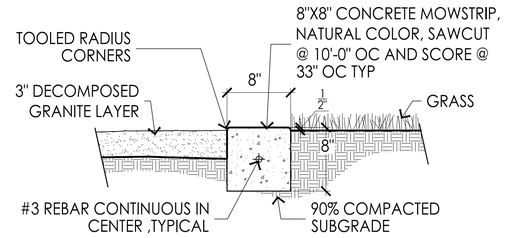
D PHASE BOUNDARY - MOWSTRIP AND GUARDRAIL

NTS



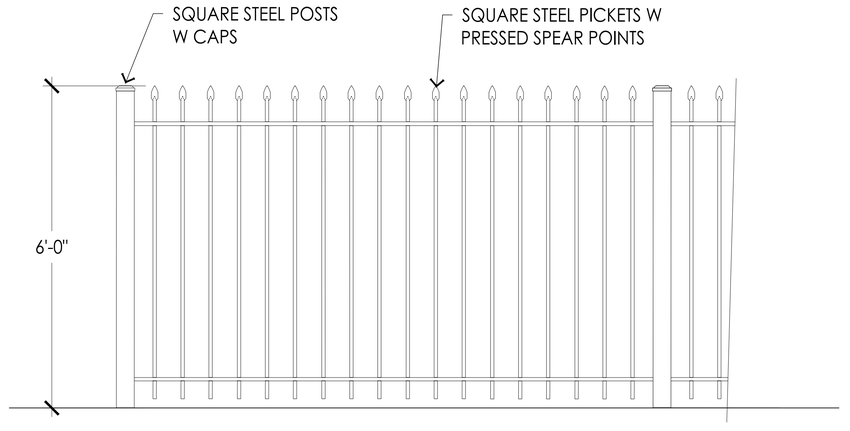
A LOW TIMBER GUARDRAILS AT PHASE BOUNDARY

1/2"=1'-0"



B MOWSTRIP

NTS



C STREETSCAPE FENCE

NTS

REGISTERED LANDSCAPE ARCHITECT DAVID M. THIERTSCHIN-PACE
Signature
JULY 31, 2025
RENEWAL DATE
7-30-24
STATE OF CALIFORNIA

Landscape Architect:

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CHECKED BY:	

PROJECT:
Good Sheperd Catholic Cemetery County of San Diego, Ca

SHEET TITLE:
HARDSCAPE DETAILS PHS I

SHEET NO.:
L6.1

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Attachment B – Form of Decision Approving PDS2020-MUP-20-004

VINCE NICOLETTI
Director

TYLER FARMER
Assistant Director

County of San Diego
PLANNING & DEVELOPMENT SERVICES

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August 22, 2025

PERMITTEE:	ROMAN CATHOLIC DIOCESE OF SAN DIEGO (ATTN: ADAM KOOIENGA OF HOFMAN PLANNING ASSOCIATES)
MAJOR USE PERMIT:	PDS2020-MUP-20-004
E.R. NUMBER:	PDS2020-ER-20-08-006
PROPERTY:	1505 BUENA VISTA DRIVE WITHIN THE NORTH COUNTY METROPOLITAN SUBREGIONAL PLAN AREA WITHIN THE UNINCORPORATED COUNTY OF SAN DIEGO
APN:	169-220-12-00

DECISION OF THE PLANNING COMMISSION

This Major Use Permit authorizes the construction and operation of a phased cemetery including landscaping, parking, an internal roadway network, signage, fencing, a gate and guardhouse, and an administrative office. This Major Use Permit consists of plot plans, elevations, preliminary grading plans, and conceptual landscape plans. The phasing of the project will be consistent with the conditions outlined in this Major Use Permit decision. This permit authorizes the proposed uses in accordance with Sections 2700 through 2705, 6156(zz), 6901, and 7350 of the Zoning Ordinance.

The granting of this permit also approves the preliminary grading plan. In accordance with the Section 87.207 of the County Grading Ordinance, Environmental Mitigation Measures or other conditions of approval required and identified on this plan, shall be completed or implemented on the final engineering plan before any improvement or grading plan can be approved and any permit issued in reliance of the approved plan. Any Substantial deviation therefrom the Preliminary Grading Plan may cause the need for further environmental review. Additionally, approval of the preliminary plan does not constitute approval of a final engineering plan. A final engineering plan shall be approved pursuant to County of San Diego Grading Ordinance (Sec 87.701 et. al.).

MAJOR USE PERMIT EXPIRATION: This Major Use Permit shall expire on August 22, 2027 at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7376 of the Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Major Use Permit has commenced prior to said expiration date.

WAIVERS AND EXCEPTIONS: This permit is hereby approved pursuant to the provisions of the County Public and Private Road Standards, and all other required ordinances of San Diego County except for a waiver or modification of the County Public and Private Road Standards requirements to permit:

(1) ***Buena Vista Drive*** is classified as a Residential Collector Road under the Mobility Element Network of the County of San Diego General Plan. The minimum required centerline horizontal curve radius is 300 feet. The project applicant submitted a Design Exception Request (DER) to allow the existing centerline horizontal curve radius of 150 feet. (See approved letter dated July 12, 2022)

(2) There are existing overhead utility lines on ***Buena Vista Drive*** along the frontage of the property***.*** Centerline Ordinance Section 51.312 requires utility facilities to be placed underground***.*** Board Policy I-92 states the requirement to underground utilities may be completely or partially waived only when it is deemed that undergrounding would be impossible or impractical. The project applicant submitted a DER to waive the utility undergrounding requirement. (See approved letter dated December 9, 2022)

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SPECIFIC CONDITIONS: Compliance with the following Specific Conditions (Mitigation Measures when applicable) shall be established before the property can be used in reliance upon this Major Use Permit. Where specifically indicated, actions are required prior to approval of any grading, improvement, building plan and issuance of grading, construction, building, or other permits as specified:

.....

MITIGATION MONITORING OR REPORTING PROGRAM (MMRP): Public Resources Code Section 21081.6 requires the County to adopt a Mitigation Monitoring or Reporting Program for any project approved with the adoption of a Mitigated Negative Declaration or with the certification of an Environmental Impact Report, for which changes in the project are required in order to avoid significant impacts. Section 21081.6(a)(1) states, in part:

> *The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation.*

Section 21081(b) further states:

> *A public agency shall provide {that] the measures to mitigate or avoid significant effects on the environment are fully enforceable through permit conditions, agreements, or other measures.*

As indicated above, a Mitigation Monitoring or Reporting Program is required to assure that a project is implemented in compliance with all required mitigation measures. The Mitigation Monitoring or Reporting Program (MMRP) for this project is incorporated into the mitigation measures adopted as project conditions of approval. Each mitigation measure adopted as a condition of approval (COA) includes the following five components.

Intent: An explanation of why the mitigation measure (MM) was imposed on the project.
Description: A detailed description of the specific action(s) that must be taken to mitigate or avoid impacts.
Documentation: A description of the informational items that must be submitted by the applicant to the Lead Agency to demonstrate compliance with the COA.
Timing: The specific project milestone (point in progress) when the specific required actions are required to implemented.
Monitoring: This section describes the actions to be taken by the lead agency to assure implementation of the mitigation measure.

The following conditions of approval required to mitigate or avoid significant impacts on the environment are listed below and constitute the MMRP for this project as detailed on this decision:
a. Cultural Resources Conditions (As indicated by CULT-1, CULT-2, CULT-3, CULT-4)
b. Biological Resources Conditions (As indicated by BIO-1, BIO-2, BIO-3, BIO-4)
c. Hazardous Materials Conditions (As indicated by HAZ-1)
d. Paleontological Resources Conditions (As indicated by GEO-1)

PHASE 1 - MAJOR USE PERMIT CONDITIONS

ANY PERMIT: *(Prior to the approval of any plan, issuance of any permit, and prior to occupancy or use of the premises in reliance of this permit).*

1. GEN#1–CERTIFICATE OF COMPLIANCE PARCEL MERGER
INTENT: In order to ensure the structures are compliant with parcel setbacks, access requirements, the proposed road vacation, and County Policy G-3, the parcels shall be merged into a single parcel. **DESCRIPTION OF REQUIREMENT:** The applicant shall submit an application for a Certificate of Compliance and obtain an approved Certificate of Compliance for the merger of the parcels. **DOCUMENTATION:** The applicant shall submit an application for a Certificate of Compliance and obtain an approved Certificate of Compliance for the merger of the parcels. **TIMING:** The applicant shall obtain an approved Certificate of Compliance for a Lot Merger prior to approval of any plan. **MONITORING:** The PDS Zoning Counter or *[PDS, LDR]* shall verify that the Certificate of Compliance has been recorded to the satisfaction of the Director of PDS and the County Surveyor.

2. GEN#2–COST RECOVERY
INTENT: In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5, existing deficit accounts associated with processing this permit shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficit accounts associated with processing this permit. **DOCUMENTATION:** The applicant shall provide evidence to Planning & Development Services, Zoning Counter, which shows that all fees and trust account deficits have been paid. No permit can be issued if there are deficit trust accounts. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit, all fees and trust account deficits shall be paid.

MONITORING: The PDS Zoning Counter shall verify that all fees and trust account deficits have been paid.

3. GEN#3–RECORDATION OF DECISION

INTENT: In order to comply with Section 7019 of the Zoning Ordinance, the Permit Decision shall be recorded to provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. **DESCRIPTION OF REQUIREMENT:** The applicant shall sign, notarize with an 'all-purpose acknowledgement' and return the original recordation form to PDS. **DOCUMENTATION:** Signed and notarized original recordation form. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit, a signed and notarized copy of the Decision shall be recorded by PDS at the County Recorder's Office. **MONITORING:** The PDS Zoning Counter shall verify that the Decision was recorded and that a copy of the recorded document is on file at PDS.

4. LNDSCP#1–PHASE 1 LANDSCAPE DOCUMENTATION PACKAGE

INTENT: In order to provide adequate Landscaping that addresses screening, and to comply with the Water Conservation in Landscaping Ordinance, a landscape plan shall be prepared. **DESCRIPTION OF REQUIREMENT:** The Landscape Plans shall be prepared pursuant to the COSD Water Efficient Landscape Design Manual and the COSD Water Conservation in Landscaping Ordinance, the COSD Parking Design Manual, and the COSD Grading Ordinance. All Plans shall be prepared by a California licensed Landscape Architect, Architect, or Civil Engineer, and include the following information:

a. Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements and any proposed plant materials to be installed or planted therein. The applicant shall also obtain a permit approving the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way. A copy of this permit and a letter stating that all landscaping within the said right(s) -of-way shall be maintained by the landowner(s) shall be submitted to PDS.

b. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate, native or naturalizing plant materials shall be used which can thrive on natural moisture. These plants shall be irrigated only to establish the plantings.

c. A complete watering system including the location, size, and type of all backflow prevention devices, pressure, and non-pressure water lines, valves, and sprinkler heads in those areas requiring a permanent, and/or temporary irrigation system.

d. The watering system configuration shall indicate how water flow, including irrigation runoff, low head drainage, overspray or other similar conditions will not impact adjacent property, non-irrigated areas, structures, walkways, roadways or other paved areas, including trails and pathways by causing water to flow across, or onto these areas.

e. Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.

f. The location and detail of all walls, fences, and walkways shall be shown on the plans, including height from grade and type of material. A lighting plan and light standard details shall be included in the plans (if applicable) and shall be in compliance with the County's Light Pollution Code.

g. No landscaping material or irrigation or other infrastructure shall be located within a proposed trail easement or designated pathway.
h. Parking areas shall be landscaped and designed pursuant to the Parking Design Manual and the County Zoning Ordinance Section 6793.b
i. All fencing and materials shall comply with Section 6708 of the Zoning Ordinance and shall be located outside County of San Diego Right-of-Way.
j. All signage changes shall be indicated on an approved Major Use Permit Minor Deviation/Modification.
k. The Vista Irrigation Water District shall review the landscape plan as the landscaping is not proposed to be tied to well water.
l. The Phase 1 landscaping shall be located outside of any clear space easement for sight distance and public road standards or improvements required for Phase 2.
m. Placement of turf to be located to areas near plots and/or grave sites. All other landscaped areas shall limit the use of turf and be planted with containers and other plant material in order to comply with the water conservation requirements of the Landscape Ordinance.
n. The design of the landscaping shall be in substantial conformance with the conceptual Phase 1 landscaping plan.
o. Ground-disturbing activities associated with installation of utilities as part of the landscape plan shall include archaeological monitoring.
p. Installation of landscaping shall be consistent with Phase 1 cultural conditions for monitoring.

DOCUMENTATION: The applicant shall prepare the Landscape Plans using the Landscape Documentation Package Checklist (PDS Form #404), and pay all applicable review fees. **TIMING:** Prior to approval of any plan, issuance of any permit, and prior to use of the premises in reliance of this permit, the Landscape Documentation Package shall be prepared and approved. **MONITORING:** The *[PDS, LA]* and [DPR, TC, PP] shall review the Landscape Documentation Package for compliance with this condition.

5. ROADS#1–ROAD DEDICATION

INTENT: In order to promote orderly development and to comply with the County of San Diego Board Policy I-18, the County Public Road Standards, and the Community Trails Master Plan, road right of way shall be dedicated to the County. **DESCRIPTION OF REQUIREMENT:**

a. Grant by separate document to the County of San Diego an easement for road purposes that provides a one-half right-of-way width of thirty feet (30') from centerline, plus slope rights and drainage easements for ***Buena Vista Drive*** along the frontage of the project in accordance with Public Road Standards for a Residential Collector Road.

b. The grant of right-of-way shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required, and shall be accepted for public use.

c. The affected utility company/district shall enter into a joint use agreement with the County of San Diego to the satisfaction of the Director of PDS.

DOCUMENTATION: The applicant shall prepare the legal descriptions of the easements, and submit them for preparation with the [*DGS, RP*], and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the applicant shall provide copies of the easement documents to the [*PDS, LDR*] for review. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit the easements shall be executed and recorded. **MONITORING:** The [*DGS, RP*] shall prepare, approve the easement documents for recordation, and forward the recorded copies to [*PDS, LDR*] for review and approval. The [*PDS, LDR*] shall review the easements to assure compliance with this condition.

6. ROADS#2–IRREVOCABLE OFFER OF DEDICATION

INTENT: In order to promote orderly development and to comply with the County of San Diego Board Policy I-18, the County of San Diego Public Road Standards, and the Community Trails Master Plan, an irrevocable offer of dedication (IOD) for road purposes shall be granted to the County. **DESCRIPTION OF REQUIREMENT:**

a. Grant by separate document an Irrevocable Offer to Dedicate (IOD) real property for ***Mar Vista Drive (SA 471)***, for public road purposes, to the County of San Diego. The IOD shall allow for the provision of a full right-of-way width of eighty-eight feet (88'), as shown on Sheet 5 "Proposed Mar Vista IOD" of the MUP Plot Plan, in accordance with Public Road Standards for a 2.2B Light Collector Road with Continuous Left Turn Lane, bike lane, plus slope rights and drainage easements along the ultimate centerline, to the satisfaction of the Director of Planning & Development Services (PDS). The IOD shall be dedicated on the project site to the extent feasible to accommodate a width of eighty-eight feet (88') as the alignment of the road connects to several properties.

b. The IOD shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required, and shall be accepted in the future for public use as determined by the Director of Planning & Development Services. The affected utility company/district shall enter into a joint use agreement with the County of San Diego to the satisfaction of the County of San Diego, Director of Planning & Development Services.

c. The IOD shall be reviewed for consistency with biological open space easement conditions and language.

DOCUMENTATION: The applicant shall prepare the legal descriptions of the easements, and submit them for preparation with the [*DGS, RP*], and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the applicant shall provide copies of the easement documents to the [*PDS, LDR*] for review. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit the IOD shall be executed and recorded. **MONITORING:** The [*DGS, RP*] shall prepare, approve the IOD documents for

recordation, and forward the recorded copies to [*PDS, LDR*], for review and approval. The [*PDS, LDR*] shall review the IOD to assure compliance with this condition.

7. ROADS#3-ROAD VACATION

In order to improve the quality of the roads, and promote orderly development, the onsite road right of way for Keys Place shall be vacated. **DESCRIPTION OF REQUIREMENT:** Process an application for the vacation of on-site Keys Place previously dedicated to the County of San Diego per Map No. 2051. The vacation shall be subject to approval by the Board of Supervisors. **DOCUMENTATION:** The applicant shall prepare the legal descriptions of the vacation, submit them for preparation with the [*DGS, RP*], and pay all applicable fees associated with preparation of the documents. Upon approval by the Board of Supervisors of the vacation, the applicant shall provide copies of the vacation documents to [*PDS, LDR*] for approval. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit the flowage easement shall be vacated. **MONITORING:** The [*DGS, RP*] shall prepare the vacation documents for approval by the Board of Supervisors. The Department [*PDS, LDR*] shall review that the vacation of the easements comply with this condition.

8. ROADS#4–ACCESS IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with County of San Diego Board Policy I-18 and the County Consolidated Fire Code Sec. 503 et al., project access shall be improved. **DESCRIPTION OF REQUIREMENT:**

a. The project access (previously Keys Place) for Phase 1 shall include a stop sign at Buena Vista Drive with pavement striping as shown on Sheet 6 “Temporary Phase 1 Site and Grading Plan” of the MUP Plot Plan. The designed and constructed shall be per the CA MUTCD to the satisfaction of the Director of Planning & Development Services or Director of Public Works.

DOCUMENTATION: The applicant shall complete the following:

b. Obtain approval for the design and construction of all driveways, turnarounds, pathways and private easement road improvements to the satisfaction of the Vista Fire Protection District and the [*PDS, LDR*].

c. Obtain a Construction Permit and Traffic Control Permit for any work within the County Road right-of-way. Contact DPW Construction/Road right-of-way Permits Services Section, (858) 694-3284. Also, before trimming, removing, or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

TIMING: Prior to use of the premises in reliance of this permit for Phase 1, the plans shall be approved, permit issued, and improvements installed. **MONITORING:** The [*PDS, LDR*] and [*DPR, TC*] shall review the plans for consistency with the condition and County Standards and Community Trails Master Plan. Upon approval of the plans [*PDS, LDR*] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS before any work can commence.

GRADING PERMIT: *(Prior to approval of any grading and/or improvement plans and issuance of any Grading or Construction Permits).*

9. EASEMENTS#1–EASEMENT CONCURRENCE LETTERS

INTENT: In order to ensure work is constructed within easements through authorization of the public entity or grantee of the easement. **DESCRIPTION OF REQUIREMENT:** A letter of authorization or documentation shall be provided demonstrating that work or construction can occur within applicable easements on the subject property. **DOCUMENTATION:** The applicant shall provide letters of authorization from a grantee of an easement or documentation demonstrating that work or construction can occur within applicable easements on the subject property. The applicant shall submit the documentation to the [*PDS, LDR*] for review and approval. **TIMING:** Prior to the approval of the improvement plans or grading plan, the documentation shall be submitted. **MONITORING:** The [*PDS, LDR*] shall review the documentation.

10. UTILITIES#1–UTILITY CONCURRENCE LETTERS:

INTENT: In order to inform the local public entities and utility companies that the Major Use Permit is going to be approved by the County, and to comply with Section 66436 of the Government Code, letters of concurrence for the Major Use Permit shall be provided. **DESCRIPTION OF REQUIREMENT:** A certification from each public utility and each public entity owning easements within the proposed land division shall be provided to the County. **DOCUMENTATION:** The applicant shall obtain the letters, which state that the public entities affected by this project have received a copy of the proposed Major Use Permit, and that they object or do not object to the Major Use Permit without their signature. The applicant shall submit the letters to the [*PDS, LDR*] for review and approval. **TIMING:** Prior to the approval of the improvement plans, the letters shall be submitted. **MONITORING:** The [*PDS, LDR*] shall review the signed letters.

11. CULT#1 - ARCHAEOLOGICAL AND TRIBAL MONITORING (CULT-1, CULT-2, CULT-3, CULT-4)

INTENT: In order to mitigate for potential impacts to undiscovered buried archaeological resources and human remains, an Archaeological and Tribal Monitoring Program and potential Data Recovery Program shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and the California Environmental Quality Act (CEQA). **DESCRIPTION OF REQUIREMENT:** A County Approved Principal Investigator (PI) known as the "Project Archaeologist," shall be contracted to perform archaeological monitoring and a potential data recovery program during all grading, clearing, grubbing, trenching, and construction activities. The archaeological monitoring program shall include the following:

a. The Project Archaeologist shall perform the monitoring duties before, during and after construction pursuant to the most current version of the County of San Diego Guidelines for Determining Significance and Report Format and Requirements for Cultural Resources. The Project Archaeologist and Luiseño Native American monitor shall also evaluate fill soils to determine that they are clean of cultural resources. The contract or letter of acceptance provided to the County shall include an agreement that the archaeological monitoring will be completed, and a Memorandum of Understanding (MOU) between the Project Archaeologist and the County of San

Diego shall be executed. The contract or letter of acceptance shall include a cost estimate for the monitoring work and reporting.

b. The Project Archeologist shall provide evidence that a Luiseño Native American has been contracted to perform Native American Monitoring for the project.

c. The cost of the monitoring shall be added to the grading bonds or bonded separately.

DOCUMENTATION: The applicant shall provide a copy of the Archaeological Monitoring Contract or letter of acceptance, cost estimate, and MOU to *[PDS, PPD]*. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate. **TIMING:** Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits. Prior to approval of any Landscape Plan. **MONITORING:** *[PDS, PPD]* shall review the contract or letter of acceptance, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to *[PDS, PPD]* for inclusion in the grading bond cost estimate, and grading bonds and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit.

12. CULT#2 - CULTURAL RESOURCES TREATMENT AGREEMENT AND PRESERVATION PLAN (CULT-1, CULT-2, CULT-3, CULT-4)

INTENT: In order to mitigate for impacts to Traditional Cultural Properties, develop and enter into a Cultural Resources Treatment Agreement and Preservation Plan with a culturally-affiliated consulting Tribe. **DESCRIPTION OF REQUIREMENT:** A single Cultural Resources Treatment Agreement and Preservation Plan shall be developed between the applicant or their representative, and a culturally-affiliated consulting Tribe. The Cultural Resources Treatment Agreement and Preservation Plan shall be reviewed and agreed to by the County prior to final signature and authorization. The Cultural Resources Treatment Agreement and Preservation Plan shall include but is not limited to the following:

a. Parties entering into the agreement and contact information.

b. Responsibilities of the Property Owner or their representative, Principal Investigator, archaeological monitors, Luiseño Native American monitors, County, and consulting tribes.

c. Requirements of the Archaeological Monitoring Program including unanticipated discoveries. The requirements shall address grading and grubbing requirements including controlled grading and controlled vegetation removal in areas of cultural sensitivity, analysis of identified cultural materials, and onsite storage of cultural materials.

d. Excavated soils. No soils are proposed for export. Consultation with the culturally-affiliated tribes shall occur should excavated soils need to exported offsite.

e. Treatment of identified Native American cultural materials.

f. Treatment of Native American human remains and associated grave goods.

g. Confidentiality of cultural information including location and data.

h. Regulations that apply to cultural resources that have been identified or may be identified during project construction.

Note: The Treatment Agreement and Preservation Plan cannot conflict with regulations that apply to the project.

DOCUMENTATION: A copy of the implemented agreement shall be submitted to the *[PDS, PPD]* for approval. **TIMING:** Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits. Prior to approval of any Landscape Plan. **MONITORING:** The *[PDS, PPD]* shall review the implemented agreement for compliance this condition.

BUILDING PERMIT: *(Prior to approval of any building plan and the issuance of any building permit).*

13. BLD#1–LIGHTING COMPLIANCE

INTENT: In order to ensure that all lighting proposed for the project conforms with the Lighting Ordinance, the following notes and condition shall apply. **DESCRIPTION OF REQUIREMENT:** The Building Division *[PDS, BPPR]* shall review that all lighting indicated on the plans comply with Section 59.101 et. Seq. of the San Diego County Code, Section 6322 et. Seq. of the San Diego County Zoning Ordinance, and all outdoor lighting will conform to Title 24 or other applicable requirements, be fully shielded, and downward facing. **DOCUMENTATION:** The applicant shall place the design elements, or notes on the building plans and the *[PDS, BPPR]* shall review the lighting and notes for compliance. **MONITORING:** The *[PDS, BPPR]* shall review all proposed lighting and notes for compliance with the applicable lighting code and requirements.

OCCUPANCY: *(Prior to any occupancy, final grading release, or use of the premises in reliance of this permit).*

14. ROADS#5–SIGHT DISTANCE

INTENT: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.(E), Table 5 of the County of San Diego Public Road Standards, an unobstructed sight distance shall be verified. **DESCRIPTION OF REQUIREMENT:**

a. A registered civil engineer or a licensed land surveyor shall provide a certified signed statement that: "There is _____feet of unobstructed intersectional sight distance in both directions along ***Buena Vista Drive*** from the proposed project driveways in accordance with the methodology described in Section 6.1.(E), Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of _____ as described in Table 5 based on a speed of_____, which I have verified to be the higher of the prevailing speed

or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."

b. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required."

DOCUMENTATION: The applicant shall complete the certifications and submit them to the [*PDS, LDR*] for review. **TIMING:** Prior use of the premises in reliance of this permit for Phase 1, the sight distance shall be verified. **MONITORING:** The [*PDS, LDR*] shall verify the sight distance certifications for compliance with this condition.

15. ROADS#6–ANNEX TO LIGHTING DISTRICT

INTENT: In order to promote orderly development and to comply with the Street Lighting Requirements of the County of San Diego Board Policy I-18 and The County of San Diego Public Road Standards, the property shall transfer into the Lighting District. **DESCRIPTION OF REQUIREMENT:** Allow the transfer of the property subject of this permit into Zone A of the San Diego County Street Lighting District without notice or hearing, and pay the cost to process such transfer. **DOCUMENTATION:** The applicant shall pay the Zone A Lighting District Annexation Fee at the [*PDS, LDR*]. The applicant shall provide the receipt to [*PDS, PCC*]. **TIMING:** Prior to occupancy of the first structure built in association with this permit, or use in the premises in reliance of this permit, the fee shall be paid. **MONITORING:** The [*PDS, LDR*] shall calculate the fee pursuant to this condition and provide a receipt of payment for the applicant.

16. CULT#3 - CULTURAL RESOURCES MONITORING REPORT (CULT-1, CULT-2, CULT-3, CULT-4)

INTENT: In order to ensure that the Archaeological Monitoring occurred during the earth-disturbing activities, a final report shall be prepared. **DESCRIPTION OF REQUIREMENT:** A final Archaeological Monitoring and Data Recovery Report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program shall be prepared. The report shall include the following items:

a. DPR Primary and Archaeological Site forms.

b. Daily Monitoring Logs

c. Evidence that all cultural materials collected during the survey, testing, and archaeological monitoring program have been conveyed as follows:

(1) All prehistoric cultural materials shall be curated at a San Diego curation facility or a culturally affiliated Tribal curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the

form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.

or

Evidence that all prehistoric materials collected during the archaeological monitoring program have been returned to a Native American group of appropriate tribal affinity. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.

(2) Historic materials shall be curated at a San Diego curation facility as described above and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.

d. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the grading monitoring activities have been completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

DOCUMENTATION: The applicant's archaeologist shall prepare the final report and submit it to the *[PDS, PPD]* for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC) and any culturally-affiliated Tribe who requests a copy. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the final report shall be prepared. **MONITORING:** The *[PDS, PPD]* shall review the final report for compliance this condition and the report format guidelines. Upon acceptance of the report, *[PDS, PPD]* shall inform *[PDS, LDR]* and *[DPW, PDCI]*, that the requirement is complete, and the bond amount can be relinquished. If the monitoring was bonded separately, then *[PDS, PPD]* shall inform *[PDS or DPW FISCAL]* to release the bond back to the applicant.

17. LNDSCP#2–CERTIFICATION OF INSTALLATION PHASE ONE

INTENT: In order to provide adequate Landscaping that addresses screening, and to comply with the COSD Water Efficient Landscape Design Manual, the COSD Water Conservation in Landscaping Ordinance, the COSD Parking Design Manual, the COSD Grading ordinance, the Specific Plan, all landscaping shall be installed. **DESCRIPTION OF REQUIREMENT:** All of the landscaping shall be installed pursuant to the approved Landscape Documentation Package. This does not supersede any erosion control plantings that may be applied pursuant to Section 87.417 and 87.418 of the County Grading Ordinance. These areas may be overlapping, but any requirements of a grading plan shall be complied with separately. The installation of the landscaping can be phased pursuant to construction of specific buildings or phases to the satisfaction of the *[PDS, LA, PCC] [DPR, TC, PP]*. **DOCUMENTATION:** The applicant shall submit to the *[PDS LA, PCC],* a Landscape Certificate of Completion from the project California licensed Landscape Architect, Architect, or Civil Engineer, that all landscaping has been installed

as shown on the approved Landscape Documentation Package. The applicant shall prepare the Landscape Certificate of Completion using the Landscape Certificate of Completion Checklist, PDS Form #406. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the landscaping shall be installed. **MONITORING:** The *[PDS, LA*] shall verify the landscape installation upon notification of occupancy or use of the property, and notify the *[PDS, PCC] [DPR, TC, PP]* of compliance with the approved Landscape Documentation Package.

18. STRMWTR#1–PROVISION OF STORMWATER DOCUMENTATION TO PROPERTY OWNER:

INTENT: In order to promote orderly development and to comply with the County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801 et. seq., stormwater documentation shall be provided to property owner. *Please note that this condition is only applicable in the event that a grading permit is needed for construction of Phase 1.* **DESCRIPTION OF REQUIREMENT:** Demonstrate that copies of the following documents are provided to the property owner and initial occupants:

a. A copy of the project's approved SWQMP (with attached Operation & Maintenance Plan).

b. A copy of project's recorded Maintenance Notification Agreement and/or Stormwater Facilities Maintenance Agreement and/or Private Road Maintenance Agreement showing the Structural BMPs pertaining to the property.

c. Sample copies of the following:

1) A Letter for Privately Owned Stormwater Treatment Control Best Management Practices Operation and Maintenance Verification.

2) One Operation and Maintenance Verification Form for each type of Private Treatment Control BMP.

DOCUMENTATION: The applicant shall submit a letter stating that the above documentation has been submitted to the property owner and initial occupants. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit; provision of stormwater documents shall be completed. **MONITORING:** The [*PDS, LDR*] and [*DPW, WPP*] shall review the letter provided by the applicant for consistency with the condition and County Standards.

19. PLN#1–SITE PLAN IMPLEMENTATION

INTENT: In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. **DESCRIPTION OF REQUIREMENT:** The site shall conform to the approved plot plan and the building plans. This includes, but is not limited to: installing all required design features, painting all structures with the approved colors, and all temporary construction facilities have been removed from the site. **DOCUMENTATION:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in

reliance of this permit, the site shall conform to the approved plans. **MONITORING:** The *[PDS, BI]* shall inspect the site for compliance with the approved Building Plans

ONGOING: *(Upon establishment of use the following conditions shall apply during the term of this permit).*

20. PLN#2–SITE CONFORMANCE

INTENT: In order to comply with Zoning Ordinance Section 7703, the site shall substantially comply with the approved plot plans and all deviations thereof, specific conditions and approved building plans. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved landscape plan(s), building plans, and plot plan(s). This includes, but is not limited to maintaining the following: all parking, on-site private roads and driveways areas, recreational/park areas, trash enclosures, removal of graffiti from walls, watering all landscaping at all times, painting all necessary aesthetics design features, and all lighting, wall/fencing and required signage. Failure to conform to the approved plot plan(s); is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **DOCUMENTATION:** The property owner and permittee shall conform to the approved plot plan. If the permittee or property owner chooses to change the site design in any away, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The *[PDS, Code Enforcement Division]* is responsible for enforcement of this permit.

21. PLN#3–ACCESSORY USES

INTENT: A Minor Deviation or Modification to a Major Use Permit is not required for any building, structure or projection listed in Section 4835 or any use listed in the Accessory Use Regulations, section 6150-6199 (or as otherwise referenced), provided the building, structure, or projection or use meets the specific accessory use setbacks in the Site Plan and meets all other conditions and restriction in the Site Plan. This condition is intended to comply with Zoning Ordinance Section 7175, ensuring the ability to allow for structures as detailed in this section without Minor Deviation or Modification. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved landscape plan(s), building plans, and plot plan(s); should any accessory uses be proposed that do not meet the requirements as detailed in the Zoning Ordinance sections listed above, the property owner shall be responsible for obtaining all necessary permits. **DOCUMENTATION:** None. The property owner and permittee shall conform to the Zoning Ordinance requirements for Accessory Uses as detailed above and within the County Zoning Ordinance. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The *[PDS, Code Enforcement Division]* is responsible for enforcement of this permit.

22. NOISE#3–ON-GOING SOUND LEVEL COMPLIANCE:

INTENT: In order to comply with the applicable sections of Title 3, Division 6, Chapter 4 (County of San Diego Noise Ordinance), the site shall comply with the requirements of this condition. **DESCRIPTION OF REQUIRMENT:** Site Plan associated activities shall comply with the one-hour average sound level limit property line requirement pursuant to the County Noise Ordinance, Section 36.404. **DOCUMENTATION:** The property

owner(s) and applicant shall conform to the ongoing requirements of this condition. Failure to conform to this condition may result in disturbing, excessive or offensive noise interfering with a person's right to enjoy life and property and is detrimental to the public health and safety pursuant to the applicable sections of Chapter 4. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit.

23. STRMWTR#2–VERIFICATION OF STRUCTURAL BMPs

INTENT: In order to promote orderly development and to comply with the County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801 et. seq., verification of Structural BMPs shall be completed. *Please note that this condition is only applicable in the event that a grading permit is needed for construction of Phase 1.* **DESCRIPTION OF REQUIREMENT:** Complete a Structural BMP Verification Form as shown in Attachment 10 of the PDP SWQMP. **DOCUMENTATION:** The applicant shall process the Structural BMP Verification Forms *with* [*DPW, PDCI*] *or* [*PDS, BLDG]*. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit; execution of the Structural BMP Verification Form shall be completed. **MONITORING:** The [*PDS, LDR*] and [*DPW, WPP*] shall review the Structural BMP Verification Forms for consistency with the condition and County Standards.

24. STRMWTR#3–SELF-VERIFICATION OPERATION AND MAINTENANCE LETTER

INTENT: In order to promote orderly development and to comply with the County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801 et. seq., an operation and maintenance verification form for each Structural BMPs shall be completed. **DESCRIPTION OF REQUIREMENT:** Every year the property owner shall receive from the County a BMP Verification Form to be completed for each privately owned Structural BMP. **DOCUMENTATION:** Every year the property owner shall file with the County the completed Structural BMP Verification Form stating the maintenance performed during the reporting period for each privately owned Structural BMP with *[DPW, WPP].* **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [*DPW, WPP*] is responsible for compliance of this permit.

25. ROADS#7–SIGHT DISTANCE

INTENT: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.(E), Table 5 of the County of San Diego Public Road Standards, unobstructed sight distances shall be maintained for the life of this permit. **DESCRIPTION OF REQUIREMENT:** There shall be a minimum unobstructed sight distance in both directions along ***Buena Vista Drive*** from the unnamed private access road for the life of this permit. **DOCUMENTATION**: Minimum unobstructed sight distances shall be maintained. The sight distance of adjacent driveways and street openings shall not be adversely affected by this project at any time. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [*PDS, Code Compliance Division*] is responsible for enforcement of this permit.

26. ROADS#8–PRIVATE ROAD MAINTENANCE

INTENT: In order to ensure that the onsite private roads/driveways are maintained and not damaged during construction and during the term of the permit, the applicant shall assume responsibility. **DESCRIPTION OF REQUIREMENT**: The applicant is responsible for the repair of any damage caused by this Project during construction and subsequent operations during the term of this permit to on-site/off-site private roads that serve the Project. Furthermore, the applicant is responsible for maintenance on a proportional basis (number of trips) during the term of this permit to on-site private roads that serve the Project. **DOCUMENTATION**: The applicant shall assume responsibility pursuant to this condition. **TIMING**: Upon establishment of use, this condition shall apply during the term of this permit. **MONITORING:** The [*PDS, Code Enforcement Division*] is responsible for enforcement of this permit.

27. PLN#4–PHASE 1 AND 2 CEMETERY OPERATIONS

INTENT: In order to comply with applicable regulations and enforce ongoing requirements and design features of the project. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the following operating requirements listed below:

a. All burial operations shall require burials utilizing caskets and/or urns. Individual plots for burial of caskets and/or urns shall be lined with concrete and/or similar material.

b. All burials and headstone locations shall be located outside of any irrigation line locations, future irrigation line locations, or any underground utility locations.

c. Phase 1 Only: All burials and headstone locations shall be located away from planned limits of grading or construction for Phase 2 upon consultation with the engineer of work for the project.

d. All burials and headstone locations shall be located a minimum of 50-feet away from the southern boundary of the cemetery. Note: The setback is intended to ensure burials and headstone locations are located away from existing residences located south of the site. This property line 50-foot setback shall only be for the property directly adjacent to the residential development along the southern boundary. All headstones south of Keys Place shall be flat with no above-ground projections.

e. All on-site drive aisles/roadways that are less than 24-feet in width shall be striped for one-way only travel and shall contain on-site signage or information preventing parking on drive aisles/roadways less than 24-feet in width. The width of parking areas and drive aisles/on-site roadways shall be in conformance with the requirements set by the local fire protection district.

f. Any access gate required for the project shall include a fire district access system such as a Knox box as approved by the local fire protection district. This shall be required once an access gate is installed.

g. Outdoor speakers shall be limited in use when used to amplify speech or play music. In the event that outdoor speakers are proposed, the speakers shall be placed more than 100 feet away from the nearest property line and directed away from the nearest property line. The use of amplified speech or speakers shall comply with the Noise Ordinance and ongoing conditions associated with consistency with the noise Ordinance. (Note: Outdoor speakers are only anticipated for speeches during religious holidays)

h. Phase 1 Only: All attendees/guests of funeral services of the site shall be limited to 50 guests total/maximum. In the event that additional attendees/guests of services beyond the 50 count, shuttle services and additional parking upon coordination with the St. Thomas More church shall be coordinated.

i. The property owner and operator of the cemetery shall assist with providing shuttle service options and additional parking options upon request of the guests/attendees of the property.

DOCUMENTATION: None. The property owner and permittee shall conform to the applicable requirements. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The *[PDS, Code Enforcement Division]* is responsible for enforcement of this permit.

28. PLN#5–SIGNAGE IN ACCORDANCE WITH MUP

INTENT: In order to comply with the signage requirements in Sections 7609 (d) and 6252(x) of the Zoning Ordinance. **DESCRIPTION OF REQUIREMENT:** A conceptual sign package listing anticipated square footages and location of signs are included as part of the Major Use Permit Plot Plans. Any future changes to submitted sign packages shall require an applicable minor deviation/modification in accordance with Section 7609(d) of the Zoning Ordinance. Any future changes permitted under an applicable minor deviation or modification shall contain information on plans related to the square footage of signage, height, lighting, etc. All signage shall be located outside of public right-of-way and reviewed for substantial conformance with the conceptual designs of the conceptual signage plan of the project. **DOCUMENTATION:** Upon changes to proposed signage and submittal of minor deviations/modifications to the Major Use Permit for signage changes, the plot plans shall contain sufficient information related to signage consistent with this condition. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The *[PDS, Code Enforcement Division]* and *[PDS, BPPR] are* responsible for enforcement of this permit.

LANDSCAPE PLAN NOTES
(Phase 1 of the Major Use Permit)

(Note: These landscape plan notes shall apply to installation of landscaping, fencing, parking of Phase 1. In the event that a grading permit is required, the Grading Plan Notes shall apply.)

LANDSCAPE PLAN: *(Prior to approval of any Landscape Plans).*

29. CULT#1 - ARCHAEOLOGICAL & TRIBAL MONITORING (CULT-1, CULT-2, CULT-3, CULT-4)

INTENT: In order to mitigate for potential impacts to undiscovered buried archaeological resources and human remains, an Archaeological and Tribal Monitoring Program shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and the California Environmental Quality Act (CEQA). **DESCRIPTION OF REQUIREMENT:** A County Approved Principal Investigator (PI) known as the “Project Archaeologist,” shall be contracted to perform archaeological monitoring and a potential data recovery program during all ground disturbance for

landscape improvements. The archaeological and tribal monitoring program shall include the following:

a. The Project Archaeologist shall perform the monitoring duties before, during and after ground disturbance for landscape improvements pursuant to the most current version of the County of San Diego Guidelines for Determining Significance and Report Format and Requirements for Cultural Resources. The contract or letter of acceptance provided to the County shall include an agreement that the archaeological and tribal monitoring will be completed, and a Memorandum of Understanding (MOU) between the Project Archaeologist and the County of San Diego shall be executed. The contract or letter of acceptance shall include a cost estimate for the monitoring work and reporting.

c. The Project Archeologist shall provide evidence that a Native American of an affiliated tribe has been contracted by the property owner or their representative to perform Native American Monitoring for the project.

DOCUMENTATION: The applicant shall provide a copy of the Archaeological and Tribal Monitoring Contract or letter of acceptance, copy of the Tribal monitoring contract, cost estimate, and MOU to *[PDS, PPD]*. **TIMING:** Prior to approval of any Landscape Plan. **MONITORING:** *[PDS, PPD]* shall review the contract or letter of acceptance, MOU and cost estimate for compliance with this condition.

30. CULT#2 - CULTURAL RESOURCES TREATMENT AGREEMENT AND PRESERVATION PLAN (CULT-1, CULT-2, CULT-3, CULT-4)

INTENT: In order to mitigate for potential impacts to Traditional Cultural Properties, develop and enter into a Cultural Resources Treatment Agreement and Preservation Plan with culturally-affiliated Tribes. **DESCRIPTION OF REQUIREMENT:** A Cultural Resources Treatment Agreement and Preservation Plan shall be developed between the applicant or their representative, and consulting culturally-affiliated Tribes. The Cultural Resources Treatment Agreement and Preservation Plan shall be reviewed and agreed to by the County prior to final signature and authorization. The Cultural Resources Treatment Agreement and Preservation Plan shall include but is not limited to the following:

a. Parties entering into the agreement and contact information.

b. Responsibilities of the Property Owner or their representative, Principal Investigator, archaeological monitors, Native American monitors of an affiliated tribe, and consulting tribes.

c. Requirements of the Archaeological and Tribal Monitoring Program including unanticipated discoveries. The requirements shall address monitoring during ground disturbance for the landscape plan including controlled ground disturbance and controlled vegetation removal in areas of cultural sensitivity, and analysis of identified cultural materials.

d. Excavated soils. No soils are proposed for export. Consultation with the culturally-affiliated tribes shall occur should excavated soils need to exported offsite.

e. Treatment of identified Native American cultural materials. Any identified Native American cultural materials with the exception of Native American human remains and associated grave goods (described in item g below) are to be reburied onsite. The Treatment Agreement and Preservation Plan shall identify a suitable location for reburial of cultural materials should they be encountered and recovered during construction monitoring. Should the reburial area be required, the location shall be recorded on Department of Parks and Recreation (DPR) forms, and an open space easement shall be dedicated for the protection of the resources in perpetuity. If the proposed reburial location is not required, then neither recordation on DPR forms, nor dedication of an open space easement over the proposed location is required.

f. Deed restriction. Details of the requirement for a deed restriction for reburial of identified Native American cultural materials. The requirements shall address protection of Native American cultural materials, access, and responsibilities for management and maintenance of the open space.

g. Treatment of Native American human remains and associated grave goods. Consultation with the Most Likely Descendant (MLD) pursuant to Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered. The Treatment Agreement and Preservation Plan shall identify a suitable location for reburial of human remains, sacred items, and funerary items, should they be encountered and recovered during construction monitoring. Should the reburial area be required, the location shall be recorded on Department of Parks and Recreation (DPR) forms, and an open space easement shall be dedicated for the protection of the resources in perpetuity. If the proposed reburial location is not required, then neither recordation on DPR forms, nor dedication of an open space easement over the proposed location is required.

h. Confidentiality of cultural information including location and data.

i. Regulations that apply to cultural resources that have been identified or may be identified during project construction.

DOCUMENTATION: A copy of the implemented agreement shall be submitted to the [PDS, PPD] for approval. **TIMING:** Prior to approval of any Landscape Plan. **MONITORING:** The [PDS, PPD] shall review the implemented agreement for compliance this condition.

LANDSCAPE GROUND DISTURBANCE AND IMPROVEMENTS: *(Prior to any clearing, grubbing, trenching, grading, or any land disturbances for landscape improvements.)*

31. CULT#LP-1 - ARCHAEOLOGICAL AND TRIBAL MONITORING – PRECONSTRUCTION MEETING (CULT-1, CULT-2, CULT-3, CULT-4)

INTENT: In order to comply with the County of San Diego Guidelines for Significance – Cultural Resources, an Archaeological and Tribal Monitoring Program shall be

implemented. **DESCRIPTION OF REQUIREMENT:** The County approved Project Archaeologist and Native American Monitor of an affiliated tribe shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the archaeological and tribal monitoring program. The Project Archaeologist and Native American Monitor of an affiliated tribe shall monitor all areas identified for landscape improvements including off-site improvements. The archaeological monitoring and tribal program shall comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources and as outlined in the Treatment Agreement and Preservation Plan. **DOCUMENTATION:** The applicant shall have the contracted Project Archeologist and Native American of an affiliated tribe attend the preconstruction meeting to explain the monitoring requirements. **TIMING:** Prior to any clearing, grubbing, trenching, grading, or any land disturbances for landscape improvements, this condition shall be completed. **MONITORING:** The *[DPW, PDCI]* shall confirm the attendance of the approved Project Archaeologist.

DURING CONTRUCTION: *(The following actions shall occur throughout the duration of landscape improvements).*

32. CULT#LP-2 - ARCHAEOLOGICAL AND TRIBAL MONITORING – DURING CONSTRUCTION (CULT-1, CULT-2, CULT-3, CULT-4)

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological and Tribal Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist and Native American Monitor of an affiliated tribe shall monitor ground disturbance in all areas identified for landscape improvements including off-site improvements. The archaeological and tribal monitoring program shall comply with the following requirements during earth-disturbing activities:

a. **Monitoring.** During ground disturbance of landscape improvements, the Project Archaeologist and Native American Monitor of an affiliated tribe shall be onsite as determined necessary by the Project Archaeologist in consultation with the tribal representative. Inspections will vary based on ground disturbance, and the presence and abundance of artifacts and features.

b. **Inadvertent Discoveries of Native American Resources.** In the event that previously unidentified potentially significant Native American resources are discovered:

1. The Project Archaeologist or the Native American monitor of an affiliated tribe, shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources.
2. At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist and culturally-affiliated tribes as identified in the Treatment Agreement and Preservation Plan.
3. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the project archaeologist, tribal monitor(s), and the tribal representative(s) to

discuss the significance of the find. Optionally, the County Archaeologist may attend the meeting to discuss the significance of the find.

4. Landscape improvement activities shall not resume in the area of discovery until an agreement has been reached by all parties as to appropriate mitigation. Work shall be allowed to continue outside of the buffer area and shall be monitored.
5. Isolates and clearly non-significant deposits shall be minimally documented in the field. The isolates and/or non-significant deposits shall be reburied onsite as identified in the Treatment Agreement and Preservation Plan.
6. Treatment and avoidance of the newly discovered resources shall be consistent with the Treatment Agreement and Preservation Plan entered into with the appropriate tribes. This may include avoidance of the cultural resources through project design, in-place preservation of cultural resources located in native soils and/or re-burial on the Project property so they are not subject to further disturbance in perpetuity.
7. If cultural resources are identified, one or more of the following treatments, in order of preference, shall be employed:
    a. Preservation in place of the Cultural Resources, if feasible. Preservation in place means avoiding the resources, leaving them in place where they were found with no development affecting the integrity of the resources.
    b. Reburial of the resources on the project property. The measures for reburial shall include, at least, the following:
        - Measures and provisions to protect the future reburial area from any impacts in perpetuity.
        - Reburial shall not occur until all legally required cataloging and basic recordation have been completed, with the exception that sacred items, burial goods, and Native American human remains are excluded.
        - Any reburial process shall be culturally appropriate.
        - Listing of contents and location of the reburial shall be included in the confidential appendix of the Monitoring Report.
        - The Monitoring Report shall be filed with the County under a confidential cover and is not subject to Public Records requests.
    c. If preservation in place or reburial is not feasible, consultation with consulting Tribes (Rincon and San Luis Rey) is required to find a solution which may include repatriation.
    d. If avoidance, reburial, or other solution including repatriation is not feasible, a Research Design and Data Recovery Program (Program) shall be prepared by the Project Archaeologist in consultation with the Tribe, and the Native American Monitor of an affiliated tribe and approved by the County Archaeologist prior to implementation. There shall be no destructive or invasive testing on sacred items, burial goods, and Native American human remains. Results concerning finds of any inadvertent discoveries shall be included in the Monitoring Report.

Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and cultural resources. If the landowner and the Tribe(s) cannot agree on the significance or the mitigation for the archaeological or cultural resources, these issues will be

presented to the Planning & Development Services Director for decision. The Planning & Development Services Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources, recommendations of the project archeologist and shall take into account the cultural and religious principles and practices of the Tribe.

b. **Inadvertent Discoveries of Historic Resources.** In the event that previously unidentified potentially significant historic cultural resources (non-Native American) are discovered:

1. The Project Archaeologist or the Native American monitor, shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant historic cultural resources.
2. At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist.
3. All ground disturbance activities within 100 feet of the discovered historic cultural resources shall be halted until a meeting is convened between the developer and the project archaeologist to discuss the significance of the find. Optionally, the County Archaeologist may attend the meeting to discuss the significance of the find.
4. Landscape improvement activities shall not resume in the area of discovery until an agreement has been reached by all parties as to appropriate mitigation. Work shall be allowed to continue outside of the buffer area and shall be monitored.
5. Historic isolates and clearly non-significant deposits shall be minimally documented in the field.
6. If historic cultural resources are identified, the following shall be employed:
   a. A Research Design and Data Recovery Program (Program) shall be prepared by the Project Archaeologist and approved by the County Archaeologist prior to implementation. Results concerning finds of any inadvertent discoveries shall be included in the Monitoring Report.

c. **Human Remains.** If any human remains are discovered:

1. The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
2. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the human remains are to be taken offsite for evaluation, they shall be accompanied by the Native American monitor of an affiliated tribe.
3. If the remains are determined to be of Native American origin, the NAHC shall immediately contact the Most Likely Descendant (MLD).
4. The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
5. The MLD may with the permission of the landowner, or their authorized representative, inspect the site of the discovery of the Native American human

remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site.

6. Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.

d. **Tribal Cultural Resources.** If tribal cultural resources are discovered, the Project Archaeologist shall conduct consultation with culturally-affiliated tribes to determine the most appropriate mitigation. Should the two parties not be able to reach consensus, then the County Archaeologist shall consider the concerns of the culturally-affiliated tribe and the Project Archaeologist, and the Director of Planning & Development Services shall make a final decision regarding appropriate mitigation.

e. **Fill Soils.** The Project Archaeologist and Native American monitor of an affiliated tribe shall evaluate fill soils to determine that they are clean of cultural resources.

f. **Monthly Reporting.** The Project Archaeologist shall submit monthly status reports to the Director of Planning and Development Services starting from the date of the Notice to Proceed to termination of implementation of the archaeological monitoring program. The report shall briefly summarize all activities during the period and the status of progress on overall plan implementation. Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction.

DOCUMENTATION: The applicant shall implement the Archaeological and Tribal Monitoring Program pursuant to this condition. **TIMING:** The following actions shall occur throughout the duration of the earth disturbing activities for landscape improvements. **MONITORING:** The *[DPW, PDCI]* shall make sure that the Project Archeologist is on-site performing the monitoring duties of this condition. The *[DPW, PDCI]* shall contact the *[PDS, PPD]* if the Project Archeologist or applicant fails to comply with this condition.

FINAL LANDSCAPE PLAN RELEASE: *(Prior to any occupancy, final landscape plan release, or use of the premises in reliance of this permit).*

33. CULT#LP-3 - ARCHAEOLOGICAL AND TRIBAL MONITORING – FINAL RELEASE (CULT-1, CULT-2, CULT-3, CULT-4)

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological and Tribal Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist shall prepare a final report that documents the results, analysis, and conclusions of all phases of the Archaeological and Tribal Monitoring Program if cultural resources were encountered during earth-disturbing activities. The report shall include the following, if applicable:

a. Department of Parks and Recreation Primary and Archaeological Site forms.

b. Daily Monitoring Logs

c. Evidence that all Native American cultural materials in order of preference have been conveyed as follows:

(1) Evidence that all prehistoric materials have been avoided.

(2) Evidence that all prehistoric materials collected during the archaeological monitoring program have been reburied on site.

or

(3) Evidence that all prehistoric materials collected during the grading monitoring program have been repatriated to a Native American group of appropriate tribal affinity. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.

d. Evidence that all historic cultural materials have been conveyed as follows:

Historic materials shall be curated at a San Diego curation facility and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.

e. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the archaeological monitoring activities have been completed. Ground Disturbance Monitoring Logs must be submitted with the negative monitoring report.

DOCUMENTATION: The applicant's archaeologist shall prepare the final report and submit it to *[PDS, PPD]* for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC) and any culturally-affiliated Tribe who requests a copy. **TIMING:** Prior to any occupancy, final landscape plan release, or use of the premises in reliance of this permit, the final report shall be prepared. **MONITORING:** *[PDS, PPD]* shall review the final report for compliance with this condition and the report format guidelines.

GRADING PLAN NOTES
(Phase 1 of the Major Use Permit)
(Note: These grading plan notes apply to a grading permit for Phase 1 in the event that a grading permit is needed for Phase 1 or shall apply to installation of landscaping, fencing, parking of Phase 1)

PRE-CONSTRUCTION MEETING: *(Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances.)*

34. BIO#1–RESOURCE AVOIDANCE [PDS, FEE X2] (BIO-1)
INTENT: In order to avoid impacts to migratory birds and raptors, which are a sensitive biological resource pursuant to the Migratory Bird Treaty Act (MBTA), a Resource Avoidance Area (RAA), shall be implemented on all plans. **DESCRIPTION OF REQUIREMENT**: There shall be no brushing, clearing and/or grading such that none will be allowed within 300 feet of migratory bird nesting habitat and 500 feet of raptor nesting habitat during the breeding season of the migratory bird and raptor within RAA as indicated on these plans. The breeding season is defined as occurring between February 1 and August 31. The Director of PDS [PDS, PCC] may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Wildlife, provided that no migratory birds or raptors are present in the vicinity of the brushing, clearing, or grading as demonstrated by a survey conducted no more than 72-hours prior to clearing or grading. **DOCUMENTATION:** The applicant shall provide a letter of agreement with this condition; alternatively, the applicant may submit a written request for waiver of this condition. Although, No Grading shall occur within the RAA until concurrence is received from the County and the Wildlife Agencies. **TIMING:** Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. **MONITORING:** The [*DPW, PDCI*] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PCC] is received. The [PDS, PCC] shall review the concurrence letter.

35. CULT#GR-1 - ARCHAELOGICAL AND TRIBAL MONITORING – PRECONSTRUCTION MEETING (CULT-1, CULT-2, CULT-3, CULT-4)
INTENT: In order to comply with the County of San Diego Guidelines for Significance – Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The County approved Project Archaeologist and Luiseño Native American Monitor shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the archaeological monitoring program. The Project Archaeologist and Luiseño Native American Monitor shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The Project Archaeologist and Luiseño Native American monitor shall also evaluate fill soils to determine that they are clean of cultural resources. The archaeological monitoring program shall comply with the County

of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources. **DOCUMENTATION:** The applicant shall have the contracted Project Archeologist and Luiseño Native American attend the preconstruction meeting to explain the monitoring requirements. **TIMING:** Prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. **MONITORING:** The *[DPW, PDCI]* shall confirm the attendance of the approved Project Archaeologist.

DURING CONTRUCTION: *(The following actions shall occur throughout the duration of the grading construction).*

36. AQ#1–AIR QUALITY FUGITIVE DUST

INTENT: In order to mitigate for fugitive dust during construction activities. **DESCRIPTION OF REQUIREMENT:** The project applicant or designee shall comply with the San Diego County Air Pollution Control District (SDAPCD) Rule 55 and County Code Section 87.428 (Grading Ordinance), and implement the following dust control measures during construction:

a. Maintain at least 12 inches of freeboard, cover loads, or secure material by watering or treating in all haul/dump trucks entering or leaving the site with soil import/export material.
b. Water construction areas between dozer/scraper passes and on any unpaved roads within the project limits a minimum of two (2) times daily.
c. Terminate grading activities in winds in excess of 25 miles per hour (mph).
d. Use sweepers and water trucks to control dust and debris at public street access points and approach routes to construction sites.
e. Stabilize dirt storage piles with chemical binders, tarps, fencing, or other suppression measures.
f. Stabilize internal construction-roadways by paving, chip sealing or chemicals after rough grading.
g. Enforce a 15-mph speed limit on unpaved surfaces.
h. Hydroseed, landscape, or develop disturbed areas as quickly as possible and as directed by the County and/or SDAPCD to reduce dust generation.
i. Visible roadway dust as a result of active operations, spillage from transport trucks, erosion, or track-out/carry-out shall be minimized by the use of track-out grates, gravel beds, or wheel-washing at each egress point and be removed at the conclusion of each workday when active operations cease, or every 24 hours for continuous operations. If a street sweeper is used to remove any track-out/carry-out, only respirable particulate matter (PM_{10}) -efficient street sweepers certified to meet the most current South Coast Air Quality Management District (SCAQMD) Rule 1186 requirements shall be used. The use of blowers for removal of track-out/carry-out is prohibited under any circumstances.

DOCUMENTATION: The applicant or designee shall comply with the Air Quality requirements of this condition. **TIMING:** The following actions shall occur throughout the duration of construction and grading. **MONITORING:** The [*DPW, PDCI*] shall make sure that the grading contractor complies with the Air Quality requirements of this condition.

The [*DPW, PDCI*] shall contact the [*DPLU, PCC*] if the applicant fails to comply with this condition.

37. PALEO#GR-1 - PALEONTOLOGICAL MONITORING (GEO-1)

INTENT: In order to comply with the San Diego County Guidelines for Determining Significance for Paleontological Resources, a Paleontological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** This project site has marginal levels of sensitive Paleontological resources. All grading activities are subject to the County of San Diego Grading Ordinance Section 87.430, if any significant resources (Fossils) are encountered during grading activities.

a. The grading contractor is responsible to monitor for paleontological resources during all grading activities. If any fossils are found greater than 12 inches in any dimension, stop all grading activities and contact PDS before continuing grading operations.

b. If any paleontological resources are discovered and salvaged, the monitoring, recovery, and subsequent work determined necessary shall be completed by or under the supervision of a Qualified Paleontologist pursuant to the San Diego County Guidelines for Determining Significance for Paleontological Resources.

TIMING: The following actions shall occur throughout the duration of the grading construction. **MONITORING:** The [*DPW, PDCI*] shall make sure that the grading contractor is on-site performing the Monitoring duties of this condition. The [*DPW, PDCI*] shall contact PDS if the grading contractor or applicant fails to comply with this condition.

38. CULT#GR-2 - ARCHAEOLOGICAL AND TRIBAL MONITORING – DURING CONSTRUCTION (CULT-1, CULT-2, CULT-3, CULT-4)

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, a Cultural Resource Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist and Luiseño Native American Monitor shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The archaeological monitoring program shall comply with the following requirements during earth-disturbing activities:

a. **Monitoring.** During the original cutting of previously undisturbed deposits, the Project Archaeologist and Luiseño Native American Monitor shall be onsite as determined necessary by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Luiseño Native American Monitor. Monitoring of the cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Luiseño Native American Monitor.

b. **Inadvertent Discoveries.** In the event that previously unidentified potentially significant cultural resources are discovered:

1. The Project Archaeologist or the Luiseño Native American monitor shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources.
2. At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist.
3. The Project Archaeologist, in consultation with the PDS Staff Archaeologist and the Luiseño Native American Monitor, shall determine the significance of the discovered resources.
4. Construction activities will be allowed to resume in the affected area only after the PDS Staff Archaeologist has concurred with the evaluation.
5. Isolates and clearly non-significant deposits shall be minimally documented in the field. Should the isolates and/or non-significant deposits not be collected by the Project Archaeologist, then the Luiseño Native American monitor may collect the cultural material for transfer to a Tribal Curation facility or repatriation program.
6. If cultural resources are determined to be significant, a Research Design and Data Recovery Program (Program) shall be prepared by the Project Archaeologist in consultation with the Luiseño Native American Monitor. The County Archaeologist shall review and approve the Program, which shall be carried out using professional archaeological methods. The Program shall include (1) reasonable efforts to preserve (avoidance) “unique” cultural resources or Sacred Sites; (2) the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap, if avoidance is infeasible; and (3) data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).

c. **Human Remains.** If any human remains are discovered:

1. The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
2. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the human remains are to be taken offsite for evaluation, they shall be accompanied by the Luiseño Native American monitor.
3. If the remains are determined to be of Native American origin, the NAHC shall immediately contact the Most Likely Descendant (MLD).
4. The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
5. The MLD may with the permission of the landowner, or their authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site.
6. Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.

d. **Fill Soils.** The Project Archaeologist and Luiseño Native American monitor shall evaluate fill soils to determine that they are clean of cultural resources.

e. **Monthly Reporting.** The Project Archaeologist shall submit monthly status reports to the Director of Planning and Development Services starting from the date of the Notice to Proceed to termination of implementation of the archaeological monitoring program. The report shall briefly summarize all activities during the period and the status of progress on overall plan implementation. Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction.

DOCUMENTATION: The applicant shall implement the Archaeological Monitoring Program pursuant to this condition. **TIMING:** The following actions shall occur throughout the duration of the earth disturbing activities. **MONITORING:** The *[DPW, PDCI]* shall make sure that the Project Archaeologist is on-site performing the monitoring duties of this condition. The *[DPW, PDCI]* shall contact the *[PDS, PPD]* if the Project Archeologist or applicant fails to comply with this condition.

39. NOISE#1–TEMPORARY CONSTRUCTION NOISE: [DPW, PDCI].
INTENT: In order to minimize temporary construction noise for grading operations associated with the project subdivision and to comply with County Noise Ordinance 36.408 and 36.409. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following temporary construction noise control measures:

a. Turn off equipment when not in use.

b. Equipment used in construction should be maintained in proper operating condition, and all loads should be properly secured, to prevent rattling and banging.

c. Use equipment with effective mufflers

d. Minimize the use of back up alarm.

e. Equipment staging areas should be placed at locations away from noise sensitive receivers.

DOCUMENTATION: The applicant shall comply with the temporary construction noise measures of this condition. **TIMING:** The following actions shall occur throughout the duration of the grading construction. **MONITORING:** The [*DPW, PDCI*] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the applicant fails to comply with this condition.

ROUGH GRADING: *(Prior to rough grading approval and issuance of any building permit).*

40. PALEO#GR-2 - PALEONTOLOGICAL MONITORING (GEO-1)
INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological

Resources, a Paleontological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** One of the following letters shall be performed upon completion of the grading activities that require monitoring:

a. If no paleontological resources were discovered, submit a "No Fossils Found" letter from the grading contractor to PDS stating that the monitoring has been completed and that no fossils were discovered, and including the names and signatures from the fossil monitors. The letter shall be in the format of Attachment E of the County of San Diego Guidelines for Determining Significance for Paleontological Resources.

b. If paleontological resources were encountered during grading, a letter shall be prepared stating that the field grading monitoring activities have been completed, and that resources have been encountered. he letter shall detail the anticipated time schedule for completion of the curation phase of the monitoring.

DOCUMENTATION: The applicant shall submit the letter report to PDS for review and approval. **TIMING:** Upon completion of all grading activities, and prior to Rough Grading Final Inspection (Grading Ordinance SEC 87.421.a.2), the letter report shall be completed. **MONITORING:** PDS shall review the final negative letter report or field monitoring memo for compliance with the project MMRP, and inform *[DPW, PDCI*] that the requirement is completed.

41. CULT#GR-3 - ARCHAEOLOGICAL AND TRIBAL MONITORING – ROUGH GRADING (CULT-1, CULT-2, CULT-3, CULT-4)

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist shall prepare one of the following reports upon completion of the earth-disturbing activities that require monitoring:

a. **No Archaeological Resources Encountered.** If no archaeological resources are encountered during earth-disturbing activities, then submit a final Negative Monitoring Report substantiating that earth-disturbing activities are completed and no cultural resources were encountered. Archaeological monitoring logs showing the date and time that the monitor was on site and any comments from the Native American Monitor must be included in the Negative Monitoring Report.

b. **Archaeological Resources Encountered.** If archaeological resources were encountered during the earth disturbing activities, the Project Archaeologist shall provide an Archaeological Monitoring Report stating that the field monitoring activities have been completed, and that resources have been encountered. The report shall detail all cultural artifacts and deposits discovered during monitoring and the anticipated time schedule for completion of the curation and/or repatriation phase of the monitoring.

DOCUMENTATION: The applicant shall submit the Archaeological Monitoring Report to *[PDS, PPD]* for review and approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center and any culturally-affiliated Tribe who

requests a copy. **TIMING:** Upon completion of all earth-disturbing activities, and prior to Rough Grading Final Inspection (Grading Ordinance SEC 87.421.a.2), the report shall be completed. **MONITORING:** *[PDS, PPD]* shall review the report or field monitoring memo for compliance with the project MMRP, and inform *[DPW, PDCI]* that the requirement is completed.

42. DPW#1–RECYCLING - GRADING MATERIAL DIVERSION:
INTENT: In order to comply with the Grading Material Diversion Program, project recycling and diversion is designed to increase diversion of grading, land clearing, and brushing materials from landfills, extend the useful life of local landfills, and support construction and demolition project compliance with State waste diversion requirements. **DESCRIPTION OF REQUIREMENT:** At the conclusion of the grading activities and prior to the release of Rough Grade Inspection, and prior to issuance of any building permit, the Final Debris Management Report (DMR) must be prepared and submitted for review and approval. **DOCUMENTATION:** The DMR final report (see template) shall be prepared and submitted for review and approval by the *[DPW, CO*] and shall include:

A. Project name.
B. List of total weight, tonnage, or cubic yards of materials, by type, which was recycled, salvaged, or disposed of in a landfill.
C. Provide copies of receipts for export facilities, haulers, or materials reused on site.
D. Signed self-certification letter (see template).

TIMING: The final report shall be prepared and submitted at Rough Grade inspection. **MONITORING:** The [*DPW, PDCI*] shall ensure that the grading contractor has prepared and submitted the final report to [*DPW, CO*]. The [*DPW, PDCI*] shall contact the [*DPW, CO*] if the grading contractor or applicant fails to comply with this condition.

FINAL GRADING RELEASE: *(Prior to any occupancy, final grading release, or use of the premises in reliance of this permit).*

43. CULT#GR-4 - ARCHAEOLOGICAL AND TRIBAL MONITORING – FINAL GRADING (CULT-1, CULT-2, CULT-3, CULT-4)
INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist shall prepare a final report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program if cultural resources were encountered during earth-disturbing activities. The report shall include the following, if applicable:

a. Department of Parks and Recreation Primary and Archaeological Site forms.

b. Daily Monitoring Logs

c. Evidence that all cultural materials have been conveyed as follows:

(1) Evidence that all prehistoric materials collected during the archaeological monitoring program have been submitted to a San Diego curation facility or a culturally affiliated Native American Tribal curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated Native American Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.

or

Evidence that all prehistoric materials collected during the grading monitoring program have been repatriated to a Native American group of appropriate tribal affinity and shall be accompanied by payment of the fees necessary, if required. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.

(2) Historic materials shall be curated at a San Diego curation facility and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.

d. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the archaeological monitoring activities have been completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

DOCUMENTATION: The applicant's archaeologist shall prepare the final report and submit it to *[PDS, PPD]* for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC) and any culturally-affiliated Tribe who requests a copy. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the final report shall be prepared. **MONITORING:** *[PDS, PPD]* shall review the final report for compliance with this condition and the report format guidelines. Upon acceptance of the report, *[PDS, PPD]* shall inform *[PDS, LDR]* and *[DPW, PDCI]*, that the requirement is complete and the bond amount can be relinquished. If the monitoring was bonded separately, then *[PDS, PPD]* shall inform *[PDS or DPW FISCAL]* to release the bond back to the applicant.

PHASE 2 - MAJOR USE PERMIT CONDITIONS

ANY PERMIT: *(Prior to the approval of any plan, issuance of any permit, and prior to occupancy or use of the premises in reliance of this permit).*

1. GEN#1–COST RECOVERY

INTENT: In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5, existing deficit accounts associated with processing this permit shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficit accounts associated with processing this permit. **DOCUMENTATION:** The applicant shall provide evidence to Planning & Development Services, Zoning Counter, which shows that all fees and trust account deficits have been paid. No permit can be issued if there are deficit trust accounts. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit, all fees and trust account deficits shall be paid. **MONITORING:** The PDS Zoning Counter shall verify that all fees and trust account deficits have been paid.

2. LNDSCP#1–PHASE 2 LANDSCAPE DOCUMENTATION PACKAGE

INTENT: In order to provide adequate Landscaping that addresses screening, and to comply with the Water Conservation in Landscaping Ordinance, a landscape plan shall be prepared. **DESCRIPTION OF REQUIREMENT:** The Landscape Plans shall be prepared pursuant to the COSD Water Efficient Landscape Design Manual and the COSD Water Conservation in Landscaping Ordinance, the COSD Parking Design Manual, and the COSD Grading Ordinance. All Plans shall be prepared by a California licensed Landscape Architect, Architect, or Civil Engineer, and include the following information:

a. Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements and any proposed plant materials to be installed or planted therein. The applicant shall also obtain a permit approving the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way. A copy of this permit and a letter stating that all landscaping within the said right(s) -of-way shall be maintained by the landowner(s) shall be submitted to PDS.

b. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate, native or naturalizing plant materials shall be used which can thrive on natural moisture. These plants shall be irrigated only to establish the plantings.

c. A complete watering system including the location, size, and type of all backflow prevention devices, pressure, and non-pressure water lines, valves, and sprinkler heads in those areas requiring a permanent, and/or temporary irrigation system.

d. The watering system configuration shall indicate how water flow, including irrigation runoff, low head drainage, overspray or other similar conditions will not impact adjacent property, non-irrigated areas, structures, walkways, roadways or other paved areas, including trails and pathways by causing water to flow across, or onto these areas.

e. Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.

f. The location and detail of all walls, fences, and walkways shall be shown on the plans, including height from grade and type of material. A lighting plan and light standard details shall be included in the plans (if applicable) and shall be in compliance with the County's Light Pollution Code.

g. No landscaping material or irrigation or other infrastructure shall be located within a proposed trail easement or designated pathway.

h. Parking areas shall be landscaped and designed pursuant to the Parking Design Manual and the County Zoning Ordinance Section 6793.b

i. All fencing and materials shall comply with Section 6708 of the Zoning Ordinance and shall be located outside County of San Diego Right-of-Way.

j. All signage changes shall be indicated on an approved Major Use Permit Minor Deviation/Modification.

k. The Vista Irrigation Water District shall review the landscape plan as the landscaping is not proposed to be tied to well water.

l. The Phase 2 landscaping shall be located outside of any clear space easement for sight distance and public road standards or improvements required for Phase 2.

m. Placement of turf to be located to areas near plots and/or grave sites. All other landscaped areas shall limit the use of turf and be planted with containers and other plant material in order to comply with the water conservation requirements of the Landscape Ordinance.

n. The design of the landscaping shall be in substantial conformance with the conceptual Phase 1 landscaping plan.

o. Ground-disturbing activities associated with installation of utilities as part of the landscape plan shall include archaeological monitoring.

DOCUMENTATION: The applicant shall prepare the Landscape Plans using the Landscape Documentation Package Checklist (PDS Form #404), and pay all applicable review fees. **TIMING:** Prior to approval of any plan, issuance of any permit, and prior to use of the premises in reliance of this permit, the Landscape Documentation Package shall be prepared and approved. **MONITORING:** The *[PDS, LA]* and [DPR, TC, PP] shall review the Landscape Documentation Package for compliance with this condition.

3. BIO#1–BIOLOGICAL EASEMENT (BIO-4)

In order to protect sensitive biological resources, pursuant to the Resource Protection Ordinance (RPO), a biological open space easement shall be granted. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego an open space easement, as shown on the approved Plot Plan. This easement is for the protection of biological resources and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. Granting of this open space authorizes the County and its agents to periodically access the land to perform management and monitoring activities for the purposes of species and habitat conservation. The only exception(s) to this prohibition are:

1. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the applicable fire code of the Fire Authority Having Jurisdiction and the Memorandum of Understanding dated February 26, 1997, (http://www.sdcounty.ca.gov/PDS/docs/MemoofUnder.pdf) between the wildlife agencies and the fire districts and any subsequent amendments thereto.
2. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of PDS, DPW or DPR.
3. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the DEHQ.
4. An Irrevocable Offer of Dedication for the purposes of road right-of-way. Applicable permits from other agencies (Example: Regional Water Quality Control Board, U.S. Fish and Wildlife Service, etc.) and environmental documentation shall be obtained and processed prior to any construction.

DOCUMENTATION: The applicant shall prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the *[DGS, RP]*, and pay all applicable fees associated with preparation of the documents. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit the easements shall be recorded. **MONITORING:** The *[DGS, RP]* shall prepare and approve the easement documents and send them to *[PDS, PCC]* for pre-approval. The *[PDS, PCC]* shall pre-approve the language and estimated location of the easements before they are released to the applicant for signature and subsequent recordation. Upon Recordation of the easements *[DGS, RP]* shall forward a copy of the recorded documents to *[PDS, PCC] [DPR, TC]* for satisfaction of the condition.

4. BIO#2–LBZ EASEMENT (BIO-4)

INTENT: In order to protect sensitive biological resources, pursuant to the Resource Protection Ordinance (RPO), a Limited Building Zone Easement shall be granted to limit the need to clear or modify vegetation for fire protection purposes within an adjacent biological resource area. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego a Limited Building Zone Easement as shown on the Plot Plan. The purpose of this easement is to limit the need to clear or modify vegetation for fire protection purposes within the adjacent biological open space easement and prohibit the construction or placement of any structure designed or intended for occupancy by humans or animals. The only exceptions to this prohibition are:

1. Decking, fences, and similar facilities.
2. Sheds, gazebos, and detached garages, less than 250 square feet in total floor area, that are designed, constructed, and placed so that they do not require clearing or fuel modification within the biological open space easement, beyond the clearing/fuel modification required for the primary structures on the property.

DOCUMENTATION: The applicant shall prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the *[DGS, RP]*,

and pay all applicable fees associated with preparation of the documents. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit, the easements shall be recorded. **MONITORING:** The *[DGS, RP]* shall prepare and approve the easement documents and send them to *[PDS, PCC]* for pre-approval. The *[PDS, PCC]* shall pre-approve the language and estimated location of the easements before they are released to the applicant for signature and subsequent recordation. Upon recordation of the easements *[DGS, RP]* shall forward a copy of the recorded documents to *[PDS, PCC]* for satisfaction of the condition.

5. BIO#3–OPEN SPACE SIGNAGE (BIO-4)

INTENT: In order to protect the proposed open space easement from entry, informational signs shall be installed. **DESCRIPTION OF REQUIREMENT:** Open space signs shall be placed along the biological open space boundary as indicated on the approved Plot Plan. The signs must be corrosion resistant, a minimum of 6" x 9" in size, on posts not less than three (3) feet in height from the ground surface, and must state the following:

Sensitive Environmental Resources
Area Restricted by Easement
Entry without express written permission from the County of San Diego
is prohibited. To report a violation or for more information about easement
restrictions and exceptions contact the County of San Diego,
Planning & Development Services
Reference: PDS2020-MUP-20-004

DOCUMENTATION: The applicant shall install the signs as indicated above and provide site photos and a statement from a California Registered Engineer, or licensed surveyor, that the open space signs have been installed at the boundary of the open space easment(s). **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit, the open space signs shall be installed. **MONITORING:** The *[PDS, PCC]* shall review the photos and statement for compliance with this condition.

6. DEHQ#1–SEWER CONNECTION

INTENT: In order to promote orderly development and to the County of San Diego Regulatory Code Section 68.312 the parcel(s) shall be connected to public sewer. **DESCRIPTION OF REQUIREMENT:** The parcel shall be connected to public sewer upon coordination with the applicable district and all connection fees and costs shall be paid. **DOCUMENTATION:** The applicant shall obtain a sewer commitment letter from the applicable District and pay all applicable fees and additional costs of connecting to the public sewer system. Any applicable approval documents from the sewer district shall be provided. The applicable shall coordinate with DEHQ for the removal of any existing wastewater treatment system infrastructure. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit the sewer connection shall be completed. **MONITORING:** Upon request of the applicant, *[DEHQ, LWQ]* shall verify that the parcels have been connected to public sewer.

7. PLN#1–OVERFLIGHT AGREEMENT

INTENT: In order to comply with the McClellan Palomar Airport Airport Land Use Compatibility Plan an Overflight Agreement shall be recorded. **DESCRIPTION OF**

REQUIREMENT: Record, by separate document, an Overflight Agreement. The agreement shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required. **DOCUMENTATION:** The applicant shall prepare the agreement on form PDS-206, submit the completed and notarized form to the County Recorder's office, pay all applicable fees associated with the recordation of the documents and submit a copy of the recorded agreement to PDS. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit, the Overflight Agreement shall be executed and recorded. **MONITORING:** The *[PDS Zoning*] shall review the recorded document for compliance with this condition.

8. ROADS#1–DEBRIS MANAGEMENT PLAN (DMP)

INTENT: In order to comply with the Grading Material Diversion Program, project recycling and diversion is designed to increase diversion of grading, land clearing, and brushing materials from landfills, extend the useful life of local landfills, and support construction and demolition project compliance with State waste diversion requirements. This includes grading, clearing and brushing material for grading projects over 5,000 cubic yards. For additional questions, please call (858) 694-2463 or email CDRecycling@sdcounty.ca.gov, **DESCRIPTION OF REQUIREMENT:** To divert (recycle, reuse, repurpose) 100% of excavated soils, trees, stumps, rocks, and associated vegetation and soils from the following types of projects: (1) non-residential excavation and grading projects; (2) residential projects that require Major Grading permits. Grading projects greater than 5.000 cubic yards shall prepare a Debris Management Plan (DMP) prior to plan approval. All documentation must be submitted and approved by a DPW Compliance Official. Specific requirements are as follows:

a. Prior to Grading plan approval, a Debris Management Plan (DMP) is required, consisting of:

- The type of project.
- The total cubic yardage for the project.
- The estimated weight of grading or land clearing debris, by material type, that the project is expected to generate.
- The estimated maximum weight of grading or land clearing debris that can feasibly be diverted via reuse, salvage, or recycling.
- The estimated weight of grading or land clearing debris that is planned to be disposed of in a landfill.
- The name of the facility (or facilities) which debris will be exported to.

b. During grading activities, a Daily Log of all grading, land clearing, and brushing material that is exported or reused/repurposed, must be prepared and retained onsite. The Daily Log must include all export receipts from an inert processing facility, green material processing operation, a C&D processing facility, or other vendor or disposal or transfer station facility that accepted grading material from the approved grading project. If material was reused onsite, other forms of documentation (such as photos) will be accepted in lieu of receipts. Daily logs shall include:

- Identify the project location.
- Log the date that material was transported off site.
- Log the type of graded or cleared material.
- Estimated material weight, tonnage, or cubic yards.
- Name of entity transporting the material.
- Name of the receiving facility or exporter, and detailing whether the material was salvaged, recycled, or disposed of in a landfill.
- Daily log entries shall correspond to receipts by materials transporter or receiving facility. If grading contractor exported materials off-site, receipts shall be compiled with in 90 days of the receipts.
- Daily logs shall include separate entries for each occurrence of materials reused on site.
- Daily logs and all receipts shall be maintained at the project site and made available to any County Inspector for compliance with this condition.

c. Exemption:

- Excavated soil and land-clearing debris that is contaminated by disease or pests are not required to be reused on- or off-site, provided that: (I) the County Agricultural Commissioner has made a determination of disease or pest contamination and permittee follows commissioner's direction for recycling or disposal of the material, (ii) the materials are generated in a known pest and/or disease quarantine zone identified by the California Department of Food and Agriculture, or (iii) the materials are otherwise not required to be reused under the CalGreen Code

DOCUMENTATION: The applicant shall prepare the Debris Management Plan (DMP) and submit the plan for review and approval by the DPW Recycling Compliance Official. During grading operations a daily log shall be prepared and kept on-site. For additional questions, please call (858) 694-2463 or email CDRecycling@sdcounty.ca.gov. Templates for all forms required are available at: https://www.sandiegocounty.gov/content/sdc/dpw/recycling/NewCD_Grading.html. **TIMING:** Prior to approval of any plan or issuance of any permit, the Debris Management Plan shall be prepared and submitted to the DPW Recycling Official *[DPW CO]* for review and approval. **MONITORING:** The [*DPW, CO*] shall review and approve the DMP documents for the project. The [*DPW, CO*], shall forward the approval of the DMP to [*PDS, LDR*] for compliance with this condition.

9. UTILITIES#1–PAVEMENT CUT POLICY

INTENT: In order to prohibit trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project pavement treatment, and to comply with County Policy RO-7 adjacent property owners shall be notified and solicited for their participation in the extension of utilities. **DESCRIPTION OF REQUIREMENT:** All adjacent property owners shall be notified who may be affected by this policy and are considering development of applicable properties, this includes requesting their participation in the extension of utilities to comply with this policy. No trench cuts for undergrounding of utilities in all new, reconstructed, or

resurfaced paved County-maintained roads for a period of three years following project surface. **DOCUMENTATION:** The applicant shall sign a statement that they are aware of the County of San Diego Pavement Cut Policy and submit it to the [*PDS LDR*] for review. **TIMING:** Prior to approval of any grading or improvement plan and prior to issuance of any grading or construction permit, and prior to use of the property in reliance of this permit, the Acknowledgement of Department of Public Works Pavement Cut Policy shall be submitted for approval. **MONITORING:** [*PDS, LDR*] shall review the acknowledgement letter to determine compliance with the condition.

GRADING PERMIT: *(Prior to approval of any grading and/or improvement plans and issuance of any Grading or Construction Permits).*

10. EASEMENTS#1–EASEMENT CONCURRENCE LETTERS

INTENT: In order to ensure work is constructed within easements through authorization of the public entity or grantee of the easement. **DESCRIPTION OF REQUIREMENT:** A letter of authorization or documentation shall be provided demonstrating that work or construction can occur within applicable easements on the subject property. **DOCUMENTATION:** The applicant shall provide letters of authorization from a grantee of an easement or documentation demonstrating that work or construction can occur within applicable easements on the subject property. The applicant shall submit the documentation to the [*PDS, LDR*] for review and approval. **TIMING:** Prior to the approval of the improvement plans or grading plan, the documentation shall be submitted. **MONITORING:** The [*PDS, LDR*] shall review the documentation.

11. UTILITIES#1–UTILITY CONCURRENCE LETTERS:

INTENT: In order to inform the local public entities and utility companies that the Major Use Permit is going to be approved by the County, and to comply with Section 66436 of the Government Code, letters of concurrence for the Major Use Permit shall be provided. **DESCRIPTION OF REQUIREMENT:** A certification from each public utility and each public entity owning easements within the proposed land division shall be provided to the County. **DOCUMENTATION:** The applicant shall obtain the letters, which state that the public entities affected by this project have received a copy of the proposed Major Use Permit, and that they object or do not object to the Major Use Permit without their signature. The applicant shall submit the letters to the [*PDS, LDR*] for review and approval. **TIMING:** Prior to the approval of the improvement plans, the letters shall be submitted. **MONITORING:** The [*PDS, LDR*] shall review the signed letters.

12. BIO#4–WETLAND PERMITS (BIO-3)

INTENT: In order to comply with the State and Federal Regulations for jurisdictional wetlands and waterways, the following agency permits, or verification that they are not required shall be obtained. **DESCRIPTION OF REQUIREMENT:** The following permit and agreement shall be obtained, or provide evidence from the respective resource agency satisfactory to the Director of PDS that such an agreement or permit is not required:

a. A Clean Water Act, Section 401/404 permit issued by the California Regional Water Quality Control Board and the U.S. Army Corps of Engineers for all project related disturbances of waters of the U.S. and/or associated wetlands.

b. A Section 1602 Streambed Alteration Agreement issued by the California Department of Fish and Wildlife for all project related disturbances of any streambed.

DOCUMENTATION: The applicant shall consult each agency to determine if a permit or agreement is required. Upon completion of the agency review of this project, the applicant shall provide a copy of the permit(s)/agreement(s), or evidence from each agency that such an agreement or permit is not required to the *[PDS, PCC]* for compliance. **TIMING:** Prior to approval of any grading and/or improvement plans and issuance of any Grading or Construction Permits. **MONITORING:** The *[PDS, PCC]* shall review the permits/agreement for compliance with this condition. Copies of these permits should be transmitted to the *[DPW, ESU]*, for implementation on the grading plans.

13. HAZ#1–LEAD SURVEY

INTENT: In order to avoid hazards associated with Lead Based Paint (LBP) and to comply with the requirements of the Air Pollution Control District, the structure(s) on site shall be surveyed for the presence of Lead Based Paint (LBP) because the structure was built prior to the 1980s. **DESCRIPTION OF REQUIREMENT:** A survey shall be performed before the remodeling and/or demolition of the residence located on-site as shown on the approved Plot Plan. The survey shall be completed by a California Department of Health Services (DHS) certified lead inspector/risk assessor to determine the presence or absence of lead based paint (LBP) located in the structure(s). The following conditions only apply if lead containing materials are found present:

a. All lead containing materials shall be managed in accordance with applicable regulations including, at a minimum, the hazardous waste disposal requirements (Title 22 California Code of Regulations [CCR] Division 4.5), the worker health and safety requirements (Title 8 California Code of Regulations Section 1532.1), and the State Lead Accreditation, Certification, and Work Practice Requirements (Title 17 CCR Division 1, Chapter 8).
b. All lead containing materials scheduled for demolition must comply with applicable regulations for demolition methods and dust suppression.

DOCUMENTATION: The applicant shall submit a letter or report prepared by a California Department of Health Services (DHS) certified lead inspector/risk assessor to the [*PDS, PCC*], which certifies that there was no presence of Lead Based Paint Material, or that there was LBD present and all lead containing materials have been remediated pursuant to code sections referenced above. **TIMING:** Prior to obtaining any building (including demolition permit), grading, or construction permit, or any other permit pursuant to this permit, and prior to commencement of construction or use of the property in reliance on this permit, the applicant shall comply with this condition. **MONITORING:** The [*PDS, PCC*] shall review the report and any additional evidence for compliance with this condition.

14. HAZ#2–ASBESTOS SURVEY

INTENT: In order to avoid hazards associated with Asbestos Containing Materials (ACMs), and to comply with the requirements of the Air Pollution Control District, the structure(s) on site shall be surveyed for the presence of ACMs because the structures were built prior to the 1980s. **DESCRIPTION OF REQUIREMENT:** A facility survey shall be performed to determine the presence or absence of Asbestos Containing Materials

(ACMs) of the market and attached structures to the market located on-site as shown on the approved Plot Plan:

a. Suspect materials that will be disturbed by the demolition or renovation activities shall be sampled and analyzed for asbestos content, or assumed to be asbestos containing. The survey shall be conducted by a person certified by Cal/OSHA pursuant to regulations implementing subdivision (b) of Section 9021.5 of the Labor Code, and shall have taken and passed an EPA-approved Building Inspector Course.
b. If ACMs are found present, they shall be handled and remediated in compliance with the San Diego County Air Pollution Control District Rule 361.145 – Standard for Demolition and Renovation.

DOCUMENTATION: The applicant shall submit to the [*PDS, PCC*] a signed, stamped statement from the person certified to complete the facility survey indicating that the survey has been completed and that either regulated asbestos is present or absent. If regulated asbestos is present, the letter shall describe the procedures taken to remediate the hazard and certify that they have been remediated pursuant to code sections referenced above. **TIMING:** Prior to obtaining any building (including demolition permit), grading, or construction permit, or any other permit pursuant to this permit, and prior to commencement of construction or use of the property in reliance on this permit, the applicant shall comply with this condition. **MONITORING:** The [*PDS, PCC*] shall review the report and any additional evidence for compliance with this condition.

15. CULT#1–ARCHAEOLOGICAL AND TRIBAL MONITORING (CULT-1, CULT-2, CULT-3, CULT-4)

INTENT: In order to mitigate for potential impacts to undiscovered buried archaeological resources and human remains, an Archaeological and Tribal Monitoring Program and potential Data Recovery Program shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and the California Environmental Quality Act (CEQA). **DESCRIPTION OF REQUIREMENT:** A County Approved Principal Investigator (PI) known as the "Project Archaeologist," shall be contracted to perform archaeological monitoring and a potential data recovery program during all grading, clearing, grubbing, trenching, and construction activities. The archaeological monitoring program shall include the following:

a. The Project Archaeologist shall perform the monitoring duties before, during and after construction pursuant to the most current version of the County of San Diego Guidelines for Determining Significance and Report Format and Requirements for Cultural Resources. The Project Archaeologist and Luiseño Native American monitor shall also evaluate fill soils to determine that they are clean of cultural resources. The contract or letter of acceptance provided to the County shall include an agreement that the archaeological monitoring will be completed, and a Memorandum of Understanding (MOU) between the Project Archaeologist and the County of San Diego shall be executed. The contract or letter of acceptance shall include a cost estimate for the monitoring work and reporting.

d. The Project Archeologist shall provide evidence that a Luiseño Native American has been contracted to perform Native American Monitoring for the project.

c. The cost of the monitoring shall be added to the grading bonds or bonded separately.

DOCUMENTATION: The applicant shall provide a copy of the Archaeological Monitoring Contract or letter of acceptance, cost estimate, and MOU to *[PDS, PPD]*. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate. **TIMING:** Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits. **MONITORING:** *[PDS, PPD]* shall review the contract or letter of acceptance, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to *[PDS, PPD]* for inclusion in the grading bond cost estimate, and grading bonds and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit.

16. CULT#2 - CULTURAL RESOURCES TREATMENT AGREEMENT AND PRESERVATION PLAN (CULT-1, CULT-2, CULT-3, CULT-4)

INTENT: In order to mitigate for potential impacts to undiscovered archaeological resources, develop and enter into a Cultural Resources Treatment Agreement and Preservation Plan with a culturally-affiliated consulting Tribe. **DESCRIPTION OF REQUIREMENT:** A single Cultural Resources Treatment Agreement and Preservation Plan shall be developed between the applicant or their representative, and a culturally-affiliated consulting Tribe. The Cultural Resources Treatment Agreement and Preservation Plan shall be reviewed and agreed to by the County prior to final signature and authorization. The Cultural Resources Treatment Agreement and Preservation Plan shall include but is not limited to the following:

i. Parties entering into the agreement and contact information.

j. Responsibilities of the Property Owner or their representative, Principal Investigator, archaeological monitors, Luiseño Native American monitors, County, and consulting tribes.

k. Requirements of the Archaeological Monitoring Program including unanticipated discoveries. The requirements shall address grading and grubbing requirements including controlled grading and controlled vegetation removal in areas of cultural sensitivity, analysis of identified cultural materials, and onsite storage of cultural materials.

l. Excavated soils. No soils are proposed for export. Consultation with the culturally-affiliated tribes shall occur should excavated soils need to exported offsite.

m. Treatment of identified Native American cultural materials.

n. Treatment of Native American human remains and associated grave goods.

o. Confidentiality of cultural information including location and data.

p. Regulations that apply to cultural resources that have been identified or may be identified during project construction.

Note: The Treatment Agreement and Preservation Plan cannot conflict with regulations that apply to the project.

DOCUMENTATION: A copy of the implemented agreement shall be submitted to the *[PDS, PPD]* for approval. **TIMING:** Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits. **MONITORING:** The *[PDS, PPD]* shall review the implemented agreement for compliance this condition.

17. UTILITIES#2–PAVEMENT CUT POLICY

INTENT: In order to prohibit trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project pavement treatment, and to comply with County Policy RO-7 adjacent property owners shall be notified and solicited for their participation in the extension of utilities. **DESCRIPTION OF REQUIREMENT:** All adjacent property owners shall be notified who may be affected by this policy and are considering development of applicable properties, this includes requesting their participation in the extension of utilities to comply with this policy. No trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project surface. **DOCUMENTATION:** The applicant shall sign a statement that they are aware of the County of San Diego Pavement Cut Policy and submit it to the [*PDS LDR*] for review. **TIMING:** Prior to approval of any grading or improvement plan and prior to issuance of any grading or construction permit, and prior to use of the property in reliance of this permit, the Acknowledgement of Department of Public Works Pavement Cut Policy shall be submitted for approval. **MONITORING:** [*PDS, LDR*] shall review the acknowledgement letter to determine compliance with the condition.

18. STRMWTR#1–STORMWATER MAINTENANCE DOCUMENTATION

INTENT: In order to promote orderly development and to comply with the County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801 et. seq., the maintenance agreements shall be completed. **DESCRIPTION OF REQUIREMENT:**

a. Process a Maintenance Notification Agreement to assure maintenance of the Category 2 Structural BMPs to the satisfaction of the Director of DPW and/or PDS. The Maintenance Notification Agreement shall be signed, notarized and recorded by the applicant.

DOCUMENTATION: The applicant shall process the agreement forms with [*PDS, LDR*] and pay any deposit and applicable review fees. **TIMING:** Prior to approval of any grading or improvement plan or construction permit, prior to use of the property in reliance of this permit; execution of the recorded agreements and securities shall be completed. **MONITORING:** The [*PDS, LDR*] shall review the agreements/mechanisms for consistency with the condition and County Standards.

19. STRMWTR#2–EROSION CONTROL

INTENT: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the State Construction General Permit, Order No. 2009-00090-DWQ, or subsequent order and the County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801

et. seq., and all other applicable ordinances and standards for this priority project. **DESCRIPTION OF REQUIREMENT:** The applicant shall maintain the appropriate on-site and offsite Best Management Practices pursuant to the approved Stormwater Quality Management Plan (SWQMP) and Erosion Control Plan including, but not limited to the erosion control measures, irrigation systems, slope protection, drainage systems, desilting basins, energy dissipators, and silt control measure.

a. An agreement and instrument of credit shall be provided for an amount equal to the cost of this work as determined or approved by the *[PDS, LDR],* in accordance with the County of San Diego Grading Ordinance Section 87.304. The cash deposit collected for grading, per the grading ordinance, will be used for emergency erosion measures. The developer shall submit a letter to [*PDS, LDR*] authorizing the use of this deposit for emergency measures.

b. An agreement in a form satisfactory to County Counsel shall accompany the Instrument of Credit to authorize the County to unilaterally withdraw any part of or all the Instrument of Credit to accomplish any of the work agreed to if it is not accomplished to the satisfaction of the County PDS and/or DPW by the date agreed.

DOCUMENTATION: The applicant shall process an Erosion Control Plan and provide the letter of agreement and any additional security and/or cash deposit to the [*PDS, LDR*]. **TIMING:** Prior to approval of any grading or improvement plan, the Erosion Control Plan shall be approved, and the agreement and securities shall be executed. **MONITORING:** The [*PDS, LDR*] shall ensure that the Erosion Control Plan adequately satisfies the requirements of the conditions to potentially perform the required erosion control and stormwater control measures proposed on all construction and grading plans. [*DPW, PDCI*] shall use the securities pursuant to the agreement to implement and enforce the required stormwater and erosion control measures pursuant to this condition during all construction phases as long as there are open and valid permits for the site.

20. ROADS#2–HAUL ROUTE PLAN

INTENT: In order to ensure roads are not damaged by heavily loaded trucks on the route identified during the construction phase (or subsequent operations). A Haul Route Plan (HRP) shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** A HRP shall be prepared that addresses the following, but is not limited to: haul routes, truck types and capacity, number of trips per day, estimated quantity of import & export, destination, duration of the haul, and hours of operation.

a. The implementation of the HRP shall be a condition of any grading, construction, or excavation permit issued by the County. The applicant is responsible for the road maintenance (sweeping as necessary) and repair of any damage caused by them to the on-site and off-site County maintained roads that serve the property either during construction or subsequent operations.

b. The applicant shall repair those portions of the roads that are damaged by the heavy loaded trucks. An agreement shall be executed, to require: (1) a cash deposit for emergency traffic safety repairs; (2) long-term security for road maintenance and repair of any damage caused by the project to the County maintained roads that serve

the project during construction phase on the route identified; and (3) All the roads identified on the haul route plan shall be returned to the existing condition or better.

c. Prior to the import/export, all affected property owners in the residential neighborhood shall be notified; no equipment or material storage on public roads will be allowed, and sweeping to be performed at the end of each week or more frequently depending on hauling schedule.

DOCUMENTATION: The applicant shall have the HRP prepared by a Registered Civil Engineer or a Licensed Traffic Control Contractor and submit it to [*PDS, LDR*] for review by [*DPW, Road Maintenance*]. The applicant shall also execute a secured agreement for any potential damages caused by heavy trucks on roads mentioned above. The agreement and securities shall be approved to the satisfaction of the [*DPW, Road Maintenance*]. **TIMING:** Prior to the approval of any plan, issuance of any permit, any grading and/or improvement plans and issuance of any Grading, Construction, or Excavation Permits and prior to use of the premises in reliance of this permit, a HRP shall be prepared and approved. **MONITORING:** The [*PDS, LDR*] shall review the HRP for compliance with this condition.

BUILDING PERMIT: *(Prior to approval of any building plan and the issuance of any building permit).*

21. GHG#1–SUSTAINABILITY MEASURES

INTENT: In order to promote sustainable project designs. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following sustainability measures:

a. Exceed current (2022) California Green Building Standards electrical vehicle (EV) charging station requirements by installing two EV charging stations beyond the minimum required EV charging station-capable and EV charging station parking spaces.

b. Remove and not include natural gas infrastructure as part of the operations of the administration building. Provide sufficient electrical conduits and infrastructure to allow for the installation and future conversion to all electric appliances.

c. The administration office shall include solar panels.

DOCUMENTATION: The applicant shall comply with the requirements of this condition. **TIMING:** Prior to approval of any building plan or the issuance of any building permit, these design measures shall be implemented on the building plans and landscape plans. **MONITORING:** The [*PDS, LA*] and [*DPR, TC, PP*] shall review the Landscape Plans for compliance with these conditions. The [*PDS, BPPR*] shall verify that the Building Plans comply with the remaining conditions.

22. BLD#1–LIGHTING COMPLIANCE

INTENT: In order to ensure that all lighting proposed for the project conforms with the Lighting Ordinance, the following notes and condition shall apply. **DESCRIPTION OF REQUIREMENT:** The Building Division *[PDS, BPPR]* shall review that all lighting indicated on the plans comply with Section 59.101 et. Seq. of the San Diego County Code, Section 6322 et. Seq. of the San Diego County Zoning Ordinance, and all outdoor lighting

will conform to Title 24 or other applicable requirements, be fully shielded, and downward facing. **DOCUMENTATION:** The applicant shall place the design elements, or notes on the building plans and the *[PDS, BPPR]* shall review the lighting and notes for compliance. **MONITORING:** The *[PDS, BPPR]* shall review all proposed lighting and notes for compliance with the applicable lighting code and requirements.

23. PLN#2–FAA NOTIFICATION

INTENT: In order to comply with the McClellan Palomar Airport Airport Land Use Compatibility Plan, FAA Notification is required at least 45 days prior to construction. **DESCRIPTION OF REQUIREMENT:** The following condition shall be implemented and indicated on the building plans and made a condition of its issuance. The applicant must submit a 7460-1 form to the Federal Aviation Administration at least 45 days prior to construction or alteration. **DOCUMENTATION:** The applicant shall place this condition on the building plans and submit the plans to [PDS, BPPR] for review and approval. **TIMING:** Prior to issuance of any building permit, this condition shall be incorporated into the building plans. **MONITORING:** The [PDS, BPPR] shall verify that the specific note has been placed on all sets of the building plans and made a condition of its issuance.

24. ROADS#3–PUBLIC ROAD IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the County of San Diego Board Policy I-18, the County Public Road Standards, and the County Community Trails Master Plan, Buena Vista Drive shall be improved. **DESCRIPTION OF REQUIREMENT:**

a. Improve or agree to improve and provide security for ***Buena Vista Drive***, along the project frontage in accordance with Public Road Standards for a Residential Collector Road, to a graded width of thirty feet (30') and to an improved width of twenty feet (20') from centerline with asphalt concrete pavement over approved base with Portland cement concrete (PCC) curb, gutter and sidewalk. The face of the PCC curb shall be located twenty feet (20') from ultimate centerline. Provide transition, tapers, traffic striping to match existing pavement. All of the above shall be to the satisfaction of the Director of Planning & Development Services & DPW.

b. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing.

All plans and improvements shall be completed pursuant to the County of San Diego Public Road Standards, the PDS Land Development Improvement Plan Checking Manual and the Community Trails Master Plan. The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities. **DOCUMENTATION:** The applicant shall complete the following:

c. Process and obtain approval of Improvement Plans to improve ***Buena Vista Drive***.

d. Provide Secured Agreements. The required security shall be in accordance with Section 7613 of the Zoning Ordinance.

e. Pay all applicable inspection fees with [*DPW, PDCI*].

f. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

g. Obtain approval for the design and construction of all driveways, turnarounds, pathways and private easement road improvements to the satisfaction of the Vista Fire Protection District and the [*PDS, LDR*].

h. Obtain a Construction Permit for any work within the County road right-of-way. PDS Construction/Road right-of-way Permits Services Section should be contacted at (858) 694-3275 to coordinate departmental requirements. Also, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove, plant or trim shrubs or trees from the Permit Services Section.

TIMING: Prior to approval of any building permits, and prior to use of the premises in reliance of this permit, the plans shall be approved and securities must be provided. **MONITORING:** The [*PDS, LDR*] and [*DPR, TC*] shall review the plans for consistency with the condition and County Standards and Community Trails Master Plan. Upon approval of the plans [*PDS, LDR*] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS before any work can commence.

25. ROADS#4–TRAFFIC CONTROL PLAN

INTENT: In order to mitigate below levels of significance for temporary traffic impacts, a traffic control plan shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** Have a Registered Civil Engineer or a Licensed Traffic Control Contractor prepare a Traffic Control Plan (TCP) to the satisfaction of the Director of the Department of Public Works (DPW). **DOCUMENTATION:** The applicant shall have the TCP prepared by a Registered Civil Engineer or a Licensed Traffic Control Contractor and submit it to [*PDS, LDR*] for review by [*DPW, Traffic*]. **TIMING:** Prior to the approval of any plan, issuance of any permit, any grading and/or improvement plans and issuance of any Grading, Construction, or Excavation Permits and prior to use of the premises in reliance of this permit, a TCP shall be prepared and approved. **MONITORING:** The [*PDS, LDR*] shall review the TCP for compliance with this condition.

26. ROADS#5–DEBRIS MANAGEMENT REPORT (DMR)

INTENT: In order to comply with the Grading Material Diversion Program, project recycling and diversion is designed to increase diversion of grading, land clearing, and brushing materials from landfills, extend the useful life of local landfills, and support construction and demolition project compliance with State waste diversion requirements.

This includes grading, clearing and brushing material for grading projects over 5,000 cubic yards. For additional questions, please call (858) 694-2463 or email CDRecycling@sdcounty.ca.gov. **DESCRIPTION OF REQUIREMENT:** Prior to Rough Grade Inspection and release, and prior to issuance of any building permit, a Final Debris Management Report must be submitted for review and approval by the DPW Recycling Compliance Official. The report shall include:

- Project name.
- List of total weight, tonnage, or cubic yards of materials, by type, which was recycled, salvaged, or disposed of in a landfill.
- Provide copies of receipts for export facilities, haulers, or materials reused on site.
- Signed self-certification letter (see template).

DOCUMENTATION: Prior to Rough Grade Release and prior to issuance of any building permit, a final report shall be prepared and submitted for review and approval to the DPW Recycling Compliance Official. For additional questions, please call (858) 694-2463 or email CDRecycling@sdcounty.ca.gov. Templates for all forms required are available at: https://www.sandiegocounty.gov/content/sdc/dpw/recycling/NewCD_Grading.html.
TIMING: Prior to building permit issuance, and Rough Grading release, the Debris Management Final Report shall be prepared and submitted to DPW Recycling Official *[DPW CO]* for review and approval. **MONITORING:** The [*DPW, CO*] shall review and approve the DMR documents for the project. The [*DPW, CO*], shall forward the approval of the DMR to [*DPW, PDCI*] and [*PDS, Building PCC*] for compliance with this condition.

27. ROADS#6–PRIVATE ACCESS IMPROVEMENTS
INTENT: In order to promote orderly development and to comply with the San Diego County Standards for Private Roads, section 3.1(C) the private interior access road shall be improved. **DESCRIPTION OF REQUIREMENT:**

a. The onsite private access road, from Buena Vista Drive to the terminus shall be graded twenty-eight feet (28') wide and improved twenty-four feet (24') wide with asphalt concrete. Where conforming to vertical and horizontal design criteria of current County Private Road Standards, the existing pavement may remain and shall be widened with asphalt concrete to provide a constant width of twenty-four feet (24'). All distressed sections shall be replaced. The improvement and design standards of Section 3.1(C) of the San Diego County Standards for Private Roads for one hundred (100) or less trips shall apply.

b. All plans and improvements shall be completed pursuant to the County of San Diego Standards for Private Roads and the Land Development Improvement Plan Checking Manual.

c. The project entry gate, which shall be designed and constructed to meet DS-17, 18 or 19 to the satisfaction of the San Diego County Fire Authority and the Director of Planning & Development Services.

DOCUMENTATION: The applicant shall complete the following:

d. Process and obtain approval of Grading Plan or Improvement Plans to construct the onsite private access road.

e. Pay all applicable inspection deposits/fees with [*DPW, PDCI*].

f. Obtain approval for the design and construction of all driveways, turnarounds, and private easement road improvements to the satisfaction of the Vista Fire Department and [*PDS, LDR*].

TIMING: Prior to approval of any building plan and the issuance of any building permit, the private road and driveway improvements shall be completed. **MONITORING:** The [*PDS, LDR*] shall review the plans for consistency with the condition and County Standards.

OCCUPANCY: *(Prior to any occupancy, final grading release, or use of the premises in reliance of this permit).*

28. ROADS#7–SIGHT DISTANCE

INTENT: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.(E), Table 5 of the County of San Diego Public Road Standards, an unobstructed sight distance shall be verified. **DESCRIPTION OF REQUIREMENT:**

c. A registered civil engineer or a licensed land surveyor shall provide a certified signed statement that: "There is _____feet of unobstructed intersectional sight distance in both directions along ***Buena Vista Drive*** from the proposed project driveways in accordance with the methodology described in Section 6.1.(E), Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of _____ as described in Table 5 based on a speed of_____, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."

d. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required."

DOCUMENTATION: The applicant shall complete the certifications and submit them to the [*PDS, LDR*] for review. **TIMING:** Prior to occupancy of the first structure built in association with this permit, and prior to final grading release, or use of the premises in reliance of this permit, and annually after that until the project is completely built, the sight distance shall be verified. **MONITORING:** The [*PDS, LDR*] shall verify the sight distance certifications for compliance with this condition.

29. ROADS#8–ANNEX TO LIGHTING DISTRICT

INTENT: In order to promote orderly development and to comply with the Street Lighting Requirements of the County of San Diego Board Policy I-18 and The County of San Diego Public Road Standards, the property shall transfer into the Lighting District. **DESCRIPTION OF REQUIREMENT:** Allow the transfer of the property subject of this permit into Zone A of the San Diego County Street Lighting District without notice or hearing, and pay the cost to process such transfer. **DOCUMENTATION:** The applicant shall pay the Zone A Lighting District Annexation Fee at the [*PDS, LDR*]. The applicant shall provide the receipt to [*PDS, PCC*]. **TIMING:** Prior to occupancy of the first structure built in association with this permit, or use in the premises in reliance of this permit, the fee shall be paid. **MONITORING:** The [*PDS, LDR*] shall calculate the fee pursuant to this condition and provide a receipt of payment for the applicant.

30. ROADS#9–INSTALL STREETLIGHTS

INTENT: In order to promote orderly development and to comply with the Street Lighting Requirements of the County of San Diego Board Policy I-18, street lights shall be installed and energized. **DESCRIPTION OF REQUIREMENT:** Install or arrange to install streetlights to County standards and the satisfaction of the Director of PDS, and deposit with PDS, a cash deposit sufficient to energize and operate the street lights until the property has been transferred into Zone A. **DOCUMENTATION:** The applicant shall pay the Zone A Lighting District Annexation Fee at the [*PDS, LDR*], and arrange for the installation and energizing of the streetlights. **TIMING:** Prior to occupancy of the first structure built in association with this permit, final grading release, or use in the premises in reliance of this permit, the streetlights shall be installed and all fees paid. **MONITORING:** The [*PDS, LDR*] shall calculate the fee pursuant to this condition and provide a receipt of payment for the applicant. The [*PDS, LDR*] shall ensure that the streetlights have been installed and all fees have been paid.

31. STRMWTR#3–VERIFICATION OF STRUCTURAL BMPs

INTENT: In order to promote orderly development and to comply with the County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801 et. seq., verification of Structural BMPs shall be completed. **DESCRIPTION OF REQUIREMENT:** Complete a Structural BMP Verification Form as shown in Attachment 10 of the PDP SWQMP. **DOCUMENTATION:** The applicant shall process the Structural BMP Verification Forms *with* [*DPW, PDCI*] *or* [*PDS, BLDG]*. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit; execution of the Structural BMP Verification Form shall be completed. **MONITORING:** The [*PDS, LDR*] and [*DPW, WPP*] shall review the Structural BMP Verification Forms for consistency with the condition and County Standards.

32. CULT#3 - CULTURAL RESOURCES MONITORING REPORT (CULT-1, CULT-2, CULT-3, CULT-4)

INTENT: In order to ensure that the Archaeological Monitoring occurred during the earth-disturbing activities, a final report shall be prepared. **DESCRIPTION OF REQUIREMENT:** A final Archaeological Monitoring and Data Recovery Report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program shall be prepared. The report shall include the following items:

a. DPR Primary and Archaeological Site forms.

b. Daily Monitoring Logs

d. Evidence that all cultural materials collected during the survey, testing, and archaeological monitoring program have been conveyed as follows:

(1) All prehistoric cultural materials shall be curated at a San Diego curation facility or a culturally affiliated Tribal curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.

or

Evidence that all prehistoric materials collected during the archaeological monitoring program have been returned to a Native American group of appropriate tribal affinity. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.

(2) Historic materials shall be curated at a San Diego curation facility as described above and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.

d. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the grading monitoring activities have been completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

DOCUMENTATION: The applicant's archaeologist shall prepare the final report and submit it to the *[PDS, PPD]* for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC) and any culturally-affiliated Tribe who requests a copy. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the final report shall be prepared. **MONITORING:** The *[PDS, PPD]* shall review the final report for compliance this condition and the report format guidelines. Upon acceptance of the report, *[PDS, PPD]* shall inform *[PDS, LDR]* and *[DPW, PDCI]*, that the requirement is complete, and the bond amount can be relinquished. If the monitoring was bonded separately, then *[PDS, PPD]* shall inform *[PDS or DPW FISCAL]* to release the bond back to the applicant.

33. LNDSCP#2–CERTIFICATION OF INSTALLATION

INTENT: In order to provide adequate Landscaping that addresses screening, and to comply with the COSD Water Efficient Landscape Design Manual, the COSD Water Conservation in Landscaping Ordinance, the COSD Parking Design Manual, the COSD Grading ordinance, the Specific Plan, all landscaping shall be installed. **DESCRIPTION OF REQUIREMENT:** All of the landscaping shall be installed pursuant to the approved Landscape Documentation Package. This does not supersede any erosion control plantings that may be applied pursuant to Section 87.417 and 87.418 of the County Grading Ordinance. These areas may be overlapping, but any requirements of a grading plan shall be complied with separately. The installation of the landscaping can be phased pursuant to construction of specific buildings or phases to the satisfaction of the *[PDS, LA, PCC] [DPR, TC, PP]*. **DOCUMENTATION:** The applicant shall submit to the *[PDS LA, PCC],* a Landscape Certificate of Completion from the project California licensed Landscape Architect, Architect, or Civil Engineer, that all landscaping has been installed as shown on the approved Landscape Documentation Package. The applicant shall prepare the Landscape Certificate of Completion using the Landscape Certificate of Completion Checklist, PDS Form #406. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the landscaping shall be installed. **MONITORING:** The *[PDS, LA*] shall verify the landscape installation upon notification of occupancy or use of the property, and notify the *[PDS, PCC] [DPR, TC, PP]* of compliance with the approved Landscape Documentation Package.

34. STRMWTR#4–PROVISION OF STORMWATER DOCUMENTATION TO PROPERTY OWNER:

INTENT: In order to promote orderly development and to comply with the County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801 et. seq., stormwater documentation shall be provided to property owner. **DESCRIPTION OF REQUIREMENT:** Demonstrate that copies of the following documents are provided to the property owner and initial occupants:

d. A copy of the project's approved SWQMP (with attached Operation & Maintenance Plan).

e. A copy of project's recorded Maintenance Notification Agreement and/or Stormwater Facilities Maintenance Agreement and/or Private Road Maintenance Agreement showing the Structural BMPs pertaining to the property.

f. Sample copies of the following:

1) A Letter for Privately Owned Stormwater Treatment Control Best Management Practices Operation and Maintenance Verification.

2) One Operation and Maintenance Verification Form for each type of Private Treatment Control BMP.

DOCUMENTATION: The applicant shall submit a letter stating that the above documentation has been submitted to the property owner and initial occupants. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this

permit; provision of stormwater documents shall be completed. **MONITORING:** The [*PDS, LDR*] and [*DPW, WPP*] shall review the letter provided by the applicant for consistency with the condition and County Standards.

35. PLN#3–SITE PLAN IMPLEMENTATION

INTENT: In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. **DESCRIPTION OF REQUIREMENT:** The site shall conform to the approved plot plan and the building plans. This includes, but is not limited to: installing all required design features, painting all structures with the approved colors, and all temporary construction facilities have been removed from the site. **DOCUMENTATION:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall conform to the approved plans. **MONITORING:** The *[PDS, BI]* shall inspect the site for compliance with the approved Building Plans

36. BIO#5–OPEN SPACE FENCING (BIO-4)

INTENT: In order to protect the proposed open space easement from entry, or disturbance, permanent fencing shall be installed. **DESCRIPTION OF REQUIREMENT:** Open space fencing shall be placed along the biological open space boundary as indicated on the Plot Plan. The fencing design shall consist of ____. **DOCUMENTATION:** The applicant shall install the fencing or walls as indicated above and provide site photos and a statement from a California Registered Engineer, or licensed surveyor that the open space fencing has been installed at the open space easement boundary. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the fencing or walls shall be placed. **MONITORING:** The *[PDS, PCC]* shall review the photos and statement for compliance with this condition.

ONGOING: *(Upon establishment of use the following conditions shall apply during the term of this permit).*

37. PLN#4–SITE CONFORMANCE

INTENT: In order to comply with Zoning Ordinance Section 7703, the site shall substantially comply with the approved plot plans and all deviations thereof, specific conditions and approved building plans. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved landscape plan(s), building plans, and plot plan(s). This includes, but is not limited to maintaining the following: all parking, on-site private roads and driveways areas, recreational/park areas, trash enclosures, removal of graffiti from walls, watering all landscaping at all times, painting all necessary aesthetics design features, and all lighting, wall/fencing and required signage. Failure to conform to the approved plot plan(s); is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **DOCUMENTATION:** The property owner and permittee shall conform to the approved plot plan. If the permittee or property owner chooses to change the site design in any away, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The *[PDS, Code Enforcement Division]* is responsible for enforcement of this permit.

38. PLN#5–ACCESSORY USES

INTENT: A Minor Deviation or Modification to a Major Use Permit is not required for any building, structure or projection listed in Section 4835 or any use listed in the Accessory Use Regulations, section 6150-6199 (or as otherwise referenced), provided the building, structure, or projection or use meets the specific accessory use setbacks in the Site Plan and meets all other conditions and restriction in the Site Plan. This condition is intended to comply with Zoning Ordinance Section 7175, ensuring the ability to allow for structures as detailed in this section without Minor Deviation or Modification. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved landscape plan(s), building plans, and plot plan(s); should any accessory uses be proposed that do not meet the requirements as detailed in the Zoning Ordinance sections listed above, the property owner shall be responsible for obtaining all necessary permits. **DOCUMENTATION:** None. The property owner and permittee shall conform to the Zoning Ordinance requirements for Accessory Uses as detailed above and within the County Zoning Ordinance. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The *[PDS, Code Enforcement Division]* is responsible for enforcement of this permit.

39. NOISE#3–ON-GOING SOUND LEVEL COMPLIANCE:

INTENT: In order to comply with the applicable sections of Title 3, Division 6, Chapter 4 (County of San Diego Noise Ordinance), the site shall comply with the requirements of this condition. **DESCRIPTION OF REQUIRMENT:** Site Plan associated activities shall comply with the one-hour average sound level limit property line requirement pursuant to the County Noise Ordinance, Section 36.404. **DOCUMENTATION:** The property owner(s) and applicant shall conform to the ongoing requirements of this condition. Failure to conform to this condition may result in disturbing, excessive or offensive noise interfering with a person's right to enjoy life and property and is detrimental to the public health and safety pursuant to the applicable sections of Chapter 4. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit.

40. ROADS#10–SIGHT DISTANCE

INTENT: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.(E), Table 5 of the County of San Diego Public Road Standards, unobstructed sight distances shall be maintained for the life of this permit. **DESCRIPTION OF REQUIREMENT:** There shall be a minimum unobstructed sight distance in both directions along ***Buena Vista Drive*** from the unnamed private access road for the life of this permit. **DOCUMENTATION**: Minimum unobstructed sight distances shall be maintained. The sight distance of adjacent driveways and street openings shall not be adversely affected by this project at any time. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [*PDS, Code Compliance Division*] is responsible for enforcement of this permit.

41. STRMWTR#5–SELF-VERIFICATION OPERATION AND MAINTENANCE LETTER

INTENT: In order to promote orderly development and to comply with the County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801 et. seq., an operation and maintenance verification form for each Structural BMPs shall be

completed. **DESCRIPTION OF REQUIREMENT:** Every year the property owner shall receive from the County a BMP Verification Form to be completed for each privately owned Structural BMP. **DOCUMENTATION:** Every year the property owner shall file with the County the completed Structural BMP Verification Form stating the maintenance performed during the reporting period for each privately owned Structural BMP with *[DPW, WPP].* **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [*DPW, WPP*] is responsible for compliance of this permit.

42. PLN#6–PHASE 1 AND 2 CEMETERY OPERATIONS

INTENT: In order to comply with applicable regulations and enforce ongoing requirements and design features of the project. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the following operating requirements listed below:

j. All burial operations shall require burials utilizing caskets and/or urns. Individual plots for burial of caskets and/or urns shall be lined with concrete and/or similar material.

k. All burials and headstone locations shall be located outside of any irrigation line locations, future irrigation line locations, or any underground utility locations.

l. Phase 1 Only: All burials and headstone locations shall be located away from planned limits of grading or construction for Phase 2 upon consultation with the engineer of work for the project.

m. All burials and headstone locations shall be located a minimum of 50-feet away from the southern boundary of the cemetery. Note: The setback is intended to ensure burials and headstone locations are located away from existing residences located south of the site. This property line 50-foot setback shall only be for the property directly adjacent to the residential development along the southern boundary. All headstones south of Keys Place shall be flat with no above-ground projections.

n. All on-site drive aisles/roadways that are less than 24-feet in width shall be striped for one-way only travel and shall contain on-site signage or information preventing parking on drive aisles/roadways less than 24-feet in width. The width of parking areas and drive aisles/on-site roadways shall be in conformance with the requirements set by the local fire protection district.

o. Any access gate required for the project shall include a fire district access system such as a Knox box as approved by the local fire protection district. This shall be required once an access gate is installed.

p. Outdoor speakers shall be limited in use when used to amplify speech or play music. In the event that outdoor speakers are proposed, the speakers shall be placed more than 100 feet away from the nearest property line and directed away from the nearest property line. The use of amplified speech or speakers shall comply with the Noise Ordinance and ongoing conditions associated with consistency with the noise Ordinance. (Note: Outdoor speakers are only anticipated for speeches during religious holidays)

q. Phase 1 Only: All attendees/guests of funeral services of the site shall be limited to 50 guests total/maximum. In the event that additional attendees/guests of services beyond the 50 count, shuttle services and additional parking upon coordination with the St. Thomas More church shall be coordinated.

r. The property owner and operator of the cemetery shall assist with providing shuttle service options and additional parking options upon request of the guests/attendees of the property.

DOCUMENTATION: None. The property owner and permittee shall conform to the applicable requirements. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The *[PDS, Code Enforcement Division]* is responsible for enforcement of this permit.

43. PLN#7–SIGNAGE IN ACCORDANCE WITH MUP

INTENT: In order to comply with the signage requirements in Sections 7609 (d) and 6252(x) of the Zoning Ordinance. **DESCRIPTION OF REQUIREMENT:** A conceptual sign package listing anticipated square footages and location of signs are included as part of the Major Use Permit Plot Plans. Any future changes to submitted sign packages shall require an applicable minor deviation/modification in accordance with Section 7609(d) of the Zoning Ordinance. Any future changes permitted under an applicable minor deviation or modification shall contain information on plans related to the square footage of signage, height, lighting, etc. All signage shall be located outside of public right-of-way and reviewed for substantial conformance with the conceptual designs of the conceptual signage plan of the project. **DOCUMENTATION:** Upon changes to proposed signage and submittal of minor deviations/modifications to the Major Use Permit for signage changes, the plot plans shall contain sufficient information related to signage consistent with this condition. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The *[PDS, Code Enforcement Division]* and *[PDS, BPPR] are* responsible for enforcement of this permit.

PHASE 2 GRADING PLAN NOTES

PRE-CONSTRUCTION MEETING: *(Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances.)*

44. HAZ#1–SOIL REMEDIATION (HAZ-1)

INTENT: In order to remediate potentially contaminated soil as identified in the Phase 1 and Phase 2 Environmental Site Assessment, remediation under the supervision of the Department of Environmental Health and Quality (DEHQ), is required. **DESCRIPTION OF REQUIREMENT:** In the event that any activity, including earthmoving or construction, discovers the presence of contaminated soils on-site, the contractor and/or property owner shall notify County PDS and DEHQ. The presence of contaminated soils will require soil testing and remediation in accordance with standard County procedures. This process will be determined once the County is notified of the presence of contaminated soils. The plan shall be prepared and implemented pursuant to the DEHQ SAM Manual under direction from the DEH SAM:

a. Enrollment in the DEHQ, Voluntary Assistance Program (VAP) is required. If contamination is found to be from an underground storage tank (UST) then enrollment in the DEH, Local Oversight Program (LOP) is required in lieu of enrollment in the VAP. All soil remediation shall be completed under supervision of the SAM/VAP or LOP as required.

a. All underground storage tanks (UST) shall be removed under permit from [*DEH, HMD*] if contamination is discovered from the UST, then compliance enrollment in the DEH, LOP is required.
b. All required grading work shall comply with the County of San Diego Grading Ordinance 87.101 et. al. If a grading permit is required for the remediation work, it shall be issued for the remediation work only.
c. The presence, locations and quantities of septic system(s) shall be evaluated. If present, the septic tanks shall be removed under permit and approval from the [*DEHQ, LWQ*].
d. If the Director of PDS may allow approval of other engineering plans and/or issuance of other project permits may be permitted as long as there is no risk of effects to public health and safety. Concurrence from the [DEHQ, SAM] is required, and the applicant shall enter into a secured agreement for the completion of the remediation work.

DOCUMENTATION: The applicant shall contract with a California Licensed Environmental Consultant to prepare the treatment plan and implement any required work plan for soil remediation during construction **TIMING:** Prior to approval of any grading and/or improvement plans, issuance of any construction, building or any other permit (except for any grading plan or permit required for the remediation work), and prior to commencement of any construction, or use of the property in reliance on this permit, the applicant shall comply with this condition. Prior to the preconstruction meeting for the project, the following Grading and or Improvement Plan Notes shall be placed on the Preliminary Grading Plan and made conditions of the issuance of said permits. **MONITORING:** DEHQ shall oversee the progress of the remediation. Upon Completion of the remediation project the [*DEHQ, SAM*] shall issue a "Closure Letter" or similar closure document to DEHQ and the [PDS, LDR]. The [*PDS, PCC*] shall review the closure letter for compliance with this condition.

45. BIO#6–RESOURCE AVOIDANCE (BIO-1)

INTENT: In order to avoid impacts to migratory birds and raptors, which are a sensitive biological resource pursuant to the Migratory Bird Treaty Act (MBTA), a Resource Avoidance Area (RAA), shall be implemented on all plans. **DESCRIPTION OF REQUIREMENT**: There shall be no brushing, clearing and/or grading such that none will be allowed within 300 feet of migratory bird nesting habitat and 500 feet of raptor nesting habitat during the breeding season of the migratory bird and raptor within RAA as indicated on these plans. The breeding season is defined as occurring between February 1 and August 31. The Director of PDS [PDS, PCC] may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Wildlife, provided that no migratory birds or raptors are present in the vicinity of the brushing, clearing, or grading as demonstrated by a survey conducted no more than 72-hours prior to clearing or grading. **DOCUMENTATION:** The applicant shall provide a letter of agreement with this condition; alternatively, the applicant may submit a written request for waiver of this condition. Although, No Grading shall occur within the RAA until concurrence is received from the County and the Wildlife Agencies. **TIMING:** Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies.

MONITORING: The [*DPW, PDCI*] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PCC] is received. The [PDS, PCC] shall review the concurrence letter.

46. BIO#7–PRE-CONSTRUCTION BAT SURVEY (BIO-2)

INTENT: In order to prevent inadvertent disturbance to special status bats, a pre-construction bat survey shall be conducted within the project area prior to brushing, clearing, or grading. **DESCRIPTION OF REQUIREMENT:** A County-approved biologist shall perform a pre-construction bat survey in suitable roosting habitat within 72 hours of the start of any grading, clearing, and/or grubbing. If special-status bats are identified during the pre-construction survey, then a qualified biologist should establish an adequate buffer zone in which construction activities are prohibited until the bats can be evicted. Removal of special-status bats will require consultation with the CDFW. If any active roosts are found, clearing shall not proceed until after consultation with County and Wildlife Agency staff, and implementation of any protective measures required. **DOCUMENTATION**: The Biological Monitor shall prepare written documentation that certifies that the bat survey has been completed and that bats have been avoided. **TIMING**: Prior to any clearing, grubbing, grading, or any land disturbances, this condition shall be completed and approved. **MONITORING**: The [*DPW, PDCI*] shall not allow any grading, unless a concurrence from the [PDS, PPD] is received. The [PDS, PPD] shall review the concurrence letter.

47. CULT#GR-1 - ARCHAELOGICAL AND TRIBAL MONITORING – PRECONSTRUCTION MEETING (CULT-1, CULT-2, CULT-3, CULT-4)

INTENT: In order to comply with the County of San Diego Guidelines for Significance – Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The County approved Project Archaeologist and Luiseño Native American Monitor shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the archaeological monitoring program. The Project Archaeologist and Luiseño Native American Monitor shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The Project Archaeologist and Luiseño Native American monitor shall also evaluate fill soils to determine that they are clean of cultural resources. The archaeological monitoring program shall comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources. **DOCUMENTATION:** The applicant shall have the contracted Project Archeologist and Luiseño Native American attend the preconstruction meeting to explain the monitoring requirements. **TIMING:** Prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. **MONITORING:** The *[DPW, PDCI]* shall confirm the attendance of the approved Project Archaeologist.

DURING CONTRUCTION: *(The following actions shall occur throughout the duration of the grading construction).*

48. AQ#1–AIR QUALITY FUGITIVE DUST

INTENT: In order to mitigate for fugitive dust during construction activities. **DESCRIPTION OF REQUIREMENT:** The project applicant or designee shall comply with

the San Diego County Air Pollution Control District (SDAPCD) Rule 55 and County Code Section 87.428 (Grading Ordinance), and implement the following dust control measures during construction:

j. Maintain at least 12 inches of freeboard, cover loads, or secure material by watering or treating in all haul/dump trucks entering or leaving the site with soil import/export material.
k. Water construction areas between dozer/scraper passes and on any unpaved roads within the project limits a minimum of two (2) times daily.
l. Terminate grading activities in winds in excess of 25 miles per hour (mph).
m. Use sweepers and water trucks to control dust and debris at public street access points and approach routes to construction sites.
n. Stabilize dirt storage piles with chemical binders, tarps, fencing, or other suppression measures.
o. Stabilize internal construction-roadways by paving, chip sealing or chemicals after rough grading.
p. Enforce a 15-mph speed limit on unpaved surfaces.
q. Hydroseed, landscape, or develop disturbed areas as quickly as possible and as directed by the County and/or SDAPCD to reduce dust generation.
r. Visible roadway dust as a result of active operations, spillage from transport trucks, erosion, or track-out/carry-out shall be minimized by the use of track-out grates, gravel beds, or wheel-washing at each egress point and be removed at the conclusion of each workday when active operations cease, or every 24 hours for continuous operations. If a street sweeper is used to remove any track-out/carry-out, only respirable particulate matter (PM_{10}) -efficient street sweepers certified to meet the most current South Coast Air Quality Management District (SCAQMD) Rule 1186 requirements shall be used. The use of blowers for removal of track-out/carry-out is prohibited under any circumstances.

DOCUMENTATION: The applicant or designee shall comply with the Air Quality requirements of this condition. **TIMING:** The following actions shall occur throughout the duration of construction and grading. **MONITORING:** The [*DPW, PDCI*] shall make sure that the grading contractor complies with the Air Quality requirements of this condition. The [*DPW, PDCI*] shall contact the [*DPLU, PCC*] if the applicant fails to comply with this condition.

49. AQ#2 – CONSTRUCTION EXHAUST EMISSIONS

INTENT: In order to address exhaust emissions during construction activities. **DESCRIPTION OF REQUIREMENT:** The applicant shall use reasonable best efforts to demonstrate that all diesel fired construction equipment, equal to or greater than 50 horsepower, would utilize CARB Tier IV equipment, unless such an engine is not available for a particular item of equipment. The applicant shall be required to contact a minimum of three fleet owners/operators/fuel providers in San Diego County or adjacent counties to acquire such equipment. The measure shall be determined to be not feasible if three entities respond that Tier IV equipment is not commercially available for the Project's equipment needs during construction. **DOCUMENTATION:** The applicant shall comply with the requirements of this condition. The applicant shall show compliance with this measure by providing information related to the equipment used and notices/contracts or

bids. **TIMING:** During grading activities, the use of Tier IV vehicles shall be required, if applicable and the contract information shall be maintained and provided upon request. **MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor complies with the requirements of this condition. The [DPW, PDCI] shall contact the [DPLU, PCC] if the applicant fails to comply with this condition.

50. PALEO#GR-1 - PALEONTOLOGICAL MONITORING (GEO-1)

INTENT: In order to comply with the San Diego County Guidelines for Determining Significance for Paleontological Resources, a Paleontological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** This project site has marginal levels of sensitive Paleontological resources. All grading activities are subject to the County of San Diego Grading Ordinance Section 87.430, if any significant resources (Fossils) are encountered during grading activities.

a. The grading contractor is responsible to monitor for paleontological resources during all grading activities. If any fossils are found greater than 12 inches in any dimension, stop all grading activities and contact PDS before continuing grading operations.

b. If any paleontological resources are discovered and salvaged, the monitoring, recovery, and subsequent work determined necessary shall be completed by or under the supervision of a Qualified Paleontologist pursuant to the San Diego County Guidelines for Determining Significance for Paleontological Resources.

TIMING: The following actions shall occur throughout the duration of the grading construction. **MONITORING:** The [*DPW, PDCI*] shall make sure that the grading contractor is on-site performing the Monitoring duties of this condition. The [*DPW, PDCI*] shall contact PDS if the grading contractor or applicant fails to comply with this condition.

51. CULT#GR-2 - ARCHAEOLOGICAL AND TRIBAL MONITORING – DURING CONSTRUCTION (CULT-1, CULT-2, CULT-3, CULT-4)

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, a Cultural Resource Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist and Luiseño Native American Monitor shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The archaeological monitoring program shall comply with the following requirements during earth-disturbing activities:

f. **Monitoring.** During the original cutting of previously undisturbed deposits, the Project Archaeologist and Luiseño Native American Monitor shall be onsite as determined necessary by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Luiseño Native American Monitor. Monitoring of the cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Luiseño Native American Monitor.

g. **Inadvertent Discoveries.** In the event that previously unidentified potentially significant cultural resources are discovered:

7. The Project Archaeologist or the Luiseño Native American monitor shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources.
8. At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist.
9. The Project Archaeologist, in consultation with the PDS Staff Archaeologist and the Luiseño Native American Monitor, shall determine the significance of the discovered resources.
10. Construction activities will be allowed to resume in the affected area only after the PDS Staff Archaeologist has concurred with the evaluation.
11. Isolates and clearly non-significant deposits shall be minimally documented in the field. Should the isolates and/or non-significant deposits not be collected by the Project Archaeologist, then the Luiseño Native American monitor may collect the cultural material for transfer to a Tribal Curation facility or repatriation program.
12. If cultural resources are determined to be significant, a Research Design and Data Recovery Program (Program) shall be prepared by the Project Archaeologist in consultation with the Luiseño Native American Monitor. The County Archaeologist shall review and approve the Program, which shall be carried out using professional archaeological methods. The Program shall include (1) reasonable efforts to preserve (avoidance) “unique” cultural resources or Sacred Sites; (2) the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap, if avoidance is infeasible; and (3) data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).

h. **Human Remains.** If any human remains are discovered:

1. The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
2. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the human remains are to be taken offsite for evaluation, they shall be accompanied by the Luiseño Native American monitor.
3. If the remains are determined to be of Native American origin, the NAHC shall immediately contact the Most Likely Descendant (MLD).
4. The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
5. The MLD may with the permission of the landowner, or their authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site.

6. Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.

i. **Fill Soils.** The Project Archaeologist and Luiseño Native American monitor shall evaluate fill soils to determine that they are clean of cultural resources.

j. **Monthly Reporting.** The Project Archaeologist shall submit monthly status reports to the Director of Planning and Development Services starting from the date of the Notice to Proceed to termination of implementation of the archaeological monitoring program. The report shall briefly summarize all activities during the period and the status of progress on overall plan implementation. Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction.

DOCUMENTATION: The applicant shall implement the Archaeological Monitoring Program pursuant to this condition. **TIMING:** The following actions shall occur throughout the duration of the earth disturbing activities. **MONITORING:** The *[DPW, PDCI]* shall make sure that the Project Archeologist is on-site performing the monitoring duties of this condition. The *[DPW, PDCI]* shall contact the *[PDS, PPD]* if the Project Archeologist or applicant fails to comply with this condition.

52. DPW#1–RECYCLING - GRADING MATERIAL DIVERSION:
INTENT: In order to comply with the Grading Material Diversion Program, project recycling and diversion is designed to increase diversion of grading, land clearing, and brushing materials from landfills, extend the useful life of local landfills, and support construction and demolition project compliance with State waste diversion requirements. **DESCRIPTION OF REQUIREMENT:** For all grading projects >5,000 cubic yards, a Daily Log of all grading, land clearing, and brushing material that is exported or reused/repurposed must be retained onsite. The Daily Log must include all export receipts or other vendor or disposal or transfer station facility information that accepted grading material from the approved grading project. **DOCUMENTATION:** Daily Logs shall be prepared and kept on-site for inspection and include the following:

A. Identify the project location.
B. Log date that material was transported off the site
C. Log type of grading or clearing material
D. Weight of the material or its approximate tonnage or cubic yards
E. Name of the party transporting the materials
F. Name of the receiving facility or exporter, and whether the material was disposed of in a landfill, salvaged for future use off-site, or recycled.
G. Each log entry shall correspond with a receipt issued by the party that transported the material off-site or by facility that accepted the materials. If the materials were hauled by the grading contractor, export receipts shall be compiled within 90 days of the date of the log entry.
H. The Daily Log shall include separate entries for each occurrence of materials reused on-site.

l. The Daily Log and all receipts shall be maintained at the project site and made available to any County inspector responsible to ensure compliance with this requirement

TIMING: The following actions and logs shall occur throughout the duration of the earth disturbing activities. **MONITORING:** The *[DPW, PDCI]* shall ensure that the grading contractor is preparing and maintaining the daily logs on-site. The *[DPW, PDCI]* shall contact the *[DPW, CO]* if the grading contractor or applicant fails to comply with this condition.

53. NOISE#2–TEMPORARY CONSTRUCTION NOISE: [DPW, PDCI].
INTENT: In order to minimize temporary construction noise for grading operations associated with the project subdivision and to comply with County Noise Ordinance 36.408 and 36.409. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following temporary construction noise control measures:

f. Turn off equipment when not in use.

g. Equipment used in construction should be maintained in proper operating condition, and all loads should be properly secured, to prevent rattling and banging.

h. Use equipment with effective mufflers

i. Minimize the use of back up alarm.

j. Equipment staging areas should be placed at locations away from noise sensitive receivers.

DOCUMENTATION: The applicant shall comply with the temporary construction noise measures of this condition. **TIMING:** The following actions shall occur throughout the duration of the grading construction. **MONITORING:** The [*DPW, PDCI*] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the applicant fails to comply with this condition.

ROUGH GRADING: *(Prior to rough grading approval and issuance of any building permit).*

54. PALEO#GR-2 - PALEONTOLOGICAL MONITORING (GEO-1)
INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources, a Paleontological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** One of the following letters shall be performed upon completion of the grading activities that require monitoring:

a. If no paleontological resources were discovered, submit a “No Fossils Found” letter from the grading contractor to PDS stating that the monitoring has been completed and that no fossils were discovered, and including the names and signatures from the

fossil monitors. The letter shall be in the format of Attachment E of the County of San Diego Guidelines for Determining Significance for Paleontological Resources.

c. If paleontological resources were encountered during grading, a letter shall be prepared stating that the field grading monitoring activities have been completed, and that resources have been encountered. he letter shall detail the anticipated time schedule for completion of the curation phase of the monitoring.

DOCUMENTATION: The applicant shall submit the letter report to PDS for review and approval. **TIMING:** Upon completion of all grading activities, and prior to Rough Grading Final Inspection (Grading Ordinance SEC 87.421.a.2), the letter report shall be completed. **MONITORING:** PDS shall review the final negative letter report or field monitoring memo for compliance with the project MMRP, and inform *[DPW, PDCI*] that the requirement is completed.

53. CULT#GR-3 - ARCHAEOLOGICAL AND TRIBAL MONITORING – ROUGH GRADING (CULT-1, CULT-2, CULT-3, CULT-4)

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist shall prepare one of the following reports upon completion of the earth-disturbing activities that require monitoring:

a. **No Archaeological Resources Encountered.** If no archaeological resources are encountered during earth-disturbing activities, then submit a final Negative Monitoring Report substantiating that earth-disturbing activities are completed and no cultural resources were encountered. Archaeological monitoring logs showing the date and time that the monitor was on site and any comments from the Native American Monitor must be included in the Negative Monitoring Report.

b. **Archaeological Resources Encountered.** If archaeological resources were encountered during the earth disturbing activities, the Project Archaeologist shall provide an Archaeological Monitoring Report stating that the field monitoring activities have been completed, and that resources have been encountered. The report shall detail all cultural artifacts and deposits discovered during monitoring and the anticipated time schedule for completion of the curation and/or repatriation phase of the monitoring.

DOCUMENTATION: The applicant shall submit the Archaeological Monitoring Report to *[PDS, PPD]* for review and approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center and any culturally-affiliated Tribe who requests a copy. **TIMING:** Upon completion of all earth-disturbing activities, and prior to Rough Grading Final Inspection (Grading Ordinance SEC 87.421.a.2), the report shall be completed. **MONITORING:** *[PDS, PPD]* shall review the report or field monitoring memo for compliance with the project MMRP, and inform *[DPW, PDCI]* that the requirement is completed.

54. DPW#1–RECYCLING - GRADING MATERIAL DIVERSION:
INTENT: In order to comply with the Grading Material Diversion Program, project recycling and diversion is designed to increase diversion of grading, land clearing, and brushing materials from landfills, extend the useful life of local landfills, and support construction and demolition project compliance with State waste diversion requirements. **DESCRIPTION OF REQUIREMENT:** At the conclusion of the grading activities and prior to the release of Rough Grade Inspection, and prior to issuance of any building permit, the Final Debris Management Report (DMR) must be prepared and submitted for review and approval. **DOCUMENTATION:** The DMR final report (see template) shall be prepared and submitted for review and approval by the *[DPW, CO*] and shall include:

E. Project name.
F. List of total weight, tonnage, or cubic yards of materials, by type, which was recycled, salvaged, or disposed of in a landfill.
G. Provide copies of receipts for export facilities, haulers, or materials reused on site.
H. Signed self-certification letter (see template).

TIMING: The final report shall be prepared and submitted at Rough Grade inspection. **MONITORING:** The [*DPW, PDCI*] shall ensure that the grading contractor has prepared and submitted the final report to [*DPW, CO*]. The [*DPW, PDCI*] shall contact the [*DPW, CO*] if the grading contractor or applicant fails to comply with this condition.

FINAL GRADING RELEASE: *(Prior to any occupancy, final grading release, or use of the premises in reliance of this permit).*

55. CULT#GR-4 - ARCHAEOLOGICAL AND TRIBAL MONITORING – FINAL GRADING (CULT-1, CULT-2, CULT-3, CULT-4)
INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist shall prepare a final report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program if cultural resources were encountered during earth-disturbing activities. The report shall include the following, if applicable:

a. Department of Parks and Recreation Primary and Archaeological Site forms.

b. Daily Monitoring Logs

c. Evidence that all cultural materials have been conveyed as follows:

(1) Evidence that all prehistoric materials collected during the archaeological monitoring program have been submitted to a San Diego curation facility or a culturally affiliated Native American Tribal curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated Native American Tribal curation facility

and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.

or

Evidence that all prehistoric materials collected during the grading monitoring program have been repatriated to a Native American group of appropriate tribal affinity and shall be accompanied by payment of the fees necessary, if required. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.

(2) Historic materials shall be curated at a San Diego curation facility and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.

d. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the archaeological monitoring activities have been completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

DOCUMENTATION: The applicant's archaeologist shall prepare the final report and submit it to *[PDS, PPD]* for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC) and any culturally-affiliated Tribe who requests a copy. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the final report shall be prepared. **MONITORING:** *[PDS, PPD]* shall review the final report for compliance with this condition and the report format guidelines. Upon acceptance of the report, *[PDS, PPD]* shall inform *[PDS, LDR]* and *[DPW, PDCI]*, that the requirement is complete and the bond amount can be relinquished. If the monitoring was bonded separately, then *[PDS, PPD]* shall inform *[PDS or DPW FISCAL]* to release the bond back to the applicant.

56. BIO#8–OPEN SPACE SIGNAGE & FENCING (BIO-4)

INTENT: In order to protect the onsite open space for PDS2020-MUP-20-004, fencing and signage shall be installed. **DESCRIPTION OF REQUIREMENT:** The permanent fences and open space signs shall be placed along the open space boundary as shown on these plans and the approved Conceptual Grading and Development Plan for PDS2020-MUP-20-004.

a. Evidence shall be site photos and a statement from a California Registered Engineer, or licensed surveyor that the permanent walls or fences, and open space signs have been installed.

b. The signs must be corrosion resistant, a minimum of 6” x 9” in size, on posts not less than three (3) feet in height from the ground surface, and must state the following:

Sensitive Environmental Resources
Area Restricted by Easement
Entry without express written permission from the County of San Diego is prohibited. To report a violation or for more information about easement restrictions and exceptions contact the County of San Diego, Planning & Development Services
Reference: PDS2020-MUP-20-004

DOCUMENTATION: The applicant shall install the fencing and signage and provide the documentation photos and certification statement to the [*PDS, PCC*]. **TIMING:** Prior to the occupancy of any structure or use of the premises, and prior to Final Grading Release (Grading Ordinance Sec. 87.421.a.3) the fencing and signage shall be installed. **MONITORING:** The [*PDS, PCC*] shall review the photos and statement for compliance with this condition.

57. BIO#9–EASEMENT AVOIDANCE (BIO-4)

INTENT: In order to protect sensitive resources, pursuant to County Grading Ordinance Section 87.112 the open space easements shall be avoided. **DESCRIPTION OF REQUIREMENT:** The easement indicated on this plan is for the protection of sensitive environmental resources and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. It is unlawful to grade or clear within an open space easement, any disturbance shall constitute a violation of the County Grading Ordinance Section 87.112 and will result in enforcement action and restoration. The only exception(s) to this prohibition are:

1. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the applicable fire code of the Fire Authority Having Jurisdiction and the Memorandum of Understanding dated February 26, 1997, (http://www.sdcounty.ca.gov/PDS/docs/MemoofUnder.pdf) between the wildlife agencies and the fire districts and any subsequent amendments thereto.
2. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of PDS, DPW or DPR.
3. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the DEH.
4. An Irrevocable Offer of Dedication for the purposes of road right-of-way. Applicable permits from other agencies (Example: Regional Water Quality Control Board, U.S. Fish and Wildlife Service, etc.) and environmental documentation shall be obtained and processed prior to any construction.

DOCUMENTATION: The applicant shall provide a letter statement to the [*PDS, PCC*] stating that all Sensitive Resource Easements were avoided during the grading

construction, and that no impacts or encroachment into the open space occurred. **TIMING:** Prior to Final Grading Release the letter verifying the easements were not disturbed shall be submitted. **MONITORING:** The [*DPW, PDCI*] shall not allow any grading, clearing or encroachment into the open space easement.

MAJOR USE PERMIT FINDINGS FOR PDS2020-MUP-20-006

Pursuant to Section 7358 of The Zoning Ordinance, the following findings in support of the granting of the Major Use Permit are made:

(a) The location, size, design, and operating characteristics of the proposed use would be compatible with adjacent uses, residents, buildings, or structures with consideration given to

1. Harmony in scale, bulk, coverage, and density

The Project has been designed based on existing topographical conditions and on a site that has historically been disturbed and used for agricultural and landscaping storage purposes. The project consists of redevelopment and will result in landscaped areas that will primarily operate similar to a passive park. The project includes a 50-foot community buffer setback along the southern property line that restricts burials and headstones from being adjacent to residential uses south of the site. A second buffer south of Keys Place and the central access driveway of the cemetery has been added which restricts all burials to have flat headstones with no protruding vertical identifiers. Both buffers will provide a gradual transition from nearby residential uses into the cemetery. The proposed cemetery is located directly adjacent to the St. Thomas More Catholic Church. Religious ceremonies and funerals associated with the Catholic religion can be practiced at the adjacent church. The project has been designed to minimize structures due to the proximity of the project to the St. Thomas More Catholic Church and the project does not contain chapels or mausoleums that may be common in other cemeteries. Additionally, the project will utilize the parking area associated with St. Thomas More Catholic Church and visitors of the cemetery can use carpooling and shuttle services. Any events or outdoor noise will be limited on the site as events associated with funerals and chapels will occur at the St. Thomas More Catholic Church.

The project also includes dense landscaping along the interior and perimeter portions of the Project site that will assist in screening the cemetery from adjacent views and uses. Specifically mature trees and shrubs are proposed along the perimeter of the project site to assist with screening. All buildings associated with the project are designed to be compliant with the height designator of the property which sets a maximum height of 35 feet. The proposed administrative office is designed to be approximately 2,220 square feet and in the location of an existing residential structure. The administrative office will appear to be a large residence within the area. The Project site is not visible from any Scenic Highway identified in the County of San Diego General Plan.

The coverage of the project site with the proposed structures is less than or comparable to surrounding properties. The project site is approximately 14.5-acres and surrounding parcels range in size from approximately 5,000 square feet to approximately 4.5 acres. The surrounding parcels range in coverage from approximately 5 to 80 percent as the surrounding property contains residences, residential uses on large lots, and agricultural uses. The total square footage of structures on the project site will result in less than 5,000 square feet and include a 2,200 square foot administrative office and a guardhouse. The site will not include a mausoleum or chapel. Although separate from coverage due to physical structures, the site will include landscaping as well as headstones and memorials that are typical of a cemetery. Therefore, the coverage of the project site will comparable to or less than surrounding properties.

The project does not include residential uses that are subject to density requirements.

2. *The availability of public facilities, services, and utilities*

Service availability forms have been provided by all applicable utilities and agencies for Fire, Sewer, and Water. Fire service will be provided by the Vista Fire Protection District and the nearest station is approximately 1.2 miles south of the project site. Sewer service will be provided by Buena Sanitation District. Water service will be provided by Vista Irrigation District. Additionally, the project will obtain electrical service power through San Diego Gas & Electric (SDG&E) and the project site contains several SDG&E utility lines. Coordination with SDG&E throughout operations of the project are anticipated due to the proximity of potential gravesites to SDG&E utility lines. The existing on-site well is conditioned to be destroyed as part of the project and no groundwater is anticipated to be used for the project. The project is conditioned to remove the existing on-site wastewater treatment system and septic system for the existing residence and connect to sewer when the administrative office is built for the project. All required utilities are therefore available for the project.

2. The harmful effect, if any, upon desirable neighborhood character

The project includes the development of a phased Catholic cemetery. The property site previously contained a nursery and landscaping storage business. The project site is also subject to the Semi-Rural General Plan Regional Category and the Semi-Rural Land Use Designation.

The project has been designed to construct a cemetery in a portion of the northern region of unincorporated County of San Diego that contains dense and urban uses to the south and large lots to the north. The proposed cemetery is located directly adjacent to the St. Thomas More Catholic Church. Religious ceremonies and funerals associated with the Catholic religion can be practiced at the adjacent church. The project has been designed to minimize structures due to the proximity of the project to the St. Thomas More Catholic Church and the project does not contain chapels or mausoleums that may be common in other cemeteries.

Additionally, the project will utilize the parking area associated with St. Thomas More Catholic Church and visitors of the cemetery can use carpooling and shuttle services. Any events or outdoor noise will be limited on the site as events associated with funerals and chapels will occur at the St. Thomas More Catholic Church. The nature of the use of the cemetery is intended to be a passive park and not include events with loud music or uses that generate loud noise that would be intrusive to the neighborhood. The project includes a 50-foot community buffer setback along the southern property line that restricts burials and headstones from being adjacent to residential uses south of the site. A second buffer south of Keys Place and the central access driveway of the cemetery has been added which restricts all burials to have flat headstones with no protruding vertical identifiers. Both buffers will provide a gradual transition from nearby residential uses into the cemetery. The project also includes dense landscaping along the interior and perimeter portions of the Project site that will assist in screening the cemetery from adjacent views and uses. Specifically mature trees and shrubs are proposed along the perimeter of the project site to assist with screening. All buildings associated with the project are designed to be compliant with the height designator of the property which sets a maximum height of 35 feet. The proposed administrative office is designed to be approximately 2,220 square feet and in the location of an existing residential structure. The administrative office will appear to be a large residence within the area.

Therefore, the project would not have a harmful effect on the neighborhood character.

4. *The generation of traffic and the capacity and physical character of surrounding streets*

The project site is located in an unincorporated portion of San Diego County that is surrounded by multiple municipalities. The project site is adjacent to urbanized areas within the City of Vista and City of Oceanside. Both a Local Mobility Analysis and a Phase one Traffic Memo were prepared for the Project that estimated the Project would generate 138 Average Daily Trips (ADT) at full buildout and 38 ADT during Phase one. The analysis estimated that the previous operations of the site as a nursery and landscaping storage business generated approximately 176 ADT. The Project is anticipated to generate less ADT than the previous use of the site. Due to the nature of the use of a cemetery, residents from primarily the northern portion of the County are anticipated to use the cemetery with infrequent trips only for funeral services and visitation. The Project includes multiple conditions, improvements, and design considerations that assist with potential traffic and transportation impacts associated with the project:

- Carpooling and shuttle services to the site from residences as well as from the adjacent St. Thomas More Catholic Church
- Frontage improvements along Buena Vista Drive including a sidewalk and additional road right-of-way during construction of Phase two
- Stop sign and controlled access gate at the entrance of the Project
- On-site directional signage for internal roadways

With the incorporation of the Project improvements, the reduction of trips compared to previous uses of the site, the location of the site in proximity to an existing church, and the location of the cemetery, the Project will not result in significant traffic impacts.

5. *The suitability of the site for the type and intensity of use or development which is proposed*

The project is consistent with the Semi-Rural (SR-1) General Plan Land Use Designation of the site. The use of a cemetery is permitted within the Limited Agriculture (A70) zoning use regulation of the site upon approval of a Major Use Permit. The property is located in a transition area from dense residential uses to the south of the site and larger lots residential and agricultural uses north and east of the site near multiple jurisdictions and municipalities. The property is located near St. Thomas More Catholic Church. The Project has been designed to minimize structures due to the proximity of the Project to the St. Thomas More Catholic Church and the Project does not contain chapels or mausoleums that may be common in other cemeteries. Additionally, the Project will utilize the parking area associated with St. Thomas More Catholic Church and visitors of the cemetery can use carpooling and shuttle services. Any events or outdoor noise will be limited on the site as events associated with funerals and chapels will occur at the St. Thomas More Catholic Church. The nature of the use of the cemetery is intended to be a passive park and not include events with loud music or uses that generate loud noise that would be intrusive to the neighborhood. As such, the project is consistent with the type and intensity of use intended for the site.

6. *Any other relevant impact of the proposed use*

No relevant impacts were identified.

(b) The impacts, as described in Findings (a) above, and the location of the proposed use would be consistent with the San Diego County General Plan.

The project is within the Semi-Rural Regional Category, Semi-Rural (SR-1) Land Use Designation and is within the North County Metropolitan Subregional Planning Area. The project complies with the General Plan because the project is consistent the goals and policies of the General Plan such as Policy LU-6.5 (Sustainable Stormwater Management) because the project has incorporated required stormwater management features consistent with the Best Management Practice Design Manual. Furthermore, the project would be consistent with policies and goals outlined in the North County Metropolitan Subregional Plan such as Goal 4 – Protect Environmental Resources. The Project consists of developing a site that has been historically disturbed with agricultural uses. The Project will result in the dedication of a biological open space easement in order to protect Resource Protection Ordinance (RPO) wetlands located at the northwest corner of the project site. Therefore, the proposed use and project are consistent with the San Diego County General Plan.

(c) That the requirements of the California Environmental Quality Act have been complied with.

The Project has been reviewed for compliance with the CEQA, and a Mitigated Negative Declaration (MND) was prepared and was available for a 36-day public review period from December 19, 2024 through January 24, 2025, and is on file with PDS under Environmental Log Number PDS2020-ER-20-08-006. Staff received 57 formal comments from individuals and organizations. The MND found that the Project, with incorporation of mitigation measures, will not cause any significant effects on the environment.

Pursuant to Section 6901 (c) of The Zoning Ordinance, the following findings in support of the granting of the Major Use Permit for a cemetery are made:

6901(c): Before any Major Use Permit for a cemetery may be granted or modified, in addition to the findings required by Section 7358, it shall be found, based upon a financial statement of the applicant and such measures or programs as the applicant may propose, that the cemetery will be established, cared for and maintained in such a manner as to prevent the same from becoming a public nuisance.

The project applicant has submitted a letter outlining the long-term financial viability of the cemetery that is on file with PDS. The Project is proposed by the Roman Catholic Diocese of San Diego that is tied to numerous churches and schools within San Diego County. The applicant team has experience in maintaining a financially viable cemetery in the County of San Diego at Holy Cross Cemetery for over 100 years.

ORDINANCE COMPLIANCE NOTIFICATIONS (Tied to both Phase 1 and Phase 2)

ORDINANCE COMPLIANCE NOTIFICATIONS: The project is subject to, but not limited to the following County of San Diego, State of California, and U.S. Federal Government, Ordinances, Permits, and Requirements:

NOTICE: The subject property contains wetlands, a lake, a stream, and/or waters of the U.S. which may be subject to regulation by State and/or federal agencies, including, but not limited to, the Regional Water Quality Control Board, U.S. Army Corps of Engineers and the California Department of Fish and Wildlife. It is the applicant's responsibility to consult with each agency to determine if a permit, agreement or other approval is required and to obtain all necessary permits, agreements or approvals before commencing any activity which could impact the wetlands, lake, stream, and/or waters of the U.S. on the subject property. The agency contact information is provided below.

U.S. Army Corps of Engineers: 915 Wilshire Blvd., Suite 1101, Los Angeles, CA 90017; (213) 452-3333; http://www.usace.army.mil/

Regional Water Quality Control Board: 2375 Northside Drive, Suite 100, San Diego, CA 92108; RB9_DredgeFill@waterboards.ca.gov ;http://www.waterboards.ca.gov/sandiego/

California Department of Fish and Wildlife: 3883 Ruffin Rd., San Diego, CA 92123; (858) 636-3160; AskR5@wildlife.ca.gov; http://www.dfg.ca.gov/

NOTICE: The subject property contains habitat which may be used for nesting by migratory birds. Any grading, brushing or clearing conducted during the migratory bird breeding season, February 1 – August 31, has a potential to impact nesting or breeding birds in violation of the Migratory Bird Treaty Act. The applicant may submit evidence that nesting or breeding migratory birds will not be affected by the grading, brushing or clearing to these agencies: California Department of Fish and Wildlife, 3883 Ruffin Rd., San Diego, CA 92123, (858) 467-4201, http://www.dfg.ca.gov/; and United States Fish and Wildlife Service, 2177 Salk Avenue, Suite 250, Carlsbad, California 92008, (760) 431-9440, http://www.fws.gov/.

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (SDRWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance No. 10410 and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that during construction the property owner keeps the Storm Water Pollution Prevention Plan (SWPPP) onsite and update it as needed. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

LOW IMPACT DEVELOPMENT NOTICE: The San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning in May 2013. *Project design shall be in compliance with the new Municipal Permit regulations*. The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:

http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf

The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. See link below. http://www.sdcounty.ca.gov/dplu/docs/LID-Handbook.pdf

STORMWATER COMPLIANCE NOTICE: Updated studies, including Hydro-modification Management Plans for Priority Development Projects, will be required prior to approval of grading and improvement plans for construction pursuant to County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410 (N.S.), dated February 26, 2016 and BMP Design Manual. These requirements are subject to the MS4 Permit issued by the Regional Water Quality Control Board, Order No. R9-2013-0001 and any

subsequent order Additional studies and other action may be needed to comply with future MS4 Permits.

DRAINAGE: The project shall be in compliance with the County of San Diego Flood Damage Prevention Ordinance No. 10091, adopted December 8, 2010.

GRADING PERMIT: A grading permit is required prior to commencement of grading when quantities exceed 200 cubic yards of excavation or eight feet (8') of cut/fill per criteria of Section 87.202 (a) of the County Code.

CONSTRUCTION PERMIT REQUIRED: A Construction Permit and/or Encroachment Permit are required for any and all work within the County road right-of-way. Contact PDS Construction/Road right-of-way Permits Services Section, (858) 694-3284, to coordinate departmental requirements. In addition, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

EXCAVATION PERMIT REQUIRED: An excavation permit is required for undergrounding and/or relocation of utilities within the County right-of-way.

BUILDING PERMITS: Please note that this permit does not permit any unpermitted structures on the subject property. A building permit is required for any unpermitted structures.

LIGHTING ORDINANCE COMPLIANCE: In order to comply with the County Lighting Ordinance 59.101 et seq. and Zoning Ordinance Sections 6322, 6324, and 6326, the onsite lighting shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from adjoining premises, and shall otherwise conform to the County Lighting Ordinance 59.101 et seq. and Zoning Ordinance Sections 6322, and 6324. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to lighting. No additional lighting is permitted. If the permittee or property owner chooses to change the site design in any away, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

NOISE ORDINANCE COMPLIANCE: In order to comply with the County Noise Ordinance 36.401 et seq. and the Noise Standards pursuant to the General Plan Noise Element (Table N-1 & N-2), the property and all of its uses shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. No loudspeakers, sound amplification systems, and project related noise sources shall produce noise levels in violation of the County Noise Ordinance. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to noise generating devices or activities. If the permittee or property owner chooses to change the site design in any away, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

NOTICE: THE ISSUANCE OF THIS PERMIT BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS			
Planning & Development Services (PDS)			
Project Planning Division	PPD	Land Development Project Review Teams	LDR
Permit Compliance Coordinator	PCC	Project Manager	PM
Building Plan Process Review	BPPR	Plan Checker	PC
Building Division	BD	Map Checker	MC
Building Inspector	BI	Landscape Architect	LA
Zoning Counter	ZO		
Department of Public Works (DPW)			
Private Development Construction Inspection	PDCI	Environmental Services Unit Division	ESU
Department of Environmental Health and Quality (DEHQ)			
Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMDS HMD
Department of Parks and Recreation (DPR)			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
Department of General Service (DGS)			
Real Property Division	RP		

APPEAL PROCEDURE: Within ten calendar days after the date of this Decision of the Planning Commission, the decision may be appealed to the Board of Supervisors in accordance with Section 7366 of the County Zoning Ordinance. An appeal shall be filed with the Director of Planning & Development Services or by mail with the Secretary of the Planning Commission within TEN CALENDAR DAYS of the date of this notice AND MUST BE ACCOMPANIED BY THE DEPOSIT OR FEE AS PRESCRIBED IN THE DEPARTMENT'S FEE SCHEDULE, PDS FORM #369, pursuant to Section 362 of the San Diego County Administrative Code. If the tenth day falls on a weekend or County holiday, an appeal will be accepted until 4:00 p.m. on the following day the County is open for business. Filing of an appeal will stay the decision of the Planning Commission until a hearing on your application is held and action is taken by the Board of Supervisors. Furthermore, the 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of approval of this Decision.

COUNTY OF SAN DIEGO PLANNING COMMISSION
VINCE NICOLETTI, DIRECTOR

BY:

Mark Slovick, Deputy Director
Project Planning Division
Planning & Development Services

email cc:
Sean Oberbauer, Planning Manager, Planning & Development Services
Michael Johnson, Group Program Manager, Planning & Development Services
Taylor Ryan, Land Development, Planning & Development Services
Sean McLean, Land Development, Planning & Development Services
Adam Kooienga, Applicant Team
Margo Ezcurra, Applicant Team
Robert Dorsey, Applicant Team
Rodrigo Valdivia, Applicant Team

Attachment C – Environmental Documentation

County of San Diego

VINCE NICOLETTI
INTERIM DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
(858) 505-6445 General ▪ (858) 694-2705 Codes
(858) 565-5920 Building Services
www.SDCPDS.org

TYLER FARMER
ASSISTANT DIRECTOR

MITIGATED NEGATIVE DECLARATION

PROJECT NAME: Good Shepherd Cemetery

RECORD ID: PDS2020-MUP-20-004; PDS2020-CC-20-0030

ENVIRONMENTAL LOG NO.: PDS2020-ER-20-08-006

This Document is Considered Draft Until it is Adopted by the Appropriate County of San Diego Decision-Making Body.

This Mitigated Negative Declaration is comprised of this form along with the Environmental Initial Study that includes the following:

a. Initial Study and Environmental Analysis Form
b. Attached extended studies prepared for the Project
c. Multiple Species Conservation Plan Findings of Conformance

1. California Environmental Quality Act Negative Declaration Findings:

   Find, that this Mitigated Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Mitigated Negative Declaration and the comments received during the public review period; and that revisions in the project plans or proposals made by or agreed to by the project applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and, on the basis of the whole record before the decision-making body (including this Mitigated Negative Declaration) that there is no substantial evidence that the project as revised will have a significant effect on the environment.

2. Required Mitigation Measures:

Please refer to the attached Environmental Initial Study for the rational for requiring of the following measures:

1. **CULT#X - ARCHAEOLOGICAL AND TRIBAL MONITORING (CULT-1, CULT-2, CULT-3, CULT-4)**
INTENT: In order to mitigate for potential impacts to undiscovered buried archaeological resources and human remains, an Archaeological and Tribal Monitoring Program and potential Data Recovery Program shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and the California Environmental Quality Act (CEQA). **DESCRIPTION OF REQUIREMENT:** A County Approved Principal Investigator (PI) known as the "Project Archaeologist," shall be contracted to perform archaeological monitoring and a potential data recovery program during all grading, clearing, grubbing, trenching, and construction activities. The archaeological monitoring program shall include the following:

   a. The Project Archaeologist shall perform the monitoring duties before, during and after construction pursuant to the most current version of the County of San Diego Guidelines for Determining Significance and Report Format and Requirements for Cultural Resources. The Project Archaeologist and Luiseño Native American monitor shall also evaluate fill soils to determine that they are clean of cultural resources. The contract or letter of acceptance provided to the County shall include an agreement that the archaeological monitoring will be completed, and a Memorandum of Understanding (MOU) between the Project Archaeologist and the County of San Diego shall be executed. The contract or letter of acceptance shall include a cost estimate for the monitoring work and reporting.

   b. The Project Archeologist shall provide evidence that a Luiseño Native American has been contracted to perform Native American Monitoring for the project.

   c. The cost of the monitoring shall be added to the grading bonds or bonded separately.

   DOCUMENTATION: The applicant shall provide a copy of the Archaeological Monitoring Contract or letter of acceptance, cost estimate, and MOU to *[PDS, PPD]*. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate. **TIMING:** Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits. Prior to approval of any Landscape Plan. **MONITORING:** *[PDS, PPD]* shall review the contract or letter of acceptance, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to *[PDS, PPD]* for inclusion in the grading bond cost estimate, and grading bonds and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit.

2. **CULT#X - CULTURAL RESOURCES TREATMENT AGREEMENT AND PRESERVATIONPLAN (CULT-1, CULT-2, CULT-3, CULT-4)**
INTENT: In order to mitigate for impacts to Traditional Cultural Properties, develop and enter into a Cultural Resources Treatment Agreement and Preservation Plan with a culturally-affiliated consulting Tribe. **DESCRIPTION OF REQUIREMENT:** A single

Cultural Resources Treatment Agreement and Preservation Plan shall be developed between the applicant or their representative, and a culturally-affiliated consulting Tribe. The Cultural Resources Treatment Agreement and Preservation Plan shall be reviewed and agreed to by the County prior to final signature and authorization. The Cultural Resources Treatment Agreement and Preservation Plan shall include but is not limited to the following:

a. Parties entering into the agreement and contact information.

b. Responsibilities of the Property Owner or their representative, Principal Investigator, archaeological monitors, Luiseño Native American monitors, County, and consulting tribes.

c. Requirements of the Archaeological Monitoring Program including unanticipated discoveries. The requirements shall address grading and grubbing requirements including controlled grading and controlled vegetation removal in areas of cultural sensitivity, analysis of identified cultural materials, and onsite storage of cultural materials.

d. Excavated soils. No soils are proposed for export. Consultation with the culturally-affiliated tribes shall occur should excavated soils need to exported offsite.

e. Treatment of identified Native American cultural materials.

f. Treatment of Native American human remains and associated grave goods.

g. Confidentiality of cultural information including location and data.

h. Regulations that apply to cultural resources that have been identified or may be identified during project construction.

Note: The Treatment Agreement and Preservation Plan cannot conflict with regulations that apply to the project.

DOCUMENTATION: A copy of the implemented agreement shall be submitted to the *[PDS, PPD]* for approval. **TIMING:** Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits. Prior to approval of any Landscape Plan. **MONITORING:** The *[PDS, PPD]* shall review the implemented agreement for compliance this condition.

3. CULT#X - CULTURAL RESOURCES MONITORING REPORT (CULT-1, CULT-2, CULT-3, CULT-4)

INTENT: In order to ensure that the Archaeological Monitoring occurred during the earth-disturbing activities, a final report shall be prepared. **DESCRIPTION OF REQUIREMENT:** A final Archaeological Monitoring and Data Recovery Report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program shall be prepared. The report shall include the following items:

a. DPR Primary and Archaeological Site forms.

b. Daily Monitoring Logs

c. Evidence that all cultural materials collected during the survey, testing, and archaeological monitoring program have been conveyed as follows:

(1) All prehistoric cultural materials shall be curated at a San Diego curation facility or a culturally affiliated Tribal curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.

or

Evidence that all prehistoric materials collected during the archaeological monitoring program have been returned to a Native American group of appropriate tribal affinity. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.

(2) Historic materials shall be curated at a San Diego curation facility as described above and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.

d. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the grading monitoring activities have been completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

DOCUMENTATION: The applicant's archaeologist shall prepare the final report and submit it to the *[PDS, PPD]* for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC) and any culturally-affiliated Tribe who requests a copy. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the final report shall be prepared. **MONITORING:** The *[PDS, PPD]* shall review the final report for compliance this condition and the report format guidelines. Upon acceptance of the report, *[PDS, PPD]* shall inform *[PDS, LDR]* and *[DPW, PDCI]*, that the requirement is complete, and the bond amount can be relinquished. If the monitoring was bonded separately, then *[PDS, PPD]* shall inform *[PDS or DPW FISCAL]* to release the bond back to the applicant.

4. **BIO#X–RESOURCE AVOIDANCE [PDS, FEE X2] (BIO-1)**
   INTENT: In order to avoid impacts to migratory birds and raptors, which are a sensitive biological resource pursuant to the Migratory Bird Treaty Act (MBTA), a Resource Avoidance Area (RAA), shall be implemented on all plans. **DESCRIPTION OF REQUIREMENT**: There shall be no brushing, clearing and/or grading such that none will be allowed within 300 feet of migratory bird nesting habitat and 500 feet of raptor nesting habitat during the breeding season of the migratory bird and raptor within RAA as indicated on these plans. The breeding season is defined as occurring between February 1 and August 31. The Director of PDS [PDS, PCC] may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Wildlife, provided that no migratory birds or raptors are present in the vicinity of the brushing, clearing, or grading as demonstrated by a survey conducted no more than 72-hours prior to clearing or grading. **DOCUMENTATION:** The applicant shall provide a letter of agreement with this condition; alternatively, the applicant may submit a written request for waiver of this condition. Although, No Grading shall occur within the RAA until concurrence is received from the County and the Wildlife Agencies. **TIMING:** Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. **MONITORING:** The [*DPW, PDCI*] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PCC] is received. The [PDS, PCC] shall review the concurrence letter.

5. **CULT#GR-X - ARCHAELOGICAL AND TRIBAL MONITORING – PRECONSTRUCTION MEETING (CULT-1, CULT-2, CULT-3, CULT-4)**
   INTENT: In order to comply with the County of San Diego Guidelines for Significance – Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The County approved Project Archaeologist and Luiseño Native American Monitor shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the archaeological monitoring program. The Project Archaeologist and Luiseño Native American Monitor shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The Project Archaeologist and Luiseño Native American monitor shall also evaluate fill soils to determine that they are clean of cultural resources. The archaeological monitoring program shall comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources. **DOCUMENTATION:** The applicant shall have the contracted Project Archeologist and Luiseño Native American attend the preconstruction meeting to explain the monitoring requirements. **TIMING:** Prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. **MONITORING:** The *[DPW, PDCI]* shall confirm the attendance of the approved Project Archaeologist.

DURING CONTRUCTION: *(The following actions shall occur throughout the duration of the grading construction).*

6. **AQ#X–AIR QUALITY FUGITIVE DUST**
INTENT: In order to mitigate for fugitive dust during construction activities. **DESCRIPTION OF REQUIREMENT:** The project applicant or designee shall comply with the San Diego County Air Pollution Control District (SDAPCD) Rule 55 and County Code Section 87.428 (Grading Ordinance), and implement the following dust control measures during construction:

   a. Maintain at least 12 inches of freeboard, cover loads, or secure material by watering or treating in all haul/dump trucks entering or leaving the site with soil import/export material.
   b. Water construction areas between dozer/scraper passes and on any unpaved roads within the project limits a minimum of two (2) times daily.
   c. Terminate grading activities in winds in excess of 25 miles per hour (mph).
   d. Use sweepers and water trucks to control dust and debris at public street access points and approach routes to construction sites.
   e. Stabilize dirt storage piles with chemical binders, tarps, fencing, or other suppression measures.
   f. Stabilize internal construction-roadways by paving, chip sealing or chemicals after rough grading.
   g. Enforce a 15-mph speed limit on unpaved surfaces.
   h. Hydroseed, landscape, or develop disturbed areas as quickly as possible and as directed by the County and/or SDAPCD to reduce dust generation.
   i. Visible roadway dust as a result of active operations, spillage from transport trucks, erosion, or track-out/carry-out shall be minimized by the use of track-out grates, gravel beds, or wheel-washing at each egress point and be removed at the conclusion of each workday when active operations cease, or every 24 hours for continuous operations. If a street sweeper is used to remove any track-out/carry-out, only respirable particulate matter (PM_{10}) -efficient street sweepers certified to meet the most current South Coast Air Quality Management District (SCAQMD) Rule 1186 requirements shall be used. The use of blowers for removal of track-out/carry-out is prohibited under any circumstances.

DOCUMENTATION: The applicant or designee shall comply with the Air Quality requirements of this condition. **TIMING:** The following actions shall occur throughout the duration of construction and grading. **MONITORING:** The [*DPW, PDCI*] shall make sure that the grading contractor complies with the Air Quality requirements of this condition. The [*DPW, PDCI*] shall contact the [*DPLU, PCC*] if the applicant fails to comply with this condition.

7. **PALEO#GR-X - PALEONTOLOGICAL MONITORING (GEO-1)**
INTENT: In order to comply with the San Diego County Guidelines for Determining Significance for Paleontological Resources, a Paleontological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** This project site has marginal levels of sensitive Paleontological resources. All grading activities are subject to the County of San Diego Grading Ordinance Section 87.430, if any significant resources (Fossils) are encountered during grading activities.

a. The grading contractor is responsible to monitor for paleontological resources during all grading activities. If any fossils are found greater than 12 inches in any dimension, stop all grading activities and contact PDS before continuing grading operations.

b. If any paleontological resources are discovered and salvaged, the monitoring, recovery, and subsequent work determined necessary shall be completed by or under the supervision of a Qualified Paleontologist pursuant to the San Diego County Guidelines for Determining Significance for Paleontological Resources.

TIMING: The following actions shall occur throughout the duration of the grading construction. **MONITORING:** The [*DPW, PDCI*] shall make sure that the grading contractor is on-site performing the Monitoring duties of this condition. The [*DPW, PDCI*] shall contact PDS if the grading contractor or applicant fails to comply with this condition.

8. **CULT#GR-X - ARCHAEOLOGICAL AND TRIBAL MONITORING – DURING CONSTRUCTION (CULT-1, CULT-2, CULT-3, CULT-4)**
INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, a Cultural Resource Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist and Luiseño Native American Monitor shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The archaeological monitoring program shall comply with the following requirements during earth-disturbing activities:

a. **Monitoring.** During the original cutting of previously undisturbed deposits, the Project Archaeologist and Luiseño Native American Monitor shall be onsite as determined necessary by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Luiseño Native American Monitor. Monitoring of the cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Luiseño Native American Monitor.

b. **Inadvertent Discoveries.** In the event that previously unidentified potentially significant cultural resources are discovered:

1. The Project Archaeologist or the Luiseño Native American monitor shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources.
2. At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist.
3. The Project Archaeologist, in consultation with the PDS Staff Archaeologist and the Luiseño Native American Monitor, shall determine the significance of the discovered resources.
4. Construction activities will be allowed to resume in the affected area only after the PDS Staff Archaeologist has concurred with the evaluation.
5. Isolates and clearly non-significant deposits shall be minimally documented in the field. Should the isolates and/or non-significant deposits not be collected by the

Project Archaeologist, then the Luiseño Native American monitor may collect the cultural material for transfer to a Tribal Curation facility or repatriation program.

6. If cultural resources are determined to be significant, a Research Design and Data Recovery Program (Program) shall be prepared by the Project Archaeologist in consultation with the Luiseño Native American Monitor. The County Archaeologist shall review and approve the Program, which shall be carried out using professional archaeological methods. The Program shall include (1) reasonable efforts to preserve (avoidance) "unique" cultural resources or Sacred Sites; (2) the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap, if avoidance is infeasible; and (3) data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).

c. **Human Remains.** If any human remains are discovered:

1. The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
2. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the human remains are to be taken offsite for evaluation, they shall be accompanied by the Luiseño Native American monitor.
3. If the remains are determined to be of Native American origin, the NAHC shall immediately contact the Most Likely Descendant (MLD).
4. The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
5. The MLD may with the permission of the landowner, or their authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site.
6. Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.

d. **Fill Soils.** The Project Archaeologist and Luiseño Native American monitor shall evaluate fill soils to determine that they are clean of cultural resources.

e. **Monthly Reporting.** The Project Archaeologist shall submit monthly status reports to the Director of Planning and Development Services starting from the date of the Notice to Proceed to termination of implementation of the archaeological monitoring program. The report shall briefly summarize all activities during the period and the status of progress on overall plan implementation. Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction.

DOCUMENTATION: The applicant shall implement the Archaeological Monitoring Program pursuant to this condition. **TIMING:** The following actions shall occur throughout

the duration of the earth disturbing activities. **MONITORING:** The *[DPW, PDCI]* shall make sure that the Project Archaeologist is on-site performing the monitoring duties of this condition. The *[DPW, PDCI]* shall contact the *[PDS, PPD]* if the Project Archeologist or applicant fails to comply with this condition.

9. **PALEO#GR-X - PALEONTOLOGICAL MONITORING (GEO-1)**
INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources, a Paleontological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** One of the following letters shall be performed upon completion of the grading activities that require monitoring:

   a. If no paleontological resources were discovered, submit a "No Fossils Found" letter from the grading contractor to PDS stating that the monitoring has been completed and that no fossils were discovered, and including the names and signatures from the fossil monitors. The letter shall be in the format of Attachment E of the County of San Diego Guidelines for Determining Significance for Paleontological Resources.

   b. If paleontological resources were encountered during grading, a letter shall be prepared stating that the field grading monitoring activities have been completed, and that resources have been encountered. he letter shall detail the anticipated time schedule for completion of the curation phase of the monitoring.

   DOCUMENTATION: The applicant shall submit the letter report to PDS for review and approval. **TIMING:** Upon completion of all grading activities, and prior to Rough Grading Final Inspection (Grading Ordinance SEC 87.421.a.2), the letter report shall be completed. **MONITORING:** PDS shall review the final negative letter report or field monitoring memo for compliance with the project MMRP, and inform *[DPW, PDCI*] that the requirement is completed.

10. **CULT#GR-X - ARCHAEOLOGICAL AND TRIBAL MONITORING – ROUGH GRADING (CULT-1, CULT-2, CULT-3, CULT-4)**
INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist shall prepare one of the following reports upon completion of the earth-disturbing activities that require monitoring:

   a. **No Archaeological Resources Encountered.** If no archaeological resources are encountered during earth-disturbing activities, then submit a final Negative Monitoring Report substantiating that earth-disturbing activities are completed and no cultural resources were encountered. Archaeological monitoring logs showing the date and time that the monitor was on site and any comments from the Native American Monitor must be included in the Negative Monitoring Report.

   b. **Archaeological Resources Encountered.** If archaeological resources were encountered during the earth disturbing activities, the Project Archaeologist shall provide an Archaeological Monitoring Report stating that the field monitoring activities have been completed, and that resources have been encountered. The report shall

detail all cultural artifacts and deposits discovered during monitoring and the anticipated time schedule for completion of the curation and/or repatriation phase of the monitoring.

DOCUMENTATION: The applicant shall submit the Archaeological Monitoring Report to *[PDS, PPD]* for review and approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center and any culturally-affiliated Tribe who requests a copy. **TIMING:** Upon completion of all earth-disturbing activities, and prior to Rough Grading Final Inspection (Grading Ordinance SEC 87.421.a.2), the report shall be completed. **MONITORING:** *[PDS, PPD]* shall review the report or field monitoring memo for compliance with the project MMRP, and inform *[DPW, PDCI]* that the requirement is completed.

11. CULT#GR-X - ARCHAEOLOGICAL AND TRIBAL MONITORING – FINAL GRADING (CULT-1, CULT-2, CULT-3, CULT-4)

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist shall prepare a final report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program if cultural resources were encountered during earth-disturbing activities. The report shall include the following, if applicable:

a. Department of Parks and Recreation Primary and Archaeological Site forms.

b. Daily Monitoring Logs

c. Evidence that all cultural materials have been conveyed as follows:

(1) Evidence that all prehistoric materials collected during the archaeological monitoring program have been submitted to a San Diego curation facility or a culturally affiliated Native American Tribal curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated Native American Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.

or

Evidence that all prehistoric materials collected during the grading monitoring program have been repatriated to a Native American group of appropriate tribal affinity and shall be accompanied by payment of the fees necessary, if required. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.

(2) Historic materials shall be curated at a San Diego curation facility and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.

d. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the archaeological monitoring activities have been completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

DOCUMENTATION: The applicant's archaeologist shall prepare the final report and submit it to *[PDS, PPD]* for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC) and any culturally-affiliated Tribe who requests a copy. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the final report shall be prepared. **MONITORING:** *[PDS, PPD]* shall review the final report for compliance with this condition and the report format guidelines. Upon acceptance of the report, *[PDS, PPD]* shall inform *[PDS, LDR]* and *[DPW, PDCI]*, that the requirement is complete and the bond amount can be relinquished. If the monitoring was bonded separately, then *[PDS, PPD]* shall inform *[PDS or DPW FISCAL]* to release the bond back to the applicant.

12. BIO#X–BIOLOGICAL EASEMENT (BIO-4)

In order to protect sensitive biological resources, pursuant to the Resource Protection Ordinance (RPO), a biological open space easement shall be granted. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego an open space easement, as shown on the approved Plot Plan. This easement is for the protection of biological resources and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. Granting of this open space authorizes the County and its agents to periodically access the land to perform management and monitoring activities for the purposes of species and habitat conservation. The only exception(s) to this prohibition are:

1. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the applicable fire code of the Fire Authority Having Jurisdiction and the Memorandum of Understanding dated February 26, 1997, (http://www.sdcounty.ca.gov/PDS/docs/MemoofUnder.pdf) between the wildlife agencies and the fire districts and any subsequent amendments thereto.
2. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of PDS, DPW or DPR.
3. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the DEHQ.

4. An Irrevocable Offer of Dedication for the purposes of road right-of-way. Applicable permits from other agencies (Example: Regional Water Quality Control Board, U.S. Fish and Wildlife Service, etc.) and environmental documentation shall be obtained and processed prior to any construction.

DOCUMENTATION: The applicant shall prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the *[DGS, RP]*, and pay all applicable fees associated with preparation of the documents. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit the easements shall be recorded. **MONITORING:** The *[DGS, RP]* shall prepare and approve the easement documents and send them to *[PDS, PCC]* for pre-approval. The *[PDS, PCC]* shall pre-approve the language and estimated location of the easements before they are released to the applicant for signature and subsequent recordation. Upon Recordation of the easements *[DGS, RP]* shall forward a copy of the recorded documents to *[PDS, PCC] [DPR, TC]* for satisfaction of the condition.

13. BIO#X–LBZ EASEMENT (BIO-4)

INTENT: In order to protect sensitive biological resources, pursuant to the Resource Protection Ordinance (RPO), a Limited Building Zone Easement shall be granted to limit the need to clear or modify vegetation for fire protection purposes within an adjacent biological resource area. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego a Limited Building Zone Easement as shown on the Plot Plan. The purpose of this easement is to limit the need to clear or modify vegetation for fire protection purposes within the adjacent biological open space easement and prohibit the construction or placement of any structure designed or intended for occupancy by humans or animals. The only exceptions to this prohibition are:

1. Decking, fences, and similar facilities.
2. Sheds, gazebos, and detached garages, less than 250 square feet in total floor area, that are designed, constructed, and placed so that they do not require clearing or fuel modification within the biological open space easement, beyond the clearing/fuel modification required for the primary structures on the property.

DOCUMENTATION: The applicant shall prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the *[DGS, RP]*, and pay all applicable fees associated with preparation of the documents. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit, the easements shall be recorded. **MONITORING:** The *[DGS, RP]* shall prepare and approve the easement documents and send them to *[PDS, PCC]* for pre-approval. The *[PDS, PCC]* shall pre-approve the language and estimated location of the easements before they are released to the applicant for signature and subsequent recordation. Upon recordation of the easements *[DGS, RP]* shall forward a copy of the recorded documents to *[PDS, PCC]* for satisfaction of the condition.

14. BIO#X–OPEN SPACE SIGNAGE (BIO-4)

INTENT: In order to protect the proposed open space easement from entry, informational signs shall be installed. **DESCRIPTION OF REQUIREMENT:** Open space signs shall be placed along the biological open space boundary as indicated on the approved Plot Plan. The signs must be corrosion resistant, a minimum of 6” x 9” in size, on posts not less than three (3) feet in height from the ground surface, and must state the following:

Sensitive Environmental Resources
Area Restricted by Easement
Entry without express written permission from the County of San Diego is prohibited. To report a violation or for more information about easement restrictions and exceptions contact the County of San Diego, Planning & Development Services
Reference: PDS2020-MUP-20-004

DOCUMENTATION: The applicant shall install the signs as indicated above and provide site photos and a statement from a California Registered Engineer, or licensed surveyor, that the open space signs have been installed at the boundary of the open space easment(s). **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit, the open space signs shall be installed. **MONITORING:** The *[PDS, PCC]* shall review the photos and statement for compliance with this condition.

15. **BIO#X–WETLAND PERMITS (BIO-3)**
INTENT: In order to comply with the State and Federal Regulations for jurisdictional wetlands and waterways, the following agency permits, or verification that they are not required shall be obtained. **DESCRIPTION OF REQUIREMENT:** The following permit and agreement shall be obtained, or provide evidence from the respective resource agency satisfactory to the Director of PDS that such an agreement or permit is not required:

a. A Clean Water Act, Section 401/404 permit issued by the California Regional Water Quality Control Board and the U.S. Army Corps of Engineers for all project related disturbances of waters of the U.S. and/or associated wetlands.

b. A Section 1602 Streambed Alteration Agreement issued by the California Department of Fish and Wildlife for all project related disturbances of any streambed.

DOCUMENTATION: The applicant shall consult each agency to determine if a permit or agreement is required. Upon completion of the agency review of this project, the applicant shall provide a copy of the permit(s)/agreement(s), or evidence from each agency that such an agreement or permit is not required to the *[PDS, PCC]* for compliance. **TIMING:** Prior to approval of any grading and/or improvement plans and issuance of any Grading or Construction Permits. **MONITORING:** The *[PDS, PCC]* shall review the permits/agreement for compliance with this condition. Copies of these permits should be transmitted to the *[DPW, ESU]*, for implementation on the grading plans.

16. **CULT#X–ARCHAEOLOGICAL AND TRIBAL MONITORING (CULT-1, CULT-2, CULT-3, CULT-4)**
INTENT: In order to mitigate for potential impacts to undiscovered buried archaeological resources and human remains, an Archaeological and Tribal Monitoring Program and potential Data Recovery Program shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and the California Environmental Quality Act (CEQA). **DESCRIPTION OF REQUIREMENT:** A County Approved Principal Investigator (PI) known as the “Project Archaeologist,” shall be contracted to perform archaeological monitoring and a potential data recovery program during all grading, clearing, grubbing, trenching, and construction activities. The archaeological monitoring program shall include the following:

a. The Project Archaeologist shall perform the monitoring duties before, during and after construction pursuant to the most current version of the County of San Diego Guidelines for Determining Significance and Report Format and Requirements for Cultural Resources. The Project Archaeologist and Luiseño Native American monitor shall also evaluate fill soils to determine that they are clean of cultural resources. The contract or letter of acceptance provided to the County shall include an agreement that the archaeological monitoring will be completed, and a Memorandum of Understanding (MOU) between the Project Archaeologist and the County of San Diego shall be executed. The contract or letter of acceptance shall include a cost estimate for the monitoring work and reporting.

c. The Project Archeologist shall provide evidence that a Luiseño Native American has been contracted to perform Native American Monitoring for the project.

c. The cost of the monitoring shall be added to the grading bonds or bonded separately.

DOCUMENTATION: The applicant shall provide a copy of the Archaeological Monitoring Contract or letter of acceptance, cost estimate, and MOU to *[PDS, PPD]*. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate. **TIMING:** Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits. **MONITORING:** *[PDS, PPD]* shall review the contract or letter of acceptance, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to *[PDS, PPD]* for inclusion in the grading bond cost estimate, and grading bonds and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit.

17. **CULT#X - CULTURAL RESOURCES TREATMENT AGREEMENT AND PRESERVATION PLAN (CULT-1, CULT-2, CULT-3, CULT-4)**
INTENT: In order to mitigate for potential impacts to undiscovered archaeological resources, develop and enter into a Cultural Resources Treatment Agreement and Preservation Plan with a culturally-affiliated consulting Tribe. **DESCRIPTION OF REQUIREMENT:** A single Cultural Resources Treatment Agreement and Preservation Plan shall be developed between the applicant or their representative, and a culturally-affiliated consulting Tribe. The Cultural Resources Treatment Agreement and Preservation Plan shall be reviewed and agreed to by the County prior to final signature and authorization. The Cultural Resources Treatment Agreement and Preservation Plan shall include but is not limited to the following:

i. Parties entering into the agreement and contact information.

j. Responsibilities of the Property Owner or their representative, Principal Investigator, archaeological monitors, Luiseño Native American monitors, County, and consulting tribes.

k. Requirements of the Archaeological Monitoring Program including unanticipated discoveries. The requirements shall address grading and grubbing requirements including controlled grading and controlled vegetation removal in areas of cultural

sensitivity, analysis of identified cultural materials, and onsite storage of cultural materials.

l. Excavated soils. No soils are proposed for export. Consultation with the culturally-affiliated tribes shall occur should excavated soils need to exported offsite.

m. Treatment of identified Native American cultural materials.

n. Treatment of Native American human remains and associated grave goods.

o. Confidentiality of cultural information including location and data.

p. Regulations that apply to cultural resources that have been identified or may be identified during project construction.

Note: The Treatment Agreement and Preservation Plan cannot conflict with regulations that apply to the project.

DOCUMENTATION: A copy of the implemented agreement shall be submitted to the *[PDS, PPD]* for approval. **TIMING:** Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits. **MONITORING:** The *[PDS, PPD]* shall review the implemented agreement for compliance this condition.

18. CULT#X - CULTURAL RESOURCES MONITORING REPORT (CULT-1, CULT-2, CULT-3, CULT-4)

INTENT: In order to ensure that the Archaeological Monitoring occurred during the earth-disturbing activities, a final report shall be prepared. **DESCRIPTION OF REQUIREMENT:** A final Archaeological Monitoring and Data Recovery Report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program shall be prepared. The report shall include the following items:

a. DPR Primary and Archaeological Site forms.

b. Daily Monitoring Logs

d. Evidence that all cultural materials collected during the survey, testing, and archaeological monitoring program have been conveyed as follows:

(1) All prehistoric cultural materials shall be curated at a San Diego curation facility or a culturally affiliated Tribal curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.

Evidence that all prehistoric materials collected during the archaeological monitoring program have been returned to a Native American group of appropriate tribal affinity. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.

(2) Historic materials shall be curated at a San Diego curation facility as described above and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.

d. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the grading monitoring activities have been completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

DOCUMENTATION: The applicant's archaeologist shall prepare the final report and submit it to the *[PDS, PPD]* for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC) and any culturally-affiliated Tribe who requests a copy. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the final report shall be prepared. **MONITORING:** The *[PDS, PPD]* shall review the final report for compliance this condition and the report format guidelines. Upon acceptance of the report, *[PDS, PPD]* shall inform *[PDS, LDR]* and *[DPW, PDCI]*, that the requirement is complete, and the bond amount can be relinquished. If the monitoring was bonded separately, then *[PDS, PPD]* shall inform *[PDS or DPW FISCAL]* to release the bond back to the applicant.

19. BIO#X–OPEN SPACE FENCING (BIO-4)

INTENT: In order to protect the proposed open space easement from entry, or disturbance, permanent fencing shall be installed. **DESCRIPTION OF REQUIREMENT:** Open space fencing shall be placed along the biological open space boundary as indicated on the Plot Plan. The fencing design shall consist of ____. **DOCUMENTATION:** The applicant shall install the fencing or walls as indicated above and provide site photos and a statement from a California Registered Engineer, or licensed surveyor that the open space fencing has been installed at the open space easement boundary. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the fencing or walls shall be placed. **MONITORING:** The *[PDS, PCC]* shall review the photos and statement for compliance with this condition.

20. HAZ#X–SOIL REMEDIATION (HAZ-1)

INTENT: In order to remediate potentially contaminated soil as identified in the Phase 1 and Phase 2 Environmental Site Assessment, remediation under the supervision of the Department of Environmental Health and Quality (DEHQ), is required. **DESCRIPTION OF REQUIREMENT:** In the event that any activity, including earthmoving or construction, discovers the presence of contaminated soils on-site, the contractor and/or property owner shall notify County PDS and DEHQ. The presence of contaminated soils will

require soil testing and remediation in accordance with standard County procedures. This process will be determined once the County is notified of the presence of contaminated soils. The plan shall be prepared and implemented pursuant to the DEHQ SAM Manual under direction from the DEH SAM:

a. Enrollment in the DEHQ, Voluntary Assistance Program (VAP) is required. If contamination is found to be from an underground storage tank (UST) then enrollment in the DEH, Local Oversight Program (LOP) is required in lieu of enrollment in the VAP. All soil remediation shall be completed under supervision of the SAM/VAP or LOP as required.

a. All underground storage tanks (UST) shall be removed under permit from [*DEH, HMD*] if contamination is discovered from the UST, then compliance enrollment in the DEH, LOP is required.

b. All required grading work shall comply with the County of San Diego Grading Ordinance 87.101 et. al. If a grading permit is required for the remediation work, it shall be issued for the remediation work only.

c. The presence, locations and quantities of septic system(s) shall be evaluated. If present, the septic tanks shall be removed under permit and approval from the [*DEHQ, LWQ*].

d. If the Director of PDS may allow approval of other engineering plans and/or issuance of other project permits may be permitted as long as there is no risk of effects to public health and safety. Concurrence from the [DEHQ, SAM] is required, and the applicant shall enter into a secured agreement for the completion of the remediation work.

DOCUMENTATION: The applicant shall contract with a California Licensed Environmental Consultant to prepare the treatment plan and implement any required work plan for soil remediation during construction **TIMING:** Prior to approval of any grading and/or improvement plans, issuance of any construction, building or any other permit (except for any grading plan or permit required for the remediation work), and prior to commencement of any construction, or use of the property in reliance on this permit, the applicant shall comply with this condition. Prior to the preconstruction meeting for the project, the following Grading and or Improvement Plan Notes shall be placed on the Preliminary Grading Plan and made conditions of the issuance of said permits. **MONITORING:** DEHQ shall oversee the progress of the remediation. Upon Completion of the remediation project the [*DEHQ, SAM*] shall issue a “Closure Letter” or similar closure document to DEHQ and the [PDS, LDR]. The [*PDS, PCC*] shall review the closure letter for compliance with this condition.

21. BIO#X–RESOURCE AVOIDANCE (BIO-1)

INTENT: In order to avoid impacts to migratory birds and raptors, which are a sensitive biological resource pursuant to the Migratory Bird Treaty Act (MBTA), a Resource Avoidance Area (RAA), shall be implemented on all plans. **DESCRIPTION OF REQUIREMENT**: There shall be no brushing, clearing and/or grading such that none will be allowed within 300 feet of migratory bird nesting habitat and 500 feet of raptor nesting habitat during the breeding season of the migratory bird and raptor within RAA as indicated on these plans. The breeding season is defined as occurring between February 1 and August 31. The Director of PDS [PDS, PCC] may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Wildlife, provided that no migratory birds or raptors are present in the vicinity of the brushing, clearing, or grading as demonstrated by a survey conducted no more

than 72-hours prior to clearing or grading. **DOCUMENTATION:** The applicant shall provide a letter of agreement with this condition; alternatively, the applicant may submit a written request for waiver of this condition. Although, No Grading shall occur within the RAA until concurrence is received from the County and the Wildlife Agencies. **TIMING:** Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. **MONITORING:** The [*DPW, PDCI*] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PCC] is received. The [PDS, PCC] shall review the concurrence letter.

22. **BIO#X–PRE-CONSTRUCTION BAT SURVEY (BIO-2)**
INTENT: In order to prevent inadvertent disturbance to special status bats, a pre-construction bat survey shall be conducted within the project area prior to brushing, clearing, or grading. **DESCRIPTION OF REQUIREMENT:** A County-approved biologist shall perform a pre-construction bat survey in suitable roosting habitat within 72 hours of the start of any grading, clearing, and/or grubbing. If special-status bats are identified during the pre-construction survey, then a qualified biologist should establish an adequate buffer zone in which construction activities are prohibited until the bats can be evicted. Removal of special-status bats will require consultation with the CDFW. If any active roosts are found, clearing shall not proceed until after consultation with County and Wildlife Agency staff, and implementation of any protective measures required. **DOCUMENTATION**: The Biological Monitor shall prepare written documentation that certifies that the bat survey has been completed and that bats have been avoided. **TIMING**: Prior to any clearing, grubbing, grading, or any land disturbances, this condition shall be completed and approved. **MONITORING**: The [*DPW, PDCI*] shall not allow any grading, unless a concurrence from the [PDS, PPD] is received. The [PDS, PPD] shall review the concurrence letter.

23. **CULT#GR-X - ARCHAELOGICAL AND TRIBAL MONITORING – PRECONSTRUCTION MEETING (CULT-1, CULT-2, CULT-3, CULT-4)**
INTENT: In order to comply with the County of San Diego Guidelines for Significance – Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The County approved Project Archaeologist and Luiseño Native American Monitor shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the archaeological monitoring program. The Project Archaeologist and Luiseño Native American Monitor shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The Project Archaeologist and Luiseño Native American monitor shall also evaluate fill soils to determine that they are clean of cultural resources. The archaeological monitoring program shall comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources. **DOCUMENTATION:** The applicant shall have the contracted Project Archeologist and Luiseño Native American attend the preconstruction meeting to explain the monitoring requirements. **TIMING:** Prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. **MONITORING:** The *[DPW, PDCI]* shall confirm the attendance of the approved Project Archaeologist.

24. PALEO#GR-X - PALEONTOLOGICAL MONITORING (GEO-1)
INTENT: In order to comply with the San Diego County Guidelines for Determining Significance for Paleontological Resources, a Paleontological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** This project site has marginal levels of sensitive Paleontological resources. All grading activities are subject to the County of San Diego Grading Ordinance Section 87.430, if any significant resources (Fossils) are encountered during grading activities.

a. The grading contractor is responsible to monitor for paleontological resources during all grading activities. If any fossils are found greater than 12 inches in any dimension, stop all grading activities and contact PDS before continuing grading operations.

b. If any paleontological resources are discovered and salvaged, the monitoring, recovery, and subsequent work determined necessary shall be completed by or under the supervision of a Qualified Paleontologist pursuant to the San Diego County Guidelines for Determining Significance for Paleontological Resources.

TIMING: The following actions shall occur throughout the duration of the grading construction. **MONITORING:** The [*DPW, PDCI*] shall make sure that the grading contractor is on-site performing the Monitoring duties of this condition. The [*DPW, PDCI*] shall contact PDS if the grading contractor or applicant fails to comply with this condition.

25. CULT#GR-X - ARCHAEOLOGICAL AND TRIBAL MONITORING – DURING CONSTRUCTION (CULT-1, CULT-2, CULT-3, CULT-4)
INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, a Cultural Resource Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist and Luiseño Native American Monitor shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The archaeological monitoring program shall comply with the following requirements during earth-disturbing activities:

f. **Monitoring.** During the original cutting of previously undisturbed deposits, the Project Archaeologist and Luiseño Native American Monitor shall be onsite as determined necessary by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Luiseño Native American Monitor. Monitoring of the cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Luiseño Native American Monitor.

g. **Inadvertent Discoveries.** In the event that previously unidentified potentially significant cultural resources are discovered:

7. The Project Archaeologist or the Luiseño Native American monitor shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources.

8. At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist.
9. The Project Archaeologist, in consultation with the PDS Staff Archaeologist and the Luiseño Native American Monitor, shall determine the significance of the discovered resources.
10. Construction activities will be allowed to resume in the affected area only after the PDS Staff Archaeologist has concurred with the evaluation.
11. Isolates and clearly non-significant deposits shall be minimally documented in the field. Should the isolates and/or non-significant deposits not be collected by the Project Archaeologist, then the Luiseño Native American monitor may collect the cultural material for transfer to a Tribal Curation facility or repatriation program.
12. If cultural resources are determined to be significant, a Research Design and Data Recovery Program (Program) shall be prepared by the Project Archaeologist in consultation with the Luiseño Native American Monitor. The County Archaeologist shall review and approve the Program, which shall be carried out using professional archaeological methods. The Program shall include (1) reasonable efforts to preserve (avoidance) "unique" cultural resources or Sacred Sites; (2) the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap, if avoidance is infeasible; and (3) data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).

h. **Human Remains.** If any human remains are discovered:

1. The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
2. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the human remains are to be taken offsite for evaluation, they shall be accompanied by the Luiseño Native American monitor.
3. If the remains are determined to be of Native American origin, the NAHC shall immediately contact the Most Likely Descendant (MLD).
4. The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
5. The MLD may with the permission of the landowner, or their authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site.
6. Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.

i. **Fill Soils.** The Project Archaeologist and Luiseño Native American monitor shall evaluate fill soils to determine that they are clean of cultural resources.

j. **Monthly Reporting.** The Project Archaeologist shall submit monthly status reports to the Director of Planning and Development Services starting from the date of the Notice to Proceed to termination of implementation of the archaeological monitoring program. The report shall briefly summarize all activities during the period and the status of progress on overall plan implementation. Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction.

DOCUMENTATION: The applicant shall implement the Archaeological Monitoring Program pursuant to this condition. **TIMING:** The following actions shall occur throughout the duration of the earth disturbing activities. **MONITORING:** The *[DPW, PDCI]* shall make sure that the Project Archeologist is on-site performing the monitoring duties of this condition. The *[DPW, PDCI]* shall contact the *[PDS, PPD]* if the Project Archeologist or applicant fails to comply with this condition.

26. PALEO#GR-X - PALEONTOLOGICAL MONITORING (GEO-1)

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources, a Paleontological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** One of the following letters shall be performed upon completion of the grading activities that require monitoring:

a. If no paleontological resources were discovered, submit a "No Fossils Found" letter from the grading contractor to PDS stating that the monitoring has been completed and that no fossils were discovered, and including the names and signatures from the fossil monitors. The letter shall be in the format of Attachment E of the County of San Diego Guidelines for Determining Significance for Paleontological Resources.

c. If paleontological resources were encountered during grading, a letter shall be prepared stating that the field grading monitoring activities have been completed, and that resources have been encountered. he letter shall detail the anticipated time schedule for completion of the curation phase of the monitoring.

DOCUMENTATION: The applicant shall submit the letter report to PDS for review and approval. **TIMING:** Upon completion of all grading activities, and prior to Rough Grading Final Inspection (Grading Ordinance SEC 87.421.a.2), the letter report shall be completed. **MONITORING:** PDS shall review the final negative letter report or field monitoring memo for compliance with the project MMRP, and inform *[DPW, PDCI*] that the requirement is completed.

27. CULT#GR-X - ARCHAEOLOGICAL AND TRIBAL MONITORING – ROUGH GRADING (CULT-1, CULT-2, CULT-3, CULT-4)

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist shall prepare one of the following reports upon completion of the earth-disturbing activities that require monitoring:

a. **No Archaeological Resources Encountered.** If no archaeological resources are encountered during earth-disturbing activities, then submit a final Negative Monitoring Report substantiating that earth-disturbing activities are completed and no cultural resources were encountered. Archaeological monitoring logs showing the date and time that the monitor was on site and any comments from the Native American Monitor must be included in the Negative Monitoring Report.

b. **Archaeological Resources Encountered.** If archaeological resources were encountered during the earth disturbing activities, the Project Archaeologist shall provide an Archaeological Monitoring Report stating that the field monitoring activities have been completed, and that resources have been encountered. The report shall detail all cultural artifacts and deposits discovered during monitoring and the anticipated time schedule for completion of the curation and/or repatriation phase of the monitoring.

DOCUMENTATION: The applicant shall submit the Archaeological Monitoring Report to *[PDS, PPD]* for review and approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center and any culturally-affiliated Tribe who requests a copy. **TIMING:** Upon completion of all earth-disturbing activities, and prior to Rough Grading Final Inspection (Grading Ordinance SEC 87.421.a.2), the report shall be completed. **MONITORING:** *[PDS, PPD]* shall review the report or field monitoring memo for compliance with the project MMRP, and inform *[DPW, PDCI]* that the requirement is completed.

28. CULT#GR-X - ARCHAEOLOGICAL AND TRIBAL MONITORING – FINAL GRADING (CULT-1, CULT-2, CULT-3, CULT-4)

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist shall prepare a final report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program if cultural resources were encountered during earth-disturbing activities. The report shall include the following, if applicable:

a. Department of Parks and Recreation Primary and Archaeological Site forms.

b. Daily Monitoring Logs

c. Evidence that all cultural materials have been conveyed as follows:

(1) Evidence that all prehistoric materials collected during the archaeological monitoring program have been submitted to a San Diego curation facility or a culturally affiliated Native American Tribal curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated Native American Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating

that the prehistoric archaeological materials have been received and that all fees have been paid.

or

Evidence that all prehistoric materials collected during the grading monitoring program have been repatriated to a Native American group of appropriate tribal affinity and shall be accompanied by payment of the fees necessary, if required. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.

(2) Historic materials shall be curated at a San Diego curation facility and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.

d. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the archaeological monitoring activities have been completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

DOCUMENTATION: The applicant's archaeologist shall prepare the final report and submit it to *[PDS, PPD]* for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC) and any culturally-affiliated Tribe who requests a copy. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the final report shall be prepared. **MONITORING:** *[PDS, PPD]* shall review the final report for compliance with this condition and the report format guidelines. Upon acceptance of the report, *[PDS, PPD]* shall inform *[PDS, LDR]* and *[DPW, PDCI]*, that the requirement is complete and the bond amount can be relinquished. If the monitoring was bonded separately, then *[PDS, PPD]* shall inform *[PDS or DPW FISCAL]* to release the bond back to the applicant.

29. BIO#X–OPEN SPACE SIGNAGE & FENCING (BIO-4)

INTENT: In order to protect the onsite open space for PDS2020-MUP-20-004, fencing and signage shall be installed. **DESCRIPTION OF REQUIREMENT:** The permanent fences and open space signs shall be placed along the open space boundary as shown on these plans and the approved Conceptual Grading and Development Plan for PDS2020-MUP-20-004.

a. Evidence shall be site photos and a statement from a California Registered Engineer, or licensed surveyor that the permanent walls or fences, and open space signs have been installed.

b. The signs must be corrosion resistant, a minimum of 6" x 9" in size, on posts not less than three (3) feet in height from the ground surface, and must state the following:

Sensitive Environmental Resources
Area Restricted by Easement
Entry without express written permission from the County of San Diego is prohibited. To report a violation or for more information about easement restrictions and exceptions contact the County of San Diego, Planning & Development Services
Reference: PDS2020-MUP-20-004

DOCUMENTATION: The applicant shall install the fencing and signage and provide the documentation photos and certification statement to the [*PDS, PCC*]. **TIMING:** Prior to the occupancy of any structure or use of the premises, and prior to Final Grading Release (Grading Ordinance Sec. 87.421.a.3) the fencing and signage shall be installed. **MONITORING:** The [*PDS, PCC*] shall review the photos and statement for compliance with this condition.

30. **BIO#X–EASEMENT AVOIDANCE (BIO-4)**

INTENT: In order to protect sensitive resources, pursuant to County Grading Ordinance Section 87.112 the open space easements shall be avoided. **DESCRIPTION OF REQUIREMENT:** The easement indicated on this plan is for the protection of sensitive environmental resources and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. It is unlawful to grade or clear within an open space easement, any disturbance shall constitute a violation of the County Grading Ordinance Section 87.112 and will result in enforcement action and restoration. The only exception(s) to this prohibition are:

1. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the applicable fire code of the Fire Authority Having Jurisdiction and the Memorandum of Understanding dated February 26, 1997, (http://www.sdcounty.ca.gov/PDS/docs/MemoofUnder.pdf) between the wildlife agencies and the fire districts and any subsequent amendments thereto.
2. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of PDS, DPW or DPR.
3. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the DEH.
4. An Irrevocable Offer of Dedication for the purposes of road right-of-way. Applicable permits from other agencies (Example: Regional Water Quality Control Board, U.S. Fish and Wildlife Service, etc.) and environmental documentation shall be obtained and processed prior to any construction.

DOCUMENTATION: The applicant shall provide a letter statement to the [*PDS, PCC*] stating that all Sensitive Resource Easements were avoided during the grading construction, and that no impacts or encroachment into the open space occurred. **TIMING:** Prior to Final Grading Release the letter verifying the easements were not disturbed shall be submitted. **MONITORING:** The [*DPW, PDCI*] shall not allow any grading, clearing or encroachment into the open space easement.

ADOPTION STATEMENT: This Mitigated Negative Declaration was adopted and above California Environmental Quality Act findings made by the:

_____

on _____

Sean Oberbauer, Land Use/Environmental Planning Manager
Project Planning Division

County of San Diego

VINCE NICOLETTI
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 210, SAN DIEGO, CA 92123
www.sdcounty.ca.gov/pds

TYLER FARMER
ASSISTANT DIRECTOR

CEQA Initial Study - Environmental Checklist Form
(Based on the State CEQA Guidelines, Appendix G)

1. Title; Project Number(s); Environmental Log Number:

   Good Shepherd Cemetery Major Use Permit; PDS2020-MUP-20-004; PDS2020-CC-20-0030; PDS2020-ER-20-08-006

2. Lead agency name and address:
   County of San Diego, Planning & Development Services (PDS)
   5510 Overland Avenue, Suite 110
   San Diego, CA 92123-1239

3. a. Contact: Sean Oberbauer, Land Use & Environmental Planning Manager
   b. Phone number: (619) 323-5287
   c. E-mail: Sean.Oberbauer@sdcounty.ca.gov

4. Project location:

   The project site is located on approximately 14.5 acres located at 1505 Buena Vista Drive at its intersection with Keys Place in an unincorporated area of the County of San Diego, California surrounded by the Cities of Vista and Oceanside. The project location's regional location and vicinity are shown in Figure 1 and Figure 2.

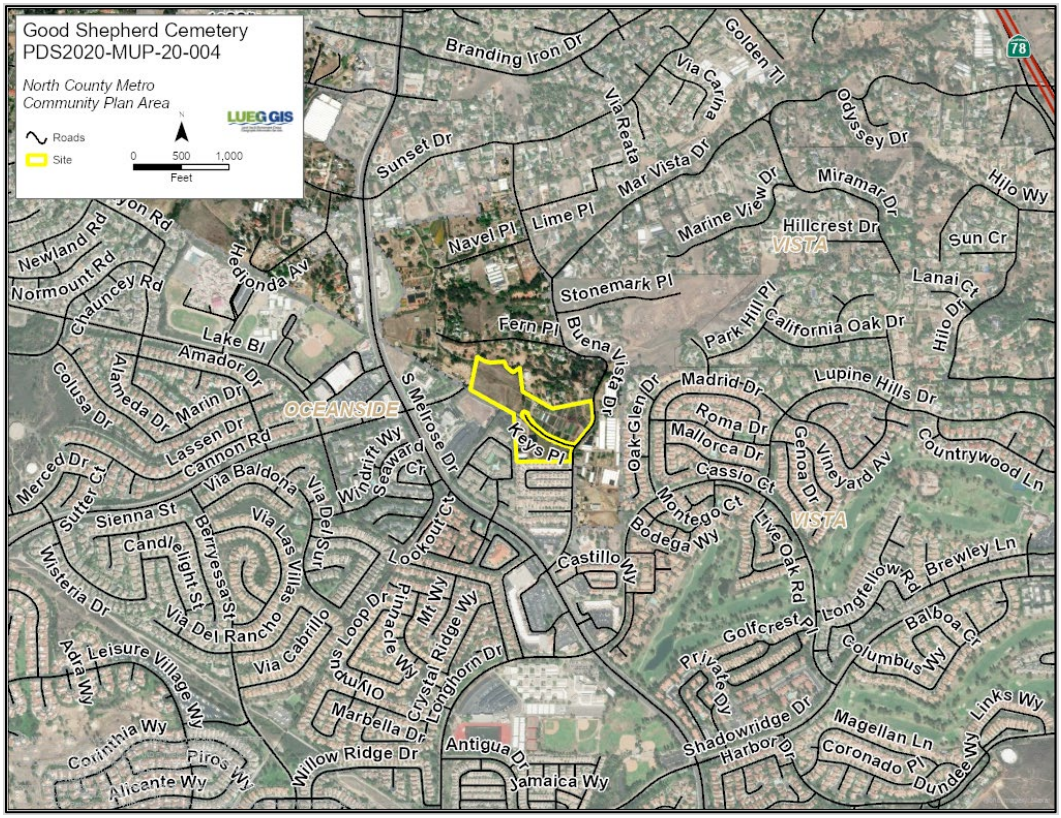


Figure 1 – Project Regional Vicinity

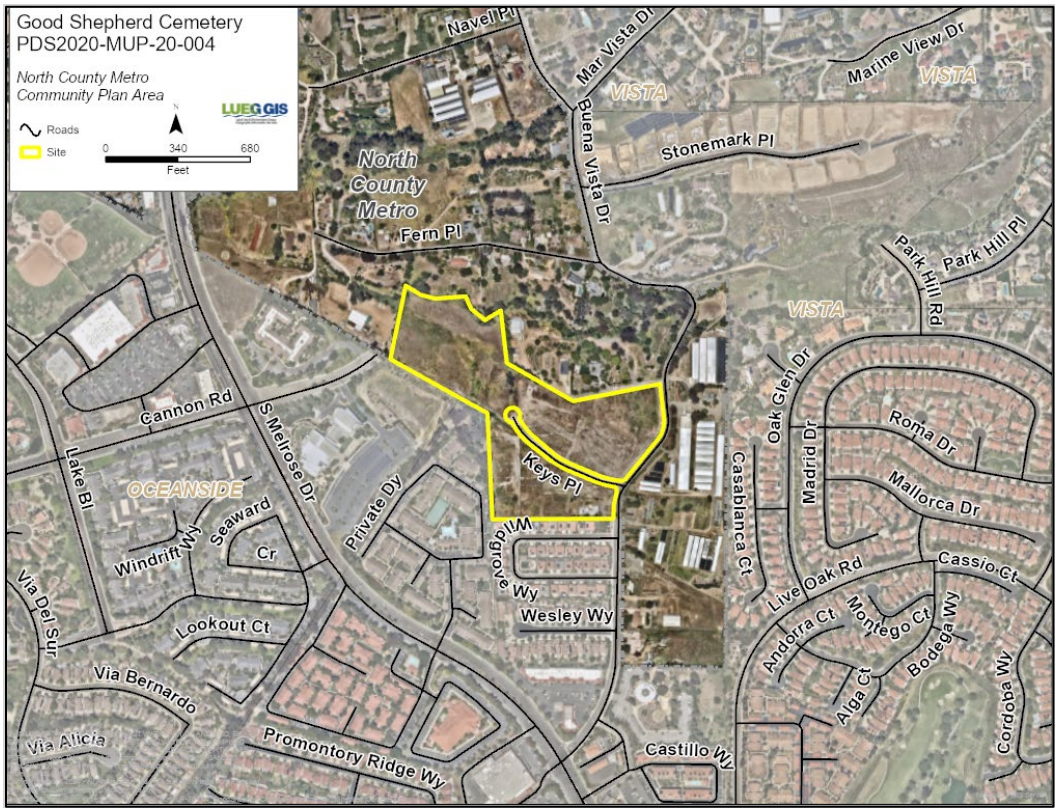


Figure 2 – Project Site

5. Project Applicant name and address:

The Roman Catholic Diocese of San Diego
3888 Paducah Drive
San Diego, CA 92117
(619) 264-3127
Email: Mario@holycrosssd.com

6. General Plan

Community Plan:	North County Metropolitan Subregional Planning Area
Regional Category:	Semi-Rural
Land Use Designation:	Semi-Rural Residential (SR-1)
Density:	SR-1, Slope Dependent Density
Floor Area Ratio (FAR)	-

7. Zoning

Use Regulation:	Agriculture (A70)
Animal Regulations:	M
Density:	-
Lot Size:	1 Acre
Building Type:	T
Max. Floor Area:	-
Floor Area Ratio (FAR)	-
Height:	G
Lot Coverage:	-
Setback:	O
Open Space:	-
Special Area Regulation:	-/C

8. Description of project:

The proposed project would require a Major Use Permit develop a cemetery, including conversion of an existing house to an administration building, parking, a new internal circulation (road) system, an entry gate with guard building, fencing or solid wall around the perimeter of the site, landscaping, and utility improvements on a 14.5-acre site. The remainder of the site will be reserved for grave sites. The proposed cemetery would provide opportunities for visitation to gravesite areas. The site was previously developed with a nursery and box tree storage site with several buildings and structures that would be removed.

The proposed project would include the clearing and grading of the majority of the site, including the removal of existing facilities and accessory structures associated with the previous use of the site. The existing residence at 1505 Buena Vista Drive would be renovated and repurposed as an administrative office. The new approximately 2,220-square-foot administrative office would include a new covered patio, new entryway, and new parking area to the rear of the structure with designated Americans with Disabilities Act of 1980 (ADA)-accessible parking spaces.

Additional parking would be provided on the northwest portion of the site at the end of an access drive. In accordance with the California Green Building Code (CALGreen) Section 5.106.5, the project would include electric vehicle charging infrastructure in the parking lots, designated parking for clean air vehicles, and short-term and long-term bicycle parking (see Section XVII, Transportation).

The proposed project would also require the realignment and Vacation of Keys Place to accommodate the proposed on-site circulation system. Access to the project site would be at Keys Place from Buena Vista Drive. All properties associated with the Major Use Permit would be merged into a single lot through the processing of a Certificate of Compliance/Merger. At the project access, an entry gate would be provided with a guard access building.

The cemetery would be constructed in multiple phases over time. Phase one of the project consists of installation of landscaping, a parking lot, and access improvements in the southeastern portion of the property. The existing residence would be retained as part of phase one. Phase two of the project consists of construction and grading of the majority of the property, the remodeling of the existing residence into an approximately 2,200 square foot construction of an administration building, additional parking and landscaping, and road improvements along Buena Vista Drive.

During project operation, the site would be accessible to the public from dawn until dusk. The proposed cemetery would employ administrative staff and groundskeepers. It is anticipated that hours of operation for the administrative office would follow standard working hours, approximately 8:00 a.m. to 5:00 p.m., Monday through Friday. Groundskeepers may be present on site at other hours or on other days, depending on need. Staff would arrive and remain on site at staggered times throughout each working day. Primary users of the site are anticipated to be residents of the neighboring communities and patrons of the Roman Catholic Diocese of San Diego.

9. Surrounding land uses and setting (Briefly describe the project's surroundings):

The project site consists of an approximately 14.5-acre property in the North County Metro Community Planning Area, within unincorporated San Diego County, adjacent to the jurisdictions of the cities of Oceanside and Vista. The site was previously developed with a nursery and box tree storage site with several buildings and structures that would be removed; however, a majority of the project site is currently vacant and undeveloped. A single residence is located at the southeastern corner of the property at 1505 Buena Vista Drive.

The project site is bounded by Buena Vista Drive to the east, residential development to the north and northwest, natural drainages adjacent to the St. Thomas More Catholic Church, and residential development to the southwest. The project site is primarily surrounded by residential uses, the Rancho Vista Nursery, and St. Thomas More Catholic Church. According to the County of San Diego General Plan Land Use Map, surrounding land use designations are Landscape/Open Space, Single-Family Detached, Multi-Family Residential, Open Space or Park Preserve, and Intensive Agriculture. Planned land use designations in the vicinity include Institutions, Mobile Home, Recreation, Single-Family

Residential, Spaced Rural Residential, Multi-Family Residential, and Commercial and Office.

Elevations at the site range from approximately 350 to 460 feet above mean sea level. The topography consists of relatively flat land with a gentle northwest-facing slope.

10. Other permits and public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

Permit Type/Action	**Agency**
Air Quality Permit to Construct	San Diego Air Pollution Control District (SDAPCD)
Certificate of Compliance	County of San Diego
Clean Water Act Section 401, 404 Permits and Section 1602 Permit	San Diego Regional Water Quality Control Board (RWQCB), U.S. Army Corps. Of Engineer, U.S. Fish and Wildlife Service, California Department of Fish and Wildlife
Fire District Approval	Vista Fire Protection District
General Construction Storm water Permit	RWQCB
Grading Permit	County of San Diego
Landscape Plans	County of San Diego
Major Use Permit	County of San Diego
Public Improvement Plans	County of San Diego
Encroachment Permit	County of San Diego
Sewer District Approval	Buena Sanitation District
Vacation of Public Road	County of San Diego
Water District Approval	Vista Irrigation District

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code §21080.3.1? If so, has consultation begun?

YES ☒ NO ☐

Note: Conducting consultation early in the California Environmental Quality Act (CEQA) process allows tribal governments, public lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and to reduce the potential for delay and conflict in the environmental review process (see Public Resources Code §21083.3.2). Information is also available from the Native American Heritage Commission's Sacred Lands File per Public Resources Code §5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code §21082.3(e) contains provisions specific to confidentiality.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The environmental factors checked below would be potentially affected by this project and involve at least one impact that is a "Potentially Significant Impact" or a "Less Than Significant With Mitigation Incorporated," as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture and Forestry Resources	☐ Air Quality
☒ Biological Resources	☒ Cultural Resources	☐ Energy
☐ Geology & Soils	☐ Greenhouse Gas Emissions	☒ Hazards & Hazardous Materials
☐ Hydrology & Water Quality	☐ Land Use & Planning	☐ Mineral Resources
☐ Noise	☐ Population & Housing	☐ Public Services
☐ Recreation	☐ Transportation	☐ Tribal Cultural Resources
☐ Utilities & Service Systems	☐ Wildfire	☐ Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)
On the basis of this initial evaluation:

☐ On the basis of this Initial Study, PDS finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ On the basis of this Initial Study, PDS finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ On the basis of this Initial Study, PDS finds that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

	December 19, 2024
Signature	Date
Sean Oberbauer	Land Use/Environmental Planning Manager
Printed Name	Title

INSTRUCTIONS ON EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, Less Than Significant With Mitigation Incorporated, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.

4. “Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
   a) Earlier Analysis Used. Identify and state where they are available for review.
   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c) Mitigation Measures. For effects that are “Less Than Significant With Mitigation Incorporated,” describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. The explanation of each issue should identify:
   a) The significance criteria or threshold, if any, used to evaluate each question; and
   b) The mitigation measure identified, if any, to reduce the impact to less than significance

I. AESTHETICS.

Except as provided in Public Resources Code §21099.

a) Would the project have a substantial adverse effect on a scenic vista?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation: A vista is a view from a particular location or composite views along a roadway or trail. Scenic vistas often refer to views of natural lands, but may also be compositions of natural and developed areas, or even entirely of developed and unnatural areas, such as a scenic vista of a rural town and surrounding agricultural lands. What is scenic to one person may not be scenic to another, so the assessment of what constitutes a scenic vista must consider the perceptions of a variety of viewer groups.

The items that can be seen within a vista are visual resources. Adverse impacts to individual visual resources or the addition of structures or developed areas may or may not adversely affect the vista. Determining the level of impact to a scenic vista requires analyzing the changes to the vista as a whole and also to individual visual resources.

Less Than Significant Impact: As described in the General Plan Update (GPU) Environmental Impact Report (EIR; County of San Diego 2011), the County contains visual resources affording opportunities for scenic vistas in every community. Resource Conservation Areas (RCAs) are identified within the GPU EIR and are the closest that the County comes to specifically designating scenic vistas. Many public roads in the County currently have views of RCAs or expanses of natural resources that would have the potential to be considered scenic vistas. Numerous public trails are also available throughout the County. New development can often have the potential to obstruct, interrupt, or detract from a scenic vista.

The proposed project would develop a phased cemetery, with an approximately 2,200-square-foot administration building, parking, a new internal circulation system, fencing surrounding the project site, parking spaces, landscaping, utility improvements, and grave sites on a 14.5-acre site in the North County Metropolitan Subregional Planning Area. Surrounding land uses consist of multi-family residences immediately to the south, rural residences to the north, institutional (i.e., library, St. Thomas More Catholic Church), commercial, and multi-family (assisted living) residences to the west, and agricultural (wholesale nursery) uses to the east. Buena Vista Park the nearest open space area to the project site, located approximately 3.9 miles south of the project site within the City of Vista. Other RCAs identified within the North County Metro Community Plan are located more than 4 miles away from the project site, including the San Marcos Mountains are (#22 of the North County Metro Community Plan) and Mount Whitney Double peak (#29 of the North County Metro Community Plan). Due to distance and intervening highways, structures, and topography, no impacts would occur to these RCAs. Additionally, given the urban environment surrounding the project site and the proposed landscape screening and fencing (see Section I[c] below), the proposed project would not substantially degrade a scenic vista. Therefore, the project would have a less than significant effect on a scenic vista.

b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation: State scenic highways refer to those highways that are officially designated by the California Department of Transportation (Caltrans) as scenic (Caltrans - California Scenic Highway Program). Generally, the area defined within a State scenic highway is the land adjacent to and visible from the vehicular right-of-way. The dimension of a scenic highway is usually identified using a motorist's line of vision, but a reasonable boundary is selected when the view extends to the distant horizon. The scenic highway corridor extends to the visual limits of the landscape abutting the scenic highway.

Less than Significant Impact: The project site is not located near or visible within the composite viewshed of a State scenic highway and will not damage or remove visual resources within a State scenic highway. The nearest designated State scenic highway is a portion of SR-52 located over 24 miles southeast of the project site. The project is located approximately 5.3 miles east of I-8 and approximately 5.4 miles south of SR-76, both of which are identified as eligible for designation as a State Scenic Highway. Both I-8 and SR-76 are also listed as Scenic Highways in the County's Conservation and Open Space Element of the General Plan. The nearest Scenic Highway identified in the General Plan is Twin Oaks Valley Road which is approximately 5.2 miles east of the project site. Due to distance, topography, and intervening structures, the project site is not visible from these highways. As such, the project site is not visible within the composite viewshed of a State scenic highway or County Scenic Corridor and will not damage or remove visual resources within a State scenic highway or County Scenic Corridor. Therefore, impacts would be less than significant.

c) In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation: Visual character is the objective composition of the visible landscape within a viewshed. Visual character is based on the organization of the pattern elements line, form, color, and texture. Visual character is commonly discussed in terms of dominance, scale, diversity, and continuity. Visual quality is the viewer's perception of the visual environment and varies based on exposure, sensitivity, and expectation of the viewers.

Less Than Significant Impact: The project site is located in an urbanized area and is surrounded by multi-family residences immediately to the south, rural residences to the north, institutional (i.e., library, St. Thomas More Catholic Church), commercial, and multi-family (assisted living) residences to the west, and agricultural (wholesale nursery) uses to the east.

The proposed project would develop a phased cemetery, with an approximately 2,200-square-foot administration building, parking, a new internal circulation system, fencing surrounding the project site, parking spaces, landscaping, utility improvements, and grave sites on a 14.5-acre site in the North County Metropolitan Subregional Planning Area which is permitted within the Limited Agriculture (A70) Zoning Use Regulation upon approval of a Major Use Permit. The project would include a setback of 50 feet from the residences to the south of the project site to create a buffer from the adjacent residences to the grave sites. Additionally, the project would include landscape screening and fencing surrounding the entire project site. Structures associated with the project will be located only in the southeastern portion of the project site in a location that includes an existing residence. The project would be required to include preparation of Landscape Plans pursuant to the County's Water Efficient Landscape Design Manual and Water Conservation in Landscaping Ordinance. The project would also be in conformance with the County's Parking Design Manual and Grading Ordinance. Therefore, the project would not conflict with applicable zoning and other regulations governing scenic quality.

d) Would the project create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: The project is located within Zone B as identified by the San Diego County Light Pollution Code. Zone B is any area of the unincorporated County that is not within 15 miles from the Mount Palomar or Mount Laguna observatory. The project would not adversely affect nighttime views or astronomical observations because the project would conform to the County's Light Pollution Code (Section 51.201-51.209) and lighting standards. Therefore, the project would not create a significant new source of substantial light or glare, which would adversely affect daytime or nighttime views in the area.

II. AGRICULTURE AND FORESTRY RESOURCES.

a) Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide or local Importance (Important Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, or other agricultural resources, to non-agricultural use?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation: A Local Agricultural Resources Assessment (LARA) Model is included in the following section.

The LARA model takes into account the following factors in determining the importance of an agricultural resource:

- Required Factors:
  - Water

  - Climate
  - Soil Quality
- Complementary Factors:
  - Surrounding Land Uses
  - Land Use Consistency
  - Topography

The complementary factors are not assessed if one of the required factors is deemed to be of low quality.

Less Than Significant Impact: Historically, the project site has been used for row and field crops although the site is not incorporated within either a Williamson Act Agriculture Contract or an Agricultural Preserve Area. The site was previously developed with a nursery and box tree storage site with several buildings and structures and the project's soil quality rating is based on the presence of soils that meet the quality criteria for Prime Farmland or Farmland of Statewide Importance as defined by the Farmland Mapping and Monitoring Program (FMMP) that are available for agricultural use and that have been previously used for agriculture. However, under the LARA model, if one of the required factors of water, climate, and soil is identified as low quality, the site would not be considered a significant agricultural resource. Based on the results of the Local Agricultural Resources Assessment (LARA) Model, although the site received a high rating for water and climate, the site received a low value for soil quality. For example, the project's soil quality rating is based on the presence of soils that meet the quality criteria for Prime Farmland or Farmland of Statewide Importance as defined by the FMMP that are available for agricultural use and that have been previously used for agriculture.

The project site includes approximately 6.11 acres are of Basanko Clay, 9 to 15 percent slopes (BsD); 0.72 acres are of Cienaba Coarse Sandy Loam, 5 to 15 percent slopes, eroded (CID2); 2.23 acres are Cienaba Coarse Sandy Loam, 15 to 30 percent slopes, eroded (CIE2); 3.11 acres are of Fallbrook Sandy Loam, 15 to 30 percent slopes, eroded (FAE2); and 4.09 acres are of Diablo Clay, 9 to 15 percent slopes, (DaD).

Diablo Clay (DaD) soil type is considered by the State to be a quality soil and is listed as a Farmland of Statewide Local Importance Soil by FMMP. DaD soil type encompasses about a quarter of the project site at 4.09 acres to which 3.91 acres are considered available for agricultural use. The remaining 11.53 acres available for agricultural use on site does not meet the soil quality criteria defined by FMMP.

The project's soil quality score is 0.24, as detailed in Table 1, Soil Quality Matrix. Projects with a soil quality matrix score below 0.33 are valued low since it indicates that the large majority of the agricultural resources onsite have soils that do not meet the soil quality criteria for Prime Farmland or Farmland of Statewide Importance, defined by FMMP. Moreover, the project site has less than 10 contiguous acres of Prime Farmland or Farmland of Statewide Importance soil. Therefore, the project receives a low rating for soil quality based on this score. As such, the site is not considered an important agricultural resource, and impacts to agricultural resources would be less than significant.

Table 1. Soil Quality Matrix

Soil Type	Acreage of each Soil Type	Unavailable for Agricultural Use	Available for Agricultural Use	Proportion of Project Site	Prime Farmland or Farmland of Statewide Significance (Yes = 1, No = 0)	Multiply Column E
BsD	6.11	0.14	5.97	0.367	0	0
CID2	0.72	0.12	0.60	0.037	0	0
CIE2	2.23	0.38	1.85	0.114	0	0
FAE2	3.11	0	3.11	0.191	0	0
DaD	4.09	0.18	3.91	0.240	1	0.24
Total	**16.26**	**-**	**15.44**	**-**	**-**	**0.24**

Table 2. Soil Quality Matrix

Soil Quality Matrix Score	Soil Quality Rating
The site has a Soil Quality Matrix score ranging from 0.66 to 1.0 and has a minimum of 10 acres of contiguous Prime Farmland or Statewide Importance Soils	High
The site has a Soil Quality Matrix score ranging from 0.33 to 0.66 or the site has a minimum of 10 acres of contiguous Prime Farmland or Statewide Importance Soils	Moderate
The site has a Soil Quality Matrix score less than 0.33 and does not have 10 acres or more of contiguous Prime Farmland or Statewide Importance Soils	**Low**

b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

No Impact: The project site is not under a Williamson Act Contract. Although the project site is zoned Limited Agriculture (A70), the use of a cemetery would not impede the operations or establishment of agricultural uses in the project vicinity. The project does not consist of construction of uses or materials that would prevent the establishment or operations of agricultural uses in the project vicinity. Therefore, the project does not conflict with existing zoning for agricultural use, or a Williamson Act Contract.

c) Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), or timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

☐ Potentially Significant Impact
☐ Less than Significant Impact

☐ Less Than Significant With Mitigation Incorporated ☒ No Impact

No Impact: The project site does not contain forest lands or timberland. The County of San Diego does not have any existing Timberland Production Zones. In addition, the project is consistent with existing zoning, and a rezone is not proposed. Therefore, project implementation would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland production zones.

d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?

☐ Potentially Significant Impact ☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☒ No Impact

No Impact: The project site does not contain any forest lands as defined in Public Resources Code § 12220(g); therefore, project implementation would not result in the loss or conversion of forest land to a non-forest use. In addition, the project is not located in the vicinity of offsite forest resources.

e) Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Important Farmland or other agricultural resources, to non-agricultural use or conversion of forest land to non-forest use?

☐ Potentially Significant Impact ☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

Less Than Significant Impact: Refer to Section II(a) and Section II(c). Impacts to agricultural uses would be less than significant. No impacts would occur to forest uses.

III. AIR QUALITY.

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.

a) Would the project conflict with or obstruct implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP)?

☐ Potentially Significant Impact ☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

Discussion/Explanation: An Air Quality Analysis Report was prepared for the project by LSA Associates dated March 2022 (see Appendix A). The following responses have incorporated the analysis from the report.

Less Than Significant Impact: The regional air quality standards (RAQS) and State Implementation Plan (SIP) rely on the San Diego Association of Government's (SANDAG's)

growth projections, which are developed based on proposed buildout of land uses identified in the County's General Plan. Because the RAQS and SIP project future air quality conditions based on growth projections assuming buildout of the County's General Plan, it is assumed that a project involving development that is consistent with the growth anticipated by the County's General Plan are consistent with the RAQS and SIP. According to the 2022 RAQS, mobile sources are the largest contributor to air quality emissions, specifically emissions generated from operations of typical residential and commercial developments, and therefore, can be used to define project intensity (i.e., less mobile emissions results in less land use intensity).

The proposed project would develop a phased cemetery, with an approximately 2,200-square-foot administration building, parking, a new internal circulation system, fencing surrounding the project site, parking spaces, landscaping, utility improvements, and grave sites on a 14.5-acre site in the North County Metropolitan Subregional Planning Area. The project site is designated Semi-Rural Residential (SR-1) in the County's General Plan and is zoned Limited Agriculture (A70). Cemeteries are allowable uses with the issuance of a Major Use Permit, pursuant to Sections 2700-2705 of the Zoning Ordinance. The proposed cemetery would not result in an increase in population growth projections used to develop the RAQS. The project would not conflict with the region's future employment and housing needs. Additionally, as stated in the Transportation Assessment Memorandum (Appendix K and L) and Section XVII, Transportation, the project replaces existing land uses and would result in a reduction of daily trip generation by 38 average daily trips (ADT) and a net decrease of 84 vehicle miles traveled (VMT). As detailed in the Air Quality Analysis Report (see Appendix A), the project would not result in construction or operational emissions in excess of the applicable significance thresholds for all criteria pollutants (see also Tables 4 and 5). The project would, therefore, not result in an increase in emissions that are not already accounted for in the RAQS. The project will be constructed in phases and construction emissions and potential pollutants will be emitted over time due to the phasing of the project which will reduce concentrations of emissions. This project is not a transportation project that would affect the region's transportation systems and should not increase transportation demands within the local area. Therefore, the project would not induce substantial population and would not conflict with or obstruct implementation of the RAQS and SIP. In addition, the construction and operational emissions from the project are anticipated to be below established screening-level thresholds (SLTs), as addressed under Section III(b), and would not violate any ambient air quality standards.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation: The San Diego APCD does not provide quantitative thresholds for determining the significance of construction or mobile source-related impacts. However, the San Diego APCD does specify Air Quality Impact Analysis (AQIA) trigger levels for new or modified stationary sources (APCD Rules 20.2 and 20.3). If these incremental levels for stationary sources are exceeded, an AQIA must be performed for the proposed new or modified source. Although these trigger levels do not generally apply to mobile sources or general land development projects, for comparative purposes these levels may be used to evaluate the

increased emissions which would be discharged to the San Diego Air Basin from proposed land development projects. For projects whose stationary-source emissions are below these criteria, no AQIA is typically required, and project level emissions are presumed to be less than significant.

For CEQA purposes, these SLTs can be used to demonstrate that a project's total emissions would not result in a significant impact to air quality. The daily SLTs are most appropriately used for the standard construction and operational emissions. When project emissions have the potential to approach or exceed the SLTs listed below in Table 1, additional air quality modeling may need to be prepared to demonstrate that ground level concentrations resulting from project emissions (with background levels) will be below National and California Ambient Air Quality Standard (NAAQS and CAAQS, respectively).

APCD Rules 20.2 and 20.3 do not have AQIA thresholds for emissions of volatile organic compounds (VOCs) and $PM_{2.5}$. The use of the screening level for VOCs specified by the South Coast Air Quality Management District (SCAQMD), which generally has stricter emissions thresholds than San Diego's APCD, is recommended for evaluating projects in San Diego County. For $PM_{2.5}$, the EPA "Proposed Rule to Implement the Fine Particle National Ambient Air Quality Standards" published September 8, 2005, which quantifies significant emissions as 10 tons per year, will be used as the screening-level criteria as shown in Table 1 below:

Table 3. San Diego County Screening-Level Thresholds for Air Quality Impact Analysis

Pollutant	Total Emissions		
	Lbs. per Hour	Lbs. per Day	Tons per Year
Respirable Particulate Matter (PM_{10})	---	100	15
Fine Particulate Matter ($PM_{2.5}$)	--- *	55	10*
Nitrogen Oxides (NO_x)	25	250	40
Sulfur Oxides (SO_x)	25	250	40
Carbon Monoxide (CO)	100	550	100
Lead	---	3.2	0.6
Volatile Organic Compounds (VOCs)	---	75**	13.7***

Notes: * EPA "Proposed Rule to Implement the Fine Particle National Ambient Air Quality Standards" published September 8, 2005. Also used by the SCAQMD.
** Threshold for VOCs based on the threshold of significance for VOCs from the SCAQMD for the Coachella Valley.
*** 13.7 Tons Per Year threshold based on 75 lbs/day multiplied by 365 days/year and divided by 2,000 lbs/ton.

Less Than Significant Impact: Currently, San Diego County is in "non-attainment" status for the NAAQS and CAAQS federal and state Ozone (O_3) and state Particulate Matter less than or equal to 10 microns and less than or equal to 2.5 microns (PM_{10} and $PM_{2.5}$). O_3 is formed when volatile organic compounds (VOCs) and nitrogen oxides (NO_x) react in the presence of sunlight. VOC sources include any source that burns fuels (e.g., gasoline, natural gas, wood, oil); solvents; petroleum processing and storage; and pesticides. Sources of PM_{10} in both urban and rural areas include the following: motor vehicles, wood burning stoves and fireplaces, dust from construction, landfills, agriculture, wildfires, brush/waste burning, and industrial sources of windblown dust from open lands.

The project would contribute to construction and operational sources of criteria pollutant air emissions. An analysis of estimated construction and operational emissions was completed using SCAQMD's California Emissions Estimator Model (CalEEMod).

Project construction is estimated to take six months. On-site emissions are attributed to emissions occurring within the project area, such as the activity of construction equipment. Off-site emissions related to the project include vendor, hauling, and worker vehicle trips to and from the project site. Emissions of VOCs, NO_X, CO, SO_X, PM_{10}, and $PM_{2.5}$ would not exceed the County's SLTs during project construction, due to the project's requirement to comply with standard applicable regulatory requirements, such as site watering during construction activities as required by the County grading permit and SDAPCD Rule 55 and the use of low-VOC paint (50 g/L for flat coatings and 100 g/L for traffic marking coating) as required by SDAPCD Rule 67.0.1. The project will be constructed in phases and construction emissions and potential pollutants will be emitted over time due to the phasing of the project which will reduce concentrations of emissions. Therefore, project construction would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment (O_3, PM_{10}, and $PM_{2.5}$) under an applicable federal or state ambient air quality standard. The project's air quality emissions would not exceed the County's SLTs; therefore, as the thresholds were developed to protect the public health that align with ambient air quality standards, air quality impacts on public health would be less than significant, and no mitigation measures would be necessary (see Table 4 below and Appendix A).

Table 4. Estimated Project Construction-Related Air Emissions

Pollutant	Maximum Project Emissions (Lbs. per Day)	Screening-Level Thresholds (Lbs. per Day)	Above Threshold?
Respirable Particulate Matter (PM_{10})	8.10	100	No
Fine Particulate Matter ($PM_{2.5}$)	5.01	55	No
Nitrogen Oxides (NO_x)	41.35	250	No
Sulfur Oxides (SO_x)	0.07	250	No
Carbon Monoxide (CO)	30.19	550	No
Volatile Organic Compounds (VOCs)	14.84	75	No

Note: CalEEMod does not report on lead emissions and therefore, it is not included in this analysis.

During operation, full project operations after construction of all phases are expected to result in 138 ADT, which is 38 fewer ADT than previously existing uses on-site (see Section XVII, *Transportation*). Operation of the project would generate criteria air pollutant emissions associated with area sources (e.g., architectural coatings, consumer products, and landscaping equipment), energy sources (i.e., use of natural gas for space and water heating), and mobile sources (i.e., vehicle trips to and from the project site). Criteria air pollutant emissions generated during the operation of project would not exceed San Diego County SLTs for VOCs, NO_X, CO, SO_X, PM_{10}, and $PM_{2.5}$. Therefore, project operation would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard. Air quality impacts would be less than significant, and no mitigation measures would be necessary (see Table 5 below and Appendix A).

Table 5. Estimated Project Operational Air Emissions

Pollutant	Maximum Project Emissions (Lbs. per Day)	Screening-Level Thresholds (Lbs. per Day)	Above Threshold?
Respirable Particulate Matter (PM_{10})	0.94	100	No
Fine Particulate Matter ($PM_{2.5}$)	0.35	55	No
Nitrogen Oxides (NO_x)	3.84	250	No
Sulfur Oxides (SO_x)	0.01	250	No
Carbon Monoxide (CO)	6.85	550	No
Volatile Organic Compounds (VOCs)	0.64	75	No

Note: CalEEMod does not report on lead emissions and therefore, it is not included in this analysis.

Cumulative impacts could occur if the most intensive phases of construction for the proposed project occur simultaneously with intensive phases of other construction projects in close proximity. The most intensive construction phase for the project and for typical developments occurs during earthwork and grading activities. During these phases, the primary criteria air pollutant of concern would be PM_{10}. The project's estimated emissions of criteria air pollutants, specifically PM_{10}, were estimated to be 8.10 lb/day, which is under the County's SLTs of 100 lb/day during construction activities. The project will be constructed in phases and construction emissions and potential pollutants will be emitted over time due to the phasing of the project which will reduce concentrations of emissions. In addition, due to the highly dispersive nature of PM, a cumulative impact during construction activities would only occur if a project adjacent to the proposed project undergoes simultaneous grading/earthwork activities and emits significantly greater PM_{10} emissions than the project. Because all projects developed within the County would be required to comply with the County Grading Ordinance and SDAPCD Rule 55, this scenario is not anticipated to occur.

The project is proposing development that is consistent with the County's General Plan; thus, operational air emissions are considered to have been accounted for in the General Plan Update EIR. The RAQS and SIP were prepared consistent with growth forecasts in the General Plan. Thus, the project would not result in a cumulatively considerable net increase in criteria air pollutants for which the region is currently in non-attainment.

c) Expose sensitive receptors to substantial pollutant concentrations?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation: Air quality regulators typically define sensitive receptors as schools (Preschool – 12th Grade), hospitals, resident care facilities, day-care centers, residences, or other facilities that may house individuals with health conditions that would be adversely impacted by changes in air quality.

Less Than Significant Impact: The nearest sensitive receptors to the project site are residences adjacent to the north and south of the project site. The project would generate construction emissions in the vicinity of sensitive receptors.

Carbon Monoxide Hotspot Analysis
As previously discussed, carbon monoxide is a colorless, odorless, poisonous gas that may be found in high concentrations near areas of high traffic volumes. CO emissions are a function of vehicle idling time, meteorological conditions, and traffic flow. The SDAB is in attainment of State and federal CO standards. The SDAPCD measured a maximum 8-hour CO concentration of 1.4 parts per million (ppm) inn 2020 (SDAPCD 2021). CO concentrations were well below the federal standard 8-hour standard of 9 ppm.

A CO hotspot analysis is required by the County if a proposed development would cause road intersections to operate at or below a LOS E with intersection peak-hour trips exceeding 3,000 trips. Trip generation and distribution for workers and delivery trucks would ultimately vary depending on the phase of construction; however, based on daily construction worker, vendor trip, and haul truck estimates, maximum daily trips resulting from construction activities would be approximately 25 truck trips per day. This would be well below the screening threshold of a peak hour volume of 3,000 vehicles. Construction trips would occur throughout the day and would not all occur during the peak hour. No haul trucks associated with import or export of soil during grading would occur because all cut and fill activities would be balanced on site. Additionally, as stated in Section XVII, Transportation, all intersections within the proposed project study area are currently operating at LOS D or better. As previously described, the project would result in 138 trips to the local intersections (38 fewer ADT than existing uses on-site), which would not degrade an existing intersection LOS from an acceptable level (D or better) to LOS E or F.

The additional traffic generated during project operation would not cause intersections in the vicinity of the project site to operate at or below LOS E. The traffic study concluded that the proposed project would not result in any significant intersection impacts (Appendix K and L). Therefore, a CO hotspot analysis is not required for the proposed project and project-generated trips would not result in, or substantially contribute to, CO concentrations that exceed the eight-hour ambient air quality standards along area roadways and intersections.

Toxic Air Contaminants (TACs)
Construction-related activities would result in short-term, project-generated emissions of diesel particulate matter (DPM) exhaust emissions from off-road, heavy-duty diesel equipment for site preparation grading, building construction, and other construction activities. DPM was identified as a toxic air contaminant (TAC) by CARB in 1998. The potential cancer risk from the inhalation of DPM (discussed in the following paragraphs) outweighs the potential non-cancer health impacts and is therefore the focus of this discussion (CARB 2017).

Generation of DPM from construction projects typically occurs in a single area for a short period. Construction of the proposed project would occur over approximately 14 months. The dose to which the receptors are exposed is the primary factor used to determine health risk. Dose is a function of the concentration of a substance or substances in the environment and the extent of exposure that person has with the substance. Dose is positively correlated with time, meaning that a longer exposure period would result in a higher exposure level for the Maximally Exposed Individual. The risks estimated for a Maximally Exposed Individual are higher if a fixed exposure occurs over a longer period of time. According to the California Office of Environmental Health Hazard Assessment (OEHHA), health risk assessments (HRA), which determine the exposure of sensitive receptors to toxic emissions, should be based on a 30-year exposure period (assumed to be the approximate time that a person spends at a single household location).

OEHHA recommends this risk be bracketed with nine-year and 70-year exposure periods and that HRA should be limited to the period/duration of activities associated with the project (OEHHA 2015).

The maximum on-site $PM_{2.5}$ emissions, which are used to represent DPM emissions for this analysis, would occur during site preparation and grading activities. While site preparation and grading emissions represent the worst-case condition, such activities would only occur for approximately two months, which represents less than one percent of the typical health risk calculation periods of 9 years, 30 years, and 70 years. $PM_{2.5}$ emissions would decrease for the remaining construction period because construction activities such as building construction and paving would require less construction equipment. Therefore, given the aforementioned, DPM generated by project construction is not expected to create conditions where the probability that the Maximally Exposed Individual would contract cancer is greater than ten in one million or to generate ground-level concentrations of non-carcinogenic TACs that exceed a Hazard Index greater than one for the Maximally Exposed Individual. The EPA SCREEN3 model, the screening air dispersion modeling method approved by the CARB for such assessments was used to estimate concentrations of DPM from the construction of the project. As shown in the Air Quality Analysis Report (Appendix A), the construction emissions would not exceed the SDCAPCD's health risk significance thresholds for cancer risk and chronic non-cancer hazard.

The project would not attract a substantial number of trips from large or heavy-duty vehicles that could generate mobile diesel emissions due to the passenger vehicle-serving nature of the proposed use. As previously described, the criteria pollutant emissions from the estimated project-related 138 vehicle trips per day and on-site area sources would all be far below their respective significant thresholds. Because the significance thresholds were developed with the intent to protect human health to the extent feasible, the results show that the proposed project would not expose existing nearby sensitive receptors to substantial pollutant burdens that would cause harmful effects.

As discussed in Section III(b), the proposed project would not result in construction or operational emissions that would exceed the County's SLTs for health risk. Thus, neither construction nor operation of the project would expose sensitive receptors to an incremental health risk.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

☐ Potentially Significant Impact	☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated	☐ No Impact

Less Than Significant Impact: SDAPCD Rule 51, commonly referred to as the public nuisance rule, prohibits emissions from any source whatsoever in such quantities of air contaminants or other material that cause injury, detriment, nuisance, or annoyance to the public health or damage to property. The potential for an operation to result in odor complaints from a "considerable" number of persons in the area would be considered a significant, adverse odor impact.

The project would involve the temporary use of diesel-powered construction equipment, which would generate exhaust that may be noticeable for short durations at adjacent properties.

However, construction activities would be temporary, and construction emissions would not exceed San Diego County SLTs. The project will be constructed in phases and construction emissions and potential pollutants will be emitted over time due to the phasing of the project which will reduce concentrations of emissions.
The land use and industrial operations typically associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, refineries, landfills, dairies, and fiberglass molding. The proposed operations of the buildings and parking lot are not typically associated with objectionable odors.

Potential odor sources associated with the proposed project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed project's (long-term operational) uses. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature, would cease upon completion of the respective phase of construction, and are thus considered less than significant.

During operation of the cemetery, no odors would be generated from interment of human remains that are casketed and buried in the ground. The casket is typically placed in a concrete outer enclosure (vault), which is covered with two feet of soil. The entombment of casketed remains does not create odors. The exhaust from grave preparation and landscape maintenance equipment would potentially generate odors, but these would be used intermittently at a large distance from nearby residents and therefore would not likely result in an odor impact. In addition, it is expected that project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations. No odor emissions would occur.

The proposed project would also be required to comply with SDCAPCD Rule 51 to prevent occurrences of public nuisances. Therefore, potential odors associated with the proposed project construction and operation would be less than significant.

IV. BIOLOGICAL RESOURCES.

a) Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife, or CDFW, or U.S. Fish and Wildlife Service?

☐ Potentially Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Discussion/Explanation: A Biological Resources Letter Report was prepared for the project by LSA Associates, dated October 2021 (Appendix B). The biological survey area includes the project site plus a 100-foot survey buffer. The following responses have incorporated the analysis from the report.

Less than Significant with Mitigation Incorporated: The Biological Resources Letter Report determined that the project site consists of urban/developed land and disturbed habitat

(nonnative, weedy annual species, and unvegetated areas occupied by clusters of unplanted nursery container plants). Outside the project site, but within the 100-foot survey buffer, there is nonnative riparian and Arundo-dominated riparian vegetation. Three ephemeral earthen drainage features occur in the northern half of the survey area but outside the project site.

There are no special-status plant species with a moderate or high potential to occur within the project site, based on the results of the database records search of a 2-mile radius around the biological survey area, observations made during the pedestrian survey and rare plant survey, and the absence of suitable habitat on site. No special-status plant species were observed during the pedestrian survey. Therefore, the project will not have a substantial adverse effect on special-status plant species.

No special-status animal species were observed during the pedestrian survey. However, the following special-status species have a moderate potential to occur within the biological survey area, based on the results of the database records search of a 2-mile radius and observations made during the pedestrian survey: Cooper's hawk (*Accipiter cooperi*), sharp-shinned hawk (*Accipiter striatus*), red-shouldered hawk (*Buteo lineatus*), turkey vulture (*Cathartes aura*), hoary bat (*Lasiurus cinereus*), and western yellow bat (*Lasiurus xanthinus*). Raptors have the potential to forage within the biological survey area and to nest in trees along the edges of the biological survey area. In addition, migratory birds have the potential to forage and nest in vegetation within the biological survey area. Because Cooper's hawk, sharp-shinned hawk, red-shouldered hawk, and turkey vulture are categorized as Group 1 animal species on the County's Sensitive Animal List, and because development of the project site would result in the loss of functional foraging habitat for these species and other raptors, the project will have a substantial adverse effect on raptor species.

Temporary and permanent impacts to foraging and nesting habitat for these species and other bird species that are not considered special-status but are protected by the California Fish and Game Code and the Migratory Bird Treaty Act, are expected to occur. If project-related activities are conducted during the typical bird breeding season (February 1 through August 31), these activities could affect individual birds, breeding activities, and active nests directly or indirectly (e.g., noise and fugitive dust). As such, MM BIO-1 would require that a qualified biologist perform a pre-construction nesting bird survey in suitable nesting habitat prior to the commencement of construction to avoid impacts to nesting birds. The contractor should create and implement a plan to minimize fugitive dust, which will reduce indirect impacts to birds. If active bird nests are identified during the pre-construction nesting bird survey, then a qualified biologist should establish an adequate buffer zone in which construction activities are prohibited until the nest is no longer active. If the species is federally or State-listed as threatened or endangered, then consultation with the USFWS and CDFW will be required for direction on appropriate buffer zone radius. If the species is not federally or State-listed as threatened or endangered, then the size of the buffer zone will be determined by the qualified biologist based on the amount, intensity, and duration of construction, and can be altered based on site conditions.

Additionally, clearing/disturbance of trees within the biological survey area has the potential to affect these foliage-roosting bat species directly through the loss of suitable roosting habitat. Furthermore, these species could be indirectly affected by impacts associated with activities that generate high amounts of vibration, noise, or possible night lighting. Because western yellow bat is a California Species of Special Concern, and because development of this project would result

in the loss of suitable roosting habitat for this species and other foliage-roosting bat species, the project will have a substantial adverse effect on bat species. As such, MM BIO-2 would require that a qualified biologist perform a pre-construction bat survey in suitable roosting habitat prior to the commencement of construction to avoid impacts to foliage-roosting bats. If special-status bats are identified during the pre-construction survey, then a qualified biologist should establish an adequate buffer zone in which construction activities are prohibited until the bats can be evicted. Removal of special-status bats will require consultation with the CDFW. Because these bat species are not on included in Group I or II of the County's Sensitive Animal List, the project will not have a substantial adverse effect on special-status bat species.

Botta's pocket gopher (*Thomomys bottae*) burrows were observed throughout the western half of the site, where the ground was less compacted. No large mammals were observed, although there is the potential for coyote (*Canis latrans*) to occur within the biological survey area. It is anticipated that any wildlife within the project site will be displaced. Indirect impacts to adjacent areas may result from noise and dust generated by construction-related activities, which have the potential to disturb nearby wildlife and, in the case of dust, vegetation. Additionally, while not anticipated, if construction is performed at night, lighting has the potential to indirectly affect wildlife.

Based on the determinations of the Biological Resources Letter Report (Appendix B), no designated critical habitat for special-status wildlife species exists at the project site. Sensitive biological resources on site include trees and other structures suitable for nesting birds. Given the potential for urban-adapted birds to nest within the ornamental trees and shrubs on-site, MM BIO-1 is recommended to avoid potential impacts to nesting birds from implementation of the project. With implementation of MM BIO-1, project impacts to species identified as a candidate, sensitive, or special status species would be less than significant.

b) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less than Significant Impact: The project is in an area designated as outside of Pre-Approved Mitigation Area (PAMA) within the Draft North County Multiple Species Conservation Plan (MSCP) Area. The project site is located in an urbanized setting, as residential and commercial development surrounds the project site. However, the biological survey area is approximately 1.25 miles east and 0.75 mile north of Carlsbad Highlands Ecological Reserve and Dawson Los Monos Canyon Reserve, respectively. As described above, the project site consists of urban/developed land and disturbed habitat (Table 6). Developed land within the biological survey area refers to residential development and associated landscaping. The areas of the biological survey area consisting of disturbed habitat were dominated by routinely mowed nonnative, weedy annual species including tocalote (*Centaurea melitensis*), short-pod mustard (*Hirschfeldia incana*), wild radish (*Raphanus sativus*), fennel (*Foeniculum vulgare*), Hottentot fig (*Carpobrotus edulis*), and garland daisy (*Glebionis coronaria*). The native annual species fascicled tarweed (*Deinandra fasciculata*) was also present in this vegetation community. This vegetation community also includes areas with potted nursery container plants (small shrub

species and tree species) or temporary buildings containing plants (e.g., greenhouses). Three ephemeral drainages and a depression present at the northern half of the biological survey area were vegetated with nonnative annual upland vegetation; however, a few hydrophytic plants, including Mexican fan palm (*Washingtonia robusta*), mule fat (*Baccharis salicifolia*), curly dock (*Rumex crispus*), and Goodding's black willow (*Salix goodingii*), are sparsely scattered along the drainages and in the depression.

Outside the project site, but within the 100-foot survey buffer, there is nonnative riparian and Arundo-dominated riparian vegetation (Table 6). Nonnative riparian occurs outside of the project site, but within the 100-foot survey buffer. It occurs west of and adjacent to the northern drainage (Feature 3) and consists of a densely vegetated thicket of sweet gum (*Eucalyptus sp.*) trees. The proposed project is not expected to directly or indirectly affect the nonnative riparian habitat. Arundo-dominated riparian, which is a subset of the nonnative riparian category, occurs outside of the project site, but within the 100-foot survey buffer. It occurs downstream of and adjacent to the western terminus of the southern drainage (Feature 2) and consists of a dense patch of giant reed (*Arundo donax*). This vegetation community is considered a Resource Protection Ordinance (RPO) Wetland due to a predominance of giant reed, a hydrophytic plant species. Although this Arundo-dominated riparian is located outside of the project site, the potential remains for indirect impacts to this sensitive vegetation community. An open space easement with appropriate open space signage and/or fencing and a County-required 100-foot limited building zone easement would be established to protect the Arundo-dominated riparian habitat/RPO Wetland (see Section IV[c] for further discussion of potential impacts to this RPO Wetland).

Table 6. Vegetation Communities within in the Biological Survey Area and Project Site

Vegetation Communities	Acreage within the Biological Survey Area	Acreage within the Project Site
Nonnative Riparian	0.09	-
Arundo-dominated Riparian	0.12	-
Disturbed Habitat	17.77	13.57
Developed Land	6.77	0.88
Total Acres[1]	**24.75**	**14.45**

Notes: [1] Total may not sum due to rounding.

Disturbed habitat and developed land are of low biological value and are not considered RPO Sensitive Habitat according to the County Guidelines and they are not considered sensitive by State or Federal agencies and have low conservation value.

Construction of this project would result in permanent loss of disturbed habitat and developed land. Permanent loss involves long-term impacts associated with permanent features consisting of an administrative office, a gatehouse, landscaping, internal circulation system, and utility improvements. Direct impacts to disturbed habitat will result from permanent clearing of vegetation. Direct impacts to developed land will result from road improvements. Impacts to developed land and disturbed habitat would not result in a substantial adverse effect on any riparian habitat or other sensitive natural community. Therefore, impacts would be less than significant.

c) Would the project have a substantial adverse effect on state or federally protected wetlands defined by Section 404 of the Clean Water Act (including, but not limited to,

marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: The Biological Resources Letter Report determined that there are three ephemeral drainage features in the biological survey area potentially subject to regulation by the U.S. Army Corps of Engineers (USACE), RWQCB, CDFW, and County. The Biological Resources Letter Report noted that functions and values for these drainage features were determined to have low significance in terms of resources.

Feature 1 consists of an ephemeral drainage vegetated predominantly by nonnative annual upland vegetation. Due to the absence of a predominance of hydrophytic vegetation, hydric soils, and wetland hydrology, Feature 1 is not considered wetland waters of the U.S. However, because Feature 1 displays a visible ordinary high water mark (OHWM) and conveys flows to Feature 2, which has a direct connection to the Pacific Ocean, this feature is considered nonwetland waters of the U.S. potentially subject to the jurisdiction of the USACE pursuant to the Clean Water Act (CWA). The streambed and banks associated with this feature are potentially subject to CDFW and RWQCB (nonwetland waters of the State) jurisdiction. Due to the absence of a predominance of hydrophytic vegetation, hydric soils, and a nonsoil substratum, Feature 1 does not meet the criteria for RPO Wetland.

Feature 2 consists of an ephemeral drainage that widens to a vegetated depression near the western end and then narrows again before exiting the project site and conveying flows into a dense patch of Arundo-dominated riparian vegetation. Feature 2 begins in the eastern half of the biological survey area and appears to convey flows from the adjacent nursery in a northwesterly direction. Due to the absence of a predominance of hydrophytic vegetation (except for the Arundo-dominated riparian vegetation, which is dominated by giant reed, a hydrophytic plant species), hydric soils, and wetland hydrology, Feature 2 is not considered a wetland water of the U.S. However, because Feature 2 displays a visible OHWM and conveys flows to a concrete storm drain structure, which has a direct connection to the Pacific Ocean, this feature is considered nonwetland waters of the U.S. potentially subject to the jurisdiction of the USACE pursuant to the CWA. The streambed and banks associated with this feature are potentially subject to CDFW and RWQCB (nonwetland waters of the State) jurisdiction. Due to the absence of a predominance of hydrophytic vegetation, hydric soils, and a non-soil substratum, most of Feature 2 does not meet the criteria for RPO Wetland. However, the *Arundo*-dominated riparian vegetation at the western end of Feature 2 meets the criteria for RPO Wetland because the dominant species is a hydrophyte.

Feature 3 consists of an ephemeral drainage vegetated predominantly by nonnative annual upland vegetation. The feature is in the northern quarter of the biological survey area and conveys flows from upstream sources (earthen and concrete ditches and runoff) through the biological survey area in a northwesterly direction before making a sharp southerly turn and converging into Feature 2. Due to the absence of a predominance of hydrophytic vegetation, hydric soils, and wetland hydrology, Feature 3 is not considered wetland waters of the U.S. However, because Feature 3 displays a visible OHWM and conveys flows to a concrete storm drain structure after converging with Feature 2, which has a direction connection to the Pacific

Ocean, this feature is considered nonwetland waters of the U.S. potentially subject to the jurisdiction of the USACE pursuant to the CWA. The streambed and banks associated with this feature are potentially subject to CDFW and RWQCB (nonwetland waters of the State) jurisdiction. Due to the absence of a predominance of hydrophytic vegetation, hydric soils, and a non-soil substratum, Feature 3 does not meet the criteria for RPO Wetland.

Additionally, an RPO Wetland is located within the biological survey area adjacent to the northeast project boundary but outside the project site. A County-required 50-foot buffer around the RPO Wetland encompasses approximately 0.15 acre of the project site. The Biological Resources Letter Report determined that construction of the project would not affect the RPO Wetland or its buffer. To protect the RPO Wetland buffer, the project would establish an open space easement around the 50-foot buffer, including installation of appropriate open space signage and/or fencing. Additionally, a County-required 100-foot limited building zone easement would be established around the RPO Wetland buffer and open space easement.

Due to their locations within the project site, Features 1 and 2 are expected to be permanently affected by project-related activities (Table 7). Both features are subject to regulation by the USACE, CDFW, and RWQCB. MM BIO-3 would require mitigation impacts to potentially jurisdictional streambeds and banks through purchase of off-site mitigation bank credits. Impacts and anticipated mitigation requirements for potential CDFW jurisdiction would be the same as those for potential waters of the State. Impacts to aquatic resources would require review by the resource agencies. The resource agencies will likely require the following permits: a Corps Section 404 Nationwide Permit, an RWQCB Section 401 water quality certification, and a CDFW Streambed Alteration Agreement. The quantity and source of mitigation bank credits would be determined after consultation with the resource agencies.

Table 7. Impacts and Mitigation for Potential Nonwetland Waters of the U.S. and State[1]

Feature	Linear Feet	Nonwetland Waters of the U.S.	Anticipated Mitigation Ratio	Anticipated Mitigation Required (acres)[2]	Nonwetland Waters of the State	Anticipated Mitigation Required (acres)[2]
1	292	0.01	2:1	0.02	0.01	0.02
2	867	0.18	2:1	0.36	0.21	0.42
3	-	-	-	-	-	-
Total[3]	**1,159**	**0.19**	**2:1**	**0.38**	**0.22**	**0.44**

Notes: [1] No wetlands are within the project site and there would be no impacts to wetland waters.
[2] Due to the disturbed nature and low functions and values of the drainage features on site, the Biolgocal Resources Letter Report estimates that a 2:1 mitigation to impact ratio will satisfy the mitigation requirements for impacts to waters of the U.S., waters of the States, and jurisdictional streambeds and banks. However, the project applicant will consult with representatives from the USACE, CDFW, and RWQCB to determine the appropriate mitigation for permanent impacts to drainage features.
[3] Total may not sum due to rounding.

The preparation of a Stormwater Pollution Prevention Plan (SWPPP) and associated best management practices (BMPs) would occur in accordance with the General Construction Permit for stormwater discharges to avoid indirect effects to downstream drainages (see Section X[a]). Additionally, project construction activities would occur in accordance with the County's Grading Ordinance to avoid erosion and sedimentation impacts on the ephemeral drainages. Therefore, potentially significant impacts to wetlands or waters of the U.S. as defined by Section 404 of the

Clean Water Act and under the jurisdiction of the USACE would be reduced to less than significant with implementation of MM BIO-3.

The project would mitigate potential impacts to state or federally protected wetlands and thus, would not contribute to a cumulative impact for such habitats.

d) Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: The Biological Resources Letter Report determined that the biological survey area provides minimal function as a wildlife corridor or linkage because it is disturbed and surrounded by residential and commercial development, including roads, which restrict wildlife movement through the general area. Due to the existing developed nature of the site the proposed project would not contribute to impeding wildlife movement or the use of native wildlife nursery sites. Furthermore, the off-site RPO Wetland is fed by off-site irrigation and runoff and does not connect to a significant riparian corridor. The RPO Wetland itself provides minimal function as a wildlife corridor due to the location of a chain-link fence and the high density of the giant reed. Therefore, impacts would be less than significant.

e) Would the project conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan or any other local policies or ordinances that protect biological resources?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

No Impact: The project site is located in the Draft North County MSCP Area. This plan does not identify the project site as being subject to habitat conservation. The proposed expansion of the existing development on the project site would therefore be in compliance with this or any other future habitat conservation plan insofar as all project impacts are mitigated to less than significant levels. Impacts to urban/developed land cover and disturbed habitat vegetation community types that occur within the project site do not have a grouping of ten or more individual plant species and do not require mitigation per the County's Biological Mitigation Ordinance. The project site does not contain any native or sensitive vegetation communities; therefore, future development at the site is not expected to conflict with the conservation goals of the MSCP, previously defined, nor any other local, regional, or state habitat conservation plan. Impacts to jurisdictional non-wetland waters would be mitigated to below a level of significance. Therefore, no impact would occur.

The cumulative study area includes the section of the Draft North County MSCP Area as well as portions of lands within the City of Carlsbad's Habitat Management Plan to the west, lands within

the City of Oceanside Subarea Plan to the north, and lands within the City of Escondido's Multiple Habitat Conservation Program Subarea Plan and the City of San Diego's MSCP Subarea Plan to the east. The purpose of these habitat conservation programs is to take a broad-based ecosystem approach to planning for the protection and perpetuation of biological diversity, which is the most appropriate way to assess and address the potential cumulative impacts stemming from multiple projects in the same geographic area. These programs focus on the long-term stability of wildlife and plant communities and include key interests in the process. These programs identify and provide for the regional protection of plants, animals, and their habitats while allowing compatible and appropriate economic activity. Potential impacts to sensitive habitats and associated species have been addressed in a regional context through these programs. Pending and future projects would also be required to comply with the regional habitat conservation programs, such as the County MSCP, which would address project-specific impacts and appropriate mitigation to offset cumulative impacts to a less than significant level.

Mitigation Measures

BIO-1 Raptor species have the potential to forage within the biological survey area and to nest in trees along the edges of the biological survey area. Therefore, the following measures are required as conditions of project approval to maintain compliance with the California Fish and Game Code and Migratory Bird Treaty Act with respect to nesting and foraging birds:

- A qualified biologist shall perform a pre-construction nesting bird survey in suitable nesting habitat prior to the commencement of construction to avoid impacts to nesting birds. If active bird nests are identified during the pre-construction nesting bird survey, then a qualified biologist should establish an adequate buffer zone in which construction activities are prohibited until the nest is no longer active.
- If the species is not federally or State-listed as threatened or endangered, then the size of the buffer zone will be determined by the qualified biologist based on the amount, intensity, and duration of construction, and can be altered based on site conditions.
- The contractor should create and implement a plan to minimize fugitive dust, which will reduce indirect impacts to birds. If the species is federally or State-listed as threatened or endangered, then consultation with the USFWS and CDFW will be required for direction on appropriate buffer zone radius.

BIO-2 Clearing/disturbance of trees within the biological survey area has the potential to affect foliage-roosting bat species directly through the loss of suitable roosting habitat. Furthermore, these species could be indirectly affected by impacts associated with activities that generate high amounts of vibration, noise, or possible night lighting. Therefore, the following measures are required as conditions of project approval:

- A qualified biologist shall perform a pre-construction bat survey in suitable roosting habitat prior to the commencement of construction to avoid impacts to foliage-roosting bats. If special-status bats are identified during the pre-construction survey, then a qualified biologist should establish an adequate buffer zone in which construction activities are prohibited until the bats can be evicted.
- Removal of special-status bats will require consultation with the CDFW.

BIO-3 The project has the potential to impact jurisdictional wetlands and waterways during construction of Phase 2 of the development. Therefore, the following agency permits or verification that they are not required shall be obtained:

a. A Clean Water Act, Section 401/404 permit issued by the California Regional Water Quality Control Board and the U.S. Army Corps of Engineers for all project related disturbances of waters of the U.S. and/or associated wetlands.

b. A Section 1602 Streambed Alteration Agreement issued by the California Department of Fish and Wildlife for all project related disturbances of any streambed.

BIO-4 In order to protect sensitive biological resources, pursuant to the Resource Protection Ordinance (RPO), a biological open space easement shall be granted. Grant to the County of San Diego an open space easement, as shown on the approved Plot Plan. This easement is for the protection of biological resources and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space

V. CULTURAL RESOURCES.

a) Would the project cause a substantial adverse change in the significance of a historical resource pursuant to 15064.5?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation: A Cultural Resources Survey Report was prepared for the project by LSA Associates, dated September 27, 2023 (Appendix C). As part of the Cultural Resources Report prepared for the project, a records search, a Sacred Lands File search, and pedestrian field survey of the property were conducted. The following responses have incorporated the analysis from the report.

Less Than Significant Impact: No prehistoric resources were identified as part of the pedestrian survey completed for this project. The existing buildings on the project site are not recommended eligible for listing in the National Register of Historic Places or California Register of Historical Resources or for designation to the County of San Diego Historic Register, and therefore are not considered a historical resource as defined by CEQA. Because the resources are not considered significant historic resources pursuant to CEQA Guidelines §15064.5, loss of these resources cannot contribute to a potentially significant impact. The existing buildings on-site were constructed in the 1950s and have been modified and therefore are not considered a historic resource. Existing public views of the residence are limited and screened by vegetation along the roadway. Further, the California Historical Resources Information System records search and a review of County of San Diego Historic Register failed to identify any other cultural resources, including historic districts, within close proximity to the project site. The site nearest to the project area is P-37-004930, is located over 500 feet away from project site. The Cultural Resources Survey Report determined that based on the results of the records search and

pedestrian survey of the area, the potential for a subsurface deposit is relatively low (Appendix C). Impacts would be less than significant.

b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?

☐ Potentially Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact With Mitigation Incorporated: The Sacred Lands File search from the Native American Heritage Commission for the project was negative. The Native American Heritage Commission also provided the contact information for tribal contacts within the local community for additional consultation. A Native American Monitor from Saving Sacred Sites from the San Luis Rey Band of Mission Indians was invited to participate in the pedestrian survey of the project area. The Cultural Resources Survey Report determined that based on the results of the records search and pedestrian survey of the area, the potential for a subsurface deposit is relatively low and monitoring was not recommended (Appendix C).

In accordance with AB 52 Tribal Consultation, County Staff and the applicant received requests to include tribal and archaeological monitoring in order to ensure that potential archaeological resources would not be impacted during grading and construction operations. The project includes tribal and archaeological monitoring during ground disturbing activities such as during the Phase 1 Landscape Plan installation and the Phase 2 grading in order to allow for provisions of unanticipated discoveries of cultural resources during project implantation. With the incorporation of Mitigation Measures CUL-1 through CUL-4, impacts would be less than significant with mitigation.

c) Would the project disturb any human remains, including those interred outside of dedicated cemeteries?

☐ Potentially Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Less Than Significant with Mitigation Incorporated: Based on an analysis of records and a survey of the property by LSA Associates (Appendix C), it has been determined that the project is not likely disturb any human remains because the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains**.** In the unlikely event that human remains are encountered onsite during earth-disturbing activities, MM CUL-1 through CUL-4 would ensure that state and federal laws and regulations regarding human remains (i.e., Public Resources Code §5097.98, CEQA Guidelines §15064.5 and Health & Safety Code §7050.5) are followed. With implementation of MM CUL-1, potential impacts to disturbance of human remains would be less than significant.

Mitigation Measures

CUL-1 Prior to any clearing, grubbing, trenching, grading, or any land disturbances, the County-approved Project Archaeologist and Luiseño Native American Monitor shall

attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the archaeological monitoring program. The Project Archaeologist and Luiseño Native American Monitor shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The Project Archaeologist and Luiseño Native American monitor shall also evaluate fill soils to determine that they are clean of cultural resources. The archaeological monitoring program shall comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources. The applicant shall have the contracted Project Archeologist and Luiseño Native American attend the preconstruction meeting to explain the monitoring requirements. The Department of Public Works, Private Development Construction Inspection shall confirm the attendance of the approved Project Archaeologist.

CUL-2 The Project Archaeologist and Luiseño Native American Monitor shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The archaeological monitoring program shall comply with the following requirements during earth-disturbing activities:

a. **Monitoring.** During the original cutting of previously undisturbed deposits, the Project Archaeologist and Luiseño Native American Monitor shall be onsite as determined necessary by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Luiseño Native American Monitor. Monitoring of the cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Luiseño Native American Monitor.
b. **Inadvertent Discoveries.** In the event that previously unidentified potentially significant cultural resources are discovered:
    1. The Project Archaeologist or the Luiseño Native American monitor shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources.
    2. At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist.
    3. The Project Archaeologist, in consultation with the PDS Staff Archaeologist and the Luiseño Native American Monitor, shall determine the significance of the discovered resources.
    4. Construction activities will be allowed to resume in the affected area only after the PDS Staff Archaeologist has concurred with the evaluation.
    5. Isolates and clearly non-significant deposits shall be minimally documented in the field. Should the isolates and/or non-significant deposits not be collected by the Project Archaeologist, then the Luiseño Native American monitor may collect the cultural material for transfer to a Tribal Curation facility or repatriation program.
    6. If cultural resources are determined to be significant, a Research Design and Data Recovery Program (Program) shall be prepared by the Project Archaeologist in consultation with the Luiseño Native American Monitor. The County Archaeologist shall review and approve the Program, which shall be carried out using professional archaeological methods. The Program shall

include (1) reasonable efforts to preserve (avoidance) “unique” cultural resources or Sacred Sites; (2) the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap, if avoidance is infeasible; and (3) data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).

c. **Human Remains.** If any human remains are discovered:
   1. The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
   2. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the human remains are to be taken offsite for evaluation, they shall be accompanied by the Luiseño Native American monitor.
   3. If the remains are determined to be of Native American origin, the NAHC shall immediately contact the Most Likely Descendant (MLD).
   4. The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
   5. The MLD may with the permission of the landowner, or their authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site.
   6. Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.

d. **Fill Soils.** The Project Archaeologist and Luiseño Native American monitor shall evaluate fill soils to determine that they are clean of cultural resources.

e. **Monthly Reporting.** The Project Archaeologist shall submit monthly status reports to the Director of Planning and Development Services starting from the date of the Notice to Proceed to termination of implementation of the archaeological monitoring program. The report shall briefly summarize all activities during the period and the status of progress on overall plan implementation. Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction.

The Department of Public Works, Private Development Construction Inspection shall make sure that the Project Archeologist is on-site performing the monitoring duties of this condition. The Department of Public Works, Private Development Construction Inspection shall contact the Planning & Development Services, Project Planning Division if the Project Archeologist or applicant fails to comply with this condition.

CUL-3 Upon completion of all earth-disturbing activities, and prior to Rough Grading Final Inspection (Grading Ordinance SEC 87.421.a.2) and issuance of any building permit, the Project Archaeologist shall prepare one of the following reports upon completion of the earth-disturbing activities that require monitoring:

a. **No Archaeological Resources Encountered.** If no archaeological resources are encountered during earth-disturbing activities, then submit a final Negative Monitoring Report substantiating that earth-disturbing activities are completed and no cultural resources were encountered. Archaeological monitoring logs showing the date and time that the monitor was on site and any comments from the Native American Monitor must be included in the Negative Monitoring Report.
b. **Archaeological Resources Encountered.** If archaeological resources were encountered during the earth disturbing activities, the Project Archaeologist shall provide an Archaeological Monitoring Report stating that the field monitoring activities have been completed, and that resources have been encountered. The report shall detail all cultural artifacts and deposits discovered during monitoring and the anticipated time schedule for completion of the curation and/or repatriation phase of the monitoring.

   The applicant shall submit the Archaeological Monitoring Report to Planning & Development Services, Project Planning Division for review and approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center and any culturally affiliated Tribe who requests a copy. Planning & Development Services, Project Planning Division shall review the report or field monitoring memo for compliance with the project MMRP, and inform Department of Public Works, Private Development Construction Inspection that the requirement is completed.

CUL-4 Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the Project Archaeologist shall prepare a final report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program if cultural resources were encountered during earth-disturbing activities. The report shall include the following, if applicable:

a. Department of Parks and Recreation Primary and Archaeological Site forms.
b. Daily Monitoring Logs
c. Evidence that all cultural materials have been conveyed as follows:
   1. Evidence that all prehistoric materials collected during the archaeological monitoring program have been submitted to a San Diego curation facility or a culturally affiliated Native American Tribal curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated Native American Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.

      or

      Evidence that all prehistoric materials collected during the grading monitoring program have been repatriated to a Native American group of appropriate tribal affinity and shall be accompanied by payment of the fees necessary, if required. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.

2. Historic materials shall be curated at a San Diego curation facility and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.

d. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the archaeological monitoring activities have been completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

The applicant's archaeologist shall prepare the final report and submit it to Planning & Development Services, Project Planning Division for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC) and any culturally affiliated Tribe who requests a copy. Planning & Development Services, Project Planning Division shall review the final report for compliance with this condition and the report format guidelines. Upon acceptance of the report, Planning & Development Services, Project Planning Division shall inform Planning & Development Services, Land Development Review and Department of Public Works, Private Development Construction Inspection, that the requirement is complete, and the bond amount can be relinquished. If the monitoring was bonded separately, then Planning & Development Services, Project Planning Division shall inform Planning & Development Services *or* Department of Public Works, Fiscal Services to release the bond back to the applicant.

VI. ENERGY.

a) Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: The project would result in the use of electricity, natural gas, petroleum, and other consumption of energy resources during both the construction and operation phases of the project; however, the consumption is not expected to be wasteful, inefficient, or unnecessary for the following reasons.

During construction, the project would require the use of heavy construction equipment that would be fueled by gas and diesel. However, the energy use would be temporary, limited, and cease upon completion of construction activities. Construction would be conducted in compliance with local, state, and federal regulations (e.g., United States Environmental Protection Agency [USEPA] and the CARB engine emission standards, which require highly efficient combustion systems that maximize fuel efficiency and reduce unnecessary fuel consumption, and limitations on engine idling times).

Compliance with these regulations would minimize short-term energy demand during the project's grading to the extent feasible.

In addition, all new construction would be required to comply with the energy code in effect at the time of construction, which ensures efficient building construction. The project would also be required to comply with Title 24 energy standards for energy efficiency. Project design features that would result in lower energy use include low-flow plumbing fixtures, efficient water usage, recycling, and composting, and landscaping with climate adapted plants that require little-to-no water. Additionally, the applicant proposes to install solar photovoltaic (PV) panels on the proposed administrative office, which would minimize the electricity demand from the power grid. Additionally, Phase 1 of the project would reuse all existing structures on-site and Phase 2 of the project would renovate and reuse the existing residence on-site as an administrative office. The project does not include the use of natural gas. Therefore, the project would limit the construction-related energy use needed to construct a new office. Therefore, the construction and operation of the project is not expected to result in the wasteful or inefficient use of energy, and impacts would be less than significant.

The proposed project would use only the amount of energy necessary for the construction and operation of the proposed cemetery that is typical of this type of development. The proposed project would be consistent with the General Plan land uses and SANDAG growth projections with the Major Use Permit. The proposed residences would also include rooftop solar systems to generate renewable energy and energy efficient features as described further in Section VI(b) below. Therefore, the project would not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.

b) Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

☐ Potentially Significant Impact	☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated	☐ No Impact

Less Than Significant Impact: The project would be required to implement renewable energy and energy efficiency measures as required by state law and county sustainability measures, including but not limited to:

- Low-flow plumbing fixtures.
- A high-reflectivity cool roof.
- Incorporation of Title 24 energy standards.
- Landscaping in compliance with the County's Water Conservation in Landscaping Ordinance.
- Construction and demolition recycling in compliance with County Ordinance Section 68.511 through 68.520 (Diversion of Construction and Demolition Materials from Landfill Disposal).

- Composting in compliance with the County's Strategic Plan to Reduce Waste (2017).
- High-efficiency LED street and area lighting.
- Solar PV provisions.
- EV charging spaces in compliance with EV requirements in the most recently adopted version of CALGreen.

See Section VIII, Greenhouse Gas Emissions, for a detailed list of the project design features that would be incorporated into the project to reduce energy demand. Therefore, the project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

VII. GEOLOGY AND SOILS.

a) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: The project site is not located on or in proximity to any known active or potentially active fault traces. Other active fault zones in the region that could possibly affect the project site include the Elsinore Fault Zone (California Department of Conservation 2022). Due to the distance of these faults from the project site, project construction would not result in substantial adverse effects from ground surface rupture at any of these faults. Therefore, impacts would be less than significant.

ii. Strong seismic ground shaking?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: To ensure the structural integrity of the proposed buildings, the project must conform to the Seismic Requirements as outlined within the California Building Code and the County Code. The County Code requires a soils compaction report with proposed foundation recommendations to be approved before the issuance of a building permit. The project grading also must conform to the grading requirements outlined in the County Grading Ordinance and be verified in the field by a licensed or registered Civil Engineer and inspected by County Grading Inspectors. Therefore, compliance with the Grading Plan, Geotechnical Investigation prepared by the registered Civil Engineer, Grading Ordinance, California Building

Code, and the County Code would ensure the project would not result in a potentially significant impact from the exposure of people or structures to potential adverse effects from strong seismic ground shaking.

iii. Seismic-related ground failure, including liquefaction?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: Liquefaction typically occurs when a site is located in a zone with seismic activity, onsite soils are cohesionless (such as sand or gravel), groundwater is encountered within 50 feet of the surface, and soil relative densities are less than about 70 percent. The project site is not within a “Potential Liquefaction Area” as identified in the County Guidelines for Determining Significance for Geologic Hazards. This indicates that the liquefaction potential at the site is low. In addition, the site is not underlain by poor artificial fill or located within a floodplain. Therefore, there would be a less than significant impact from the exposure of people or structures to adverse effects from a known area susceptible to ground failure, including liquefaction. In addition, since liquefaction potential at the site is low, earthquake-induced lateral spreading is not considered to be a seismic hazard at the site and impacts would be less than significant.

iv. Landslides?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: The project site is not within a low/generally susceptible category “Landslide Susceptibility Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. Landslide risk areas from the County’s Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) were based on data including steep slopes (greater than 25 percent); soil series data (SANDAG based on U.S. Geologic Survey [USGS] 1970s series); soil-slip susceptibility from USGS; and Landslide Hazard Zone Maps (limited to the western portion of the County) developed by the California Department of Conservation, Division of Mines and Geology (DMG). Also included within Landslide Susceptibility Areas are gabbroic soils on slopes steeper than 15 percent in grade because these soils are slide prone. As described in Section II, Agriculture and Forestry Resources, the project site includes Basanko Clay, 9 to 15 percent slopes (BsD); Cienaba Coarse Sandy Loam, 5 to 15 percent slopes, eroded (CID2); Cienaba Coarse Sandy Loam, 15 to 30 percent slopes, eroded (CIE2); Fallbrook Sandy Loam, 15 to 30 percent slopes, eroded (FAE2); and Diablo Clay, 9 to 15 percent slopes, (DaD). The project site would be graded to be relatively flat, and there would be no habitable structures on-site. Therefore, the project would have a less than significant impact from the exposure of people or structures to potential adverse effects from landslides.

b) Would the project result in substantial soil erosion or the loss of topsoil?

☐ Potentially Significant Impact
☒ Less than Significant Impact

☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

Less Than Significant Impact: Construction of the project would include site grading, which has the potential to release sediment into downstream receiving waters. However, the project would not result in substantial soil erosion or the loss of topsoil for the following reasons:

- The project would not result in unprotected erodible soils.
- The project is not located in a floodplain.
- The project would be required to comply with the County's Grading Ordinance [San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING)]. Compliance with these regulations would minimize the potential for water and wind erosion.
- The project would implement BMPs described in the Priority Development Project (PDP) Storm Water Quality Management Plan (SWQMP) and Drainage Study prepared by Chang Consultants for the project (see Section X, Hydrology and Water Quality).
- All stormwater runoff from the project site would be conveyed to one of the two biofiltration basins included in the proposed project (see Section X, Hydrology and Water Quality).

Due to these factors, it has been found that the project would not result in substantial soil erosion or the loss of topsoil, and impacts would be less than significant.

c) Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in an on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

☐ Potentially Significant Impact ☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

Less Than Significant Impact: The project proposes the development of the existing site with a cemetery. Grading associated with the project would be required to conform to the grading requirements outlined in the County Grading, Clearing, and Watercourses Ordinance (Grading Ordinance) and be verified in the field by a licensed or registered Civil Engineer and inspected by County Grading Inspectors. In addition, a Soils Engineering Report is required as part of the Building Permit process to assure that the proposed buildings are adequately supported. This Report would evaluate the strength of underlying soils and make recommendations on the design of building foundation systems. The Soils Engineering Report must demonstrate that a proposed building meets the structural stability standards required by the California Building Code. The Report must be approved by the County prior to the issuance of a Building Permit. Therefore, the Grading Plan prepared by the registered Civil Engineer and compliance with the Grading Ordinance ensure the project would not result in a potentially significant impact related to landslide, lateral spreading, subsidence, liquefaction, or collapse. Therefore, impacts would be less than significant. For further information regarding landslides, liquefaction, and lateral spreading, refer to Section VII(a)(iii) through (iv) listed above.

d) Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less than Significant Impact
- ☐ No Impact

Less Than Significant Impact: The areas surrounding the project site are currently developed with existing structures. Additionally, there would be no habitable structures on-site. Therefore, the project would not create a substantial risk to life or property and impacts would be less than significant.

e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less than Significant Impact
- ☒ No Impact

No Impact: The project would rely on public water and sewer for the disposal of wastewater. No septic tanks or alternative wastewater disposal systems are proposed. The project site currently contains an existing septic system below the ground service. Existing leach lines for the septic tank would be pumped and removed through applicable required permits from the Department of Environmental Health and Quality (see Section IX, Hazards and Hazardous Materials). Therefore, no impact would occur.

f) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

- ☐ Potentially Significant Impact
- ☒ Less Than Significant With Mitigation Incorporated
- ☐ Less than Significant Impact
- ☐ No Impact

Discussion/Explanation: San Diego County has a variety of geologic environments and geologic processes which generally occur in other parts of the state, country, and the world. However, some features stand out as being unique in one way or another within the boundaries of the County.

Less Than Significant Impact With Mitigation Incorporated: The site does not contain any unique geologic features that have been listed in the County's Guidelines for Determining Significance for Unique Geology Resources nor does the site support any known geologic characteristics that have the potential to support unique geologic features.

A review of the County's Paleontological Resources Maps and data on San Diego County's geologic formations indicates that the project is located on geological formations that have a high potential and sensitivity for paleontological resources. Since an impact to paleontological resources does not typically occur until the resource is disturbed, monitoring during excavation

is the essential measure to mitigate potentially significant impacts to unique paleontological resources to a level below significance.

A monitoring program implemented by the excavation/grading contractor would be required under MM GEO-1. Equipment operators and others involved in the excavation shall watch for fossils during the normal course of their duties. In accordance with the Grading Ordinance, if a fossil or fossil assemblage of greater than twelve inches in any dimension is encountered during excavation, all excavation operations in the area where the fossil or fossil assemblage was found shall be suspended immediately, the County shall be notified, and a Qualified Paleontologist shall be retained by the applicant to inspect the find to determine if it is significant. A Qualified Paleontologist is a person who has, to the satisfaction of the PDS Director:

- A Ph.D. or M.S. or equivalent in paleontology or closely related field (e.g., sedimentary or stratigraphic geology, evolutionary biology, etc.);
- Demonstrated knowledge of southern California paleontology and geology; and
- Documented experience in professional paleontological procedures and techniques.

If the Qualified Paleontologist determines that the fossil or fossil assemblage is significant; a mitigation program involving salvage, cleaning, and curation of the fossil(s) and documentation shall be implemented.

With the implementation of MM GEO-1 during project grading operations, potential impacts to paleontological resources would be less than significant. Furthermore, the project would not result in a cumulative impact to paleontological resources because other projects that require grading in sensitive paleontological resource areas would be required to have the appropriate level of paleontological monitoring and resource recovery. In addition, other projects that propose any amount of significant grading would be subject to the requirements for paleontological monitoring as required pursuant to the County's Grading Ordinance. Therefore, the project would not result in a significant direct, indirect, or cumulatively significant loss of paleontological resources.

Mitigation Measures

MM GEO-1 The grading contractor is responsible to monitor for paleontological resources during all grading activities. If any fossils are found greater than 12 inches in any dimension, all grading activities shall be halted and PDS shall be contacted before continuing grading operations.

If any paleontological resources are discovered and salvaged, the monitoring, recovery, and subsequent work determined necessary shall be completed by or under the supervision of a Qualified Paleontologist pursuant to the *San Diego County Guidelines for Determining Significance for Paleontological Resources*.

Upon completion of all grading activities, and prior to Rough Grading Final Inspection, one of the following letters shall be performed and submitted to PDS for review and approval:

If no paleontological resources were discovered, submit a "No Fossils Found" letter from the grading contractor to PDS stating that the monitoring has been completed and that

no fossils were discovered, and including the names and signatures from the fossil monitors. The letter shall be in the format of Attachment E of the *County of San Diego Guidelines for Determining Significance for Paleontological Resources*.

If paleontological resources were encountered during grading, a letter shall be prepared stating that the field grading monitoring activities have been completed, and that resources have been encountered. The letter shall detail the anticipated time schedule for completion of the curation phase of the monitoring.

VIII. GREENHOUSE GAS EMISSIONS.

a) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation: CalEEMod modeling was prepared for the project dated March 14, 2024 (Appendix D). It should be noted that this modeling was prepared more recently than the CalEEMod modeling conducted for preparation of the Air Quality Analysis Report and therefore, the results differ slightly. Additionally, the CalEEMod modeling does not incorporate development of the project in phases and does not take into account phased development over time that would result in emissions to be amortized and reduced. Given that the GHG modeling was prepared more recently, this data is less conservative and more accurate, as it takes into account more recent emissions factors, which generally improve over time. The following responses have incorporated the analysis from the report.

Greenhouse gas (GHG) emissions result in an increase in the earth's average surface temperature commonly referred to as global warming. This rise in global temperature is associated with long-term changes in precipitation, temperature, wind patterns, and other elements of the earth's climate system, known as climate change. These changes are now broadly attributed to GHG emissions, particularly those emissions that result from the human production and use of fossil fuels. GHGs include carbon dioxide, methane, halocarbons, and nitrous oxide, among others. Human induced GHG emissions are a result of energy production and consumption and personal vehicle use, among other sources.

Climate changes resulting from GHG emissions could produce an array of adverse environmental impacts including water supply shortages, severe drought, increased flooding, sea level rise, air pollution from increased formation of ground level ozone and particulate matter, ecosystem changes, increased wildfire risk, agricultural impacts, and ocean and terrestrial species impacts, among other adverse effects.

It should be noted that an individual project's GHG emissions would generally not result in direct impacts under CEQA, as the climate change issue is global in nature; however, an individual project could be found to contribute to a potentially significant cumulative impact.

CEQA Guidelines Section 15064.4 recommends that lead agencies quantify GHG emissions of projects and consider several other factors that may be used in the determination of significance

of GHG emissions from a project, including the extent to which the project may increase or reduce GHG emissions; whether a project exceeds an applicable significance threshold; and the extent to which the project complies with regulations or requirements adopted to implement a plan for the reduction or mitigation of GHG emissions.

CEQA Guidelines Section 15064.4 does not establish a threshold of significance. Lead agencies have the discretion to establish significance thresholds for their respective jurisdictions, and in establishing those thresholds, a lead agency may appropriately look to thresholds developed by other public agencies or suggested by other experts, as long as any threshold chosen is supported by substantial evidence (see CEQA Guidelines Section 15064.7[c]). The CEQA Guidelines also clarify that the effects of GHG emissions are cumulative and should be analyzed in the context of CEQA's requirements for cumulative impact analysis (see CEQA Guidelines Section 15064.4[b]).

Per CEQA Guidelines Section 15064(h)(3), a project's incremental contribution to a cumulative impact can be found not cumulatively considerable if the project would comply with an approved plan or mitigation program that provides specific requirements that would avoid or substantially lessen the cumulative problem in the geographic area of the project. To qualify, such plans or programs must be specified in law or adopted by the public agency with jurisdiction over the affected resources through a public review process to implement, interpret, or make specific the law enforced or administered by the public agency. Examples of such programs include a "water quality control plan, air quality attainment or maintenance plan, integrated waste management plan, habitat conservation plan, natural community conservation plans [and] plans or regulations for the reduction of GHG emissions." Therefore, a lead agency can make a finding of "less than significant" for GHG emissions if a project complies with adopted programs, plans, policies, and/or other regulatory strategies to reduce GHG emissions.

The County of San Diego has developed a Climate Action Plan (CAP) that was adopted in September of 2024. The CAP implements climate actions that reduce GHG emissions and establish actions to achieve a goal of net zero carbon emissions by 2045. The CAP establishes emission reduction targets of 43.6 percent emissions reductions below 2019 levels by 2030 and 85.4 percent below 2019 levels by 2045. This CAP sets GHG reduction targets and a net zero goal in alignment with the 2022 Scoping Plan.

Less Than Significant Impact:
The subject project was originally submitted in 2020 prior to the adoption of CAP and the emissions and analysis for the project were evaluated prior to the adoption of CAP. In the absence of a CAP while the project was primarily in-process the project was evaluated for consistency with a project specific threshold for consistency with the 2022 CARB Scoping Plan and meeting State and County goals of emissions reductions by 2030 and 2045.

Estimated Construction-Related GHG Emissions
Construction of the project would generate temporary GHG emissions primarily from operation of construction equipment onsite, from vehicles transporting construction workers to and from the project site, and heavy trucks to import earth materials onsite. Construction equipment used for site preparation and grading typically generate the greatest amount of construction emissions.

The CalEEMod data for the project estimated a conservative approach of buildout of the project at one time and did not take into account phased development of the cemetery. Emissions associated with the construction period were estimated in CalEEMod based on the projected maximum amount of equipment that would be used onsite at any given time during construction activities. Proposed development would require site preparation and grading, building construction, paving, and architectural coating. A total of 13,100 cubic yards of soil would be graded and recompacted on the project site and an additional 2,500 cubic yards of fill would be imported. The CalEEMod modeling conducted for the project determined that project construction, with a conservative estimate without any phasing, is estimated to generate a total of 14,667 metric tons (MT) of carbon dioxide equivalent (CO_2e). When amortized over a 30-year period, construction of the project would generate approximately 488.9 MT CO_2e per year. Consistent with the industry standard and per SCAQMD guidance, total construction GHG emissions resulting from a project were amortized over 30 years and added to operational GHG emissions to account for their contribution to GHG emissions over the lifetime of the project.

Estimated Operational GHG Emissions

CalEEMod calculates operational emissions from the project, which include carbon dioxide (CO_2), nitrogen oxide (N_2O), and methane (CH_4). For mobile sources, CO_2, N_2O, and CH_4 emissions from vehicle trips to and from the site were quantified using CalEEMod. The project would include a minimum of two parking spaces with EV chargers, which would reduce GHG emissions annually through encouraging the use of EVs over gasoline-powered vehicles. One EV charging station is estimated to reduce approximately 39,125 VMT annually. Operations of the proposed project is estimated to generate less than 200 MT CO_2e per year without the addition of amortized construction emissions.

For consistency with the 2022 CARB Scoping Plan and State and County Goals, the project would implement the following design features (included as conditions of approval by the County):

1. Low-flow plumbing fixtures, in compliance with CALGreen, which requires a 20 percent increase in indoor water use efficiency and use of indoor water-efficient irrigation systems.
2. Incorporation of Title 24 energy standards.
3. Landscaping across the project site, particularly along the project boundaries that will assist in carbon sequestration.
4. Comply with the County's Water Conservation in Landscaping Ordinance with automatically controlled efficient system and use of native plant species and non-invasive drought tolerant/low water use plants in landscaping plan.
5. Comply with County Ordinance Section 68.511 through 68.520 (Diversion of Construction and Demolition Materials from Landfill Disposal), which requires recycling of 90 percent of inert and 65 percent of all other materials from construction projects.
6. Comply with the County’s Strategic Plan to Reduce Waste (2017) through the support of commercial composting programs to reduce organic waste and comply with established waste diversion requirements.
7. Comply with the County’s Grading Ordinance and SDAPCD’s fugitive dust rules outlined in Section 87.426 of the County’s Grading Ordinance.
8. Utilize architectural coatings compliant with SDAPCD Rule 67.
9. The project would not result in any wasteful, inefficient, or unnecessary energy usage (see Section VI[a] above).
10. The project would renovate and reuse the existing residence on-site as an administrative

office, which would reduce the construction-related GHG emissions generated when compared to demolition and construction of a new office.
11. The proposed building structures would incorporate photovoltaic (PV) provisions consistent with the requirements for residential land uses.
12. Achieve compliance with EV requirements in the most recently adopted version of CALGreen.
13. Tier IV Construction equipment for full grading buildout of project.
14. The project would have a less-than-significant impact from VMT (see Section XVII[b] below).
15. Ridesharing, carpooling, and shuttle services for funeral services.

Due to the nature of the use, incorporation of project design features, construction of the project in phases, and the location of the project in proximity to dense uses, the project is anticipated to have a less than significant impact associated with Greenhouse Gas Emissions. Further analysis for consistency with meeting State and County reduction goals can be found in part (b) below.

b) Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: There are numerous State plans, policies, and regulations adopted to reduce GHG emissions. The principal state plan and policy is Senate Bill (SB) 32 and the California Global Warming Solutions Act of 2006. The quantitative goal of SB 32 is to reduce GHG emissions to 40 percent below 1990 levels by 2030. In 2022, the State passed AB 1279, which declares the State would achieve net-zero GHG emissions by 2045 and would reduce GHG emissions by 85 percent below 1990 levels by 2045. Pursuant to the SB 32 goal and AB 1279, the 2022 Scoping Plan was created to outline goals and measures for the State to achieve the reductions. Additionally, SANDAG adopted San Diego Forward: 2021 Regional Plan in 2021, and the County of San Diego General Plan provides goals and policies to reduce GHG emissions. Therefore, the analysis is based upon the project's consistency with plans and polices adopted for the purposes of reducing GHG emissions and mitigating the effects of climate change, including the CARB 2022 Scoping Plan and SANDAG's 2021 Regional Plan.

2022 Scoping Plan
The latest iteration of the Scoping Plan is the 2022 Scoping Plan, which focuses on outcomes needed to achieve carbon neutrality by assessing paths for clean technology, energy deployment, natural and working lands, and others, and is designed to meet the state's long-term climate objectives and support a range of economic, environmental, energy security, environmental justice, and public health priorities. The 2022 Scoping Plan's strategies that apply to the proposed project include the following:

- Reducing fossil fuel use, energy demand and VMT;
- Building decarbonization; and
- Maximizing recycling and diversion from landfills.

The project would be consistent with reducing VMT. The project site is located in an unincorporated portion of San Diego County that is surrounded by multiple municipalities and is

an isolated unincorporated area. The project site is adjacent to dense residential uses within the City of Vista. The project consists of a Catholic cemetery in North County of San Diego. Due to the nature of the use of a cemetery, residents from various portions of the County are anticipated to use the cemetery with extremely infrequent trips only for funeral services and visitation. Additionally, the project is anticipated to be constructed in phases and will gradually increase over time. The operational trips of 30 ADT for Phase 1 and 138 ADT at maximum buildout of the project during Phase 2 are conservative for operational characteristics of a new cemetery as trips associated with visiting a cemetery would gradually increase over time as more burials occur at the cemetery. The phased development of the project as well as full buildout were evaluated in traffic analyses for the project (Appendix K and L). By locating a Catholic cemetery in North County in an area that is not adjacent to similar cemeteries, it is anticipated that the cemetery would provide options for burials of the deceased and reduce lengths of trips to other cemeteries in San Diego County located away from the project site. The project site is also located approximate 1,000 feet away from the St. Thomas More Catholic church which can provide funeral and religious services that are typical of chapels and operations of Catholic cemeteries. In addition, the traffic analysis for the project estimates that the project will result in a net decrease of 84 VMT, consistent with its net decrease in daily trip generation compared to the previous operations of the site. The project does not include residential uses or a substantial number of employees which are typical in generating mobile emissions.

The proposed project would be consistent with these goals through project design that would be consistent with latest California 2022 Energy Code. The proposed building structures would incorporate PV provisions consistent with the requirements for residential land uses. In addition, the 2022 CALGreen Standards state five percent of the total number of parking spaces shall be equipped with Level 2 electric vehicle supply equipment, which is approximately two electric chargers. The proposed project would include electric vehicles as well as infrastructure for two electrical vehicle spaces beyond the minimum requirement. The proposed project would also not include the use of natural gas associated with the project and would redevelop an existing single-family residence for the use of the administrative office for the cemetery. The proposed project would be served by San Diego Gas & Electric, which is required to increase its renewable energy procurement in accordance with SB 100 targets.

In addition, the project would be consistent with the County requirement of recycling 90 percent of inert and 65 percent of all other materials from construction projects, per County Ordinance Section 68.511 through 68.520 (Diversion of Construction and Demolition Materials from Landfill Disposal). The project proposes redevelopment of an existing site and will redevelop an existing single-family residence for the use of an administrative office for the cemetery for Phase 2. Therefore, the proposed project would not conflict with the 2022 Scoping Plan.

San Diego Forward: 2021 Regional Plan

The 2021 Regional Plan provides a framework for meeting goals with coordinated land use and transportation planning strategies. Implementation actions related to projects, policies and programs would confirm SANDAG's commitment to fully realizing the strategies in the 2021 Regional Plan. The Sustainable Communities Strategy (SCS) envisions a transportation system that is fast, fair, and clean, as well as a region that is resilient to economic and environmental changes. The 2021 Regional Plan polices are built around three core strategies:

- Invest In a Reimagined Transportation System. Build a network and fund services that include multimodal roadways; an expanded network of fast, frequent, and low-cost transit; 21st century technology that manages the entire transportation system and connects

people to on-demand services; and zero-emissions options for vehicles and micromobility.

- Incentivize Sustainable Growth and Development. Collaborate with local jurisdictions and fund programs to accelerate housing production while also addressing equity, climate resilience, and mobility.
- Implement Innovative Demand and System Management. Reduce solo driving and congestion through increased remote work, carsharing, vanpooling, pricing strategies and parking management programs that leverage partnerships and technology.

The proposed project would develop a phased cemetery, with an approximately 2,200-square-foot administration building, parking, a new internal circulation system, fencing surrounding the project site, parking spaces, landscaping, utility improvements, and grave sites on a 14.5-acre site in the North County Metropolitan Subregional Planning Area. The proposed project would be consistent with the SANDAG growth projections. The project would not generate population growth or and would reuse one residence on-site as an administrative office, which would not substantially affect housing; therefore, the project would not conflict with the region's future employment and housing needs. This project is not a transportation project that would affect the region's transportation systems and should not increase transportation demands within the local area. Therefore, the project would not induce substantial population and would not conflict with or obstruct implementation of the 2021 Regional Plan.

San Diego County General Plan

The General Plan provides a consistent framework for land use and development decisions consistent with an established community vision. As the equivalent of a local "constitution" for land use and development, the General Plan's diagrams, goals, and policies form the basis for the County's zoning, subdivision, and infrastructure decisions. The General Plan Conservation and Open Space, and Land Use Element provide the following goals, policies and objectives pertaining to greenhouse gas emissions that are relevant to this analysis:

- COS-14.3: Sustainable Development. Require design of residential subdivisions and nonresidential development through "green" and sustainable land development practices to conserve energy, water, open space, and natural resources.
- COS-15.4: Title 24 Energy Standards. Require development to minimize energy impacts from new buildings in accordance with or exceeding Title 24 energy standards.
- LU-5.1: Reduction of Vehicle Trips within Communities. Incorporate a mixture of uses within Villages and Rural Villages and plan residential densities at a level that support multi-modal transportation, including walking, bicycling, and the use of public transit, when appropriate.

The project would comply with the latest Title 24 Energy Standards that reduces wasteful, expensive, inefficient or unnecessary use of energy. The project would be subject to CALGreen, which requires a 20 percent increase in indoor water use efficiency and use of indoor water-efficient irrigation systems. In addition, the project replaces existing land uses and would result in a reduction of daily trip generation by 38 ADT and a net decrease of 84 VMT. The project will be constructed in phases and the first phase of the project is only anticipated to generate a total of 30 ADT. Therefore, the project would be consistent with goals and policies in the San Diego County's General Plan to reduce GHG.

Conclusion

Due to the nature of the use, incorporation of project design features, construction of the project in phases, reduction of trips, and the location of the project, the proposed project would comply with the plans, policies, regulations, and GHG reduction actions/strategies outlined in the 2022 Scoping Plan, 2021 Regional Plan, and the San Diego County General Plan. Consistency with the plans, policies, regulations, and GHG reduction actions/strategies would reduce the project's incremental contribution of GHG emissions. Therefore, the proposed project's GHG impacts would be less than significant.

IX. HAZARDS AND HAZARDOUS MATERIALS.

a) Would the project create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

☐ Potentially Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Discussion/Explanation: A Phase I Environmental Site Assessment (ESA) was prepared for the project by Ninyo & Moore, dated April 26, 2019 (see Appendix E). A Phase II ESA was prepared for the project by Ninyo & Moore, dated October 15, 2020 (see Appendix F). The following responses have incorporated the analysis from the report.

Less Than Significant With Mitigation Incorporated: Project construction would involve the transport of gasoline and other petroleum-based products associated with construction equipment. These materials are considered hazardous as they could cause temporary localized soil and water contamination. Incidents of spills or other localized contamination could occur during refueling, operation of machinery, undetected fluid leaks, or mechanical failure. However, all storage, handling, and disposal of these materials are regulated by California Department of Toxic Substances Control, the USEPA, and the Vista Fire Protection District. All construction activities involving the transportation, usage, and disposal of hazardous materials would be subject to all applicable federal, state, and local requirements, which would reduce impacts associated with the use and handling of hazardous materials during construction to less than significant. Operationally, the project would involve the transport, use, and storage of gasoline and diesel fuel. However, the project will not result in a significant hazard to the public or environment because all storage, handling, transport, emission and disposal of hazardous substances will be in full compliance with local, State, and Federal regulations. California Government Code § 65850.2 requires that no final certificate of occupancy or its substantial equivalent be issued unless there is verification that the owner or authorized agent has met, or is meeting, the applicable requirements of the Health and Safety Code, Division 20, Chapter 6.95, Article 2, Section 25500-25520.

As part of the Phase I ESA, a preliminary vapor encroachment screen was conducted to identify the presence or likely presence of potential contaminants of concern vapors in subsurface soils at the site caused by the release of vapors from contaminated soil or groundwater on or near the site. The Phase I ESA determined that a vapor encroachment condition is unlikely and recommended no further investigation. The Phase I ESA determined that the historic use of the site and adjacent properties as nurseries and for agricultural purposes is considered a

recognized environmental condition (REC) due to the application of pesticides and insecticides, which may have impacted soil at the site. Disturbance of soils on-site during construction and grading activities for the project would potentially result in exposure of contaminated soil or groundwater. Therefore, the County of San Diego Planning and Development Services (PDS) staff requested a limited Phase II ESA to investigate the former agricultural use of the site, which was identified as a REC in the Phase I ESA (Appendix E and Appendix F).

The Phase II ESA included soil sampling at multiple locations across the project site (Appendix F). The recommended sample frequency specified in the 2008 California Department of Toxic Substances Control (DTSC) *Interim Guidance for Sampling Agricultural Properties* was followed, which consisted of 27 shallow borings, 7 composited organochlorine pesticides (OCPs) analyses, and 7 discrete analyses for arsenic. The Phase II ESA soil sampling determined that the OCPs were not detected above their respective laboratory reporting limits in the 7 soil samples analyzed. Further, the OCP levels were less than their respective USEPA Regional Screening Levels for commercial and industrial soil (Appendix F). Further, while arsenic, a naturally occurring metal, was detected in the 7 soil samples analyzed, the arsenic concentrations were less than the DTSC's screening level of 12 milligrams per kilogram. Therefore, the Phase II ESA determined that based on the soil sampling and testing conducted, OCPs and arsenic do not appear to be a significant human health risk to future site occupants or construction workers. The Phase II ESA recommends that visible dust be kept to a minimum during construction. This is consistent with the SDAPCD's fugitive dust rules and MM BIO-1, which requires that the contractor create and implement a plan to minimize fugitive dust to reduce indirect impacts to birds. The Phase II ESA also recommends that if, during construction activities, contamination is discovered or suspected, notification to regulatory agencies may be required and exposed/excavated contaminated materials or wastes should be properly managed, particularly if there is the potential to affect worker or public health and safety and/or the environment. Therefore, MM HAZ-1 would require notification to regulatory agencies and proper management of potentially hazardous materials or wastes if contamination is discovered or suspected during construction activities.

Given the age of the existing structures on-site, it is possible that Asbestos Containing Materials (ACM) and Lead Based Paint (LBP) are present. Lead is a highly toxic metal that was used up until 1978 in paint used on walls, woodwork, siding, windows, and doors. Lead-containing materials shall be managed by applicable regulations including, at a minimum, the hazardous waste disposal requirements (Title 22 California Code of Regulations [CCR] Division 4.5, the worker health and safety requirements (Title 8 CCR §1532.1), and the State Lead Accreditation, Certification, and Work Practice Requirements (Title 17 CCR Division 1, Chapter 8). Asbestos was used extensively from the 1940's until the late 1970's in the construction industry for fireproofing, thermal and acoustic insulation, condensation control, and decoration. The USEPA has determined that there is no "safe" exposure level to asbestos. It is, therefore, highly regulated by the USEPA, the California Environmental Protection Agency (CalEPA), and the California Division of Occupational Safety and Health (CalOSHA). Demolition or renovation operations that involve ACMs must conform to SDAPCD Rules 361.140-361.156. Therefore, with compliance federal, state, and local regulations, the proposed project would not create a significant hazard to the public or the environment through the disturbance of ACM or LBP.

In addition, the project site contains an existing septic system below the ground service. Existing leach lines for the septic tank would be pumped and removed through applicable required permits from the Department of Environmental Health and Quality. Therefore, with compliance

with applicable required permit conditions, the proposed project would not create a significant hazard to the public or the environment through the removal of existing leach lines associated with the septic system.

Therefore, with implementation of MM HAZ-1 and all applicable federal, state and local regulations and permit requirements, the project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, and impacts would be less than significant with mitigation.

b) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

☐ Potentially Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Less Than Significant with Mitigation: There is one school within 0.25-mile of the project site, Montessori School of Oceanside. The project site is located approximately 1,150 feet (approximately 0.22 mile) east from the nearest corner of the school. As described further in Section IX(a), OCPs and arsenic detected during soil sampling were determined to be below their respective regulatory screening levels and do not appear to be a significant human health risk to future site occupants or construction workers. MM HAZ-1 would require notification to regulatory agencies and proper management of potentially hazardous materials or wastes if contamination is discovered or suspected during construction activities. Further, the removal of ACM, LBP, and existing leach lines associated with the septic system on-site would occur in accordance with applicable federal, state and local regulations and permit requirements. The project site contains an existing residence that will be remodeled during phase 2. The existing residence appears to have been on the project site prior to the 1980s. Due to the age of the structure, the project will be conditioned to conduct lead and asbestos surveys prior to remodeling and construction of the administration building during phase 2. In the event that lead and asbestos are found in the existing structures, construction associated with the building permit of the market renovation will require lead and asbestos treatment in conformance with the Air Pollution and Control District regulations. The transport and handling of minor amounts of hazardous materials during construction and operation would comply with all applicable federal, state, and local regulations that control hazardous material handling (refer to Section IX[a]). Therefore, with implementation of HAZ-1 and all applicable federal, state and local regulations and permit requirements, the project would not have a substantial adverse effect on an existing or proposed school.

c) Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, or is otherwise known to have been subject to a release of hazardous substances and, as a result, would it create a significant hazard to the public or the environment?

☐ Potentially Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Less Than Significant with Mitigation: The Phase I ESA prepared for the project determined that there are no known cases or listings on federal, state, tribal, and local environmental databases searched. There were no records from the County Department of Environmental Health and Quality, SDAPCD, City of Vista, San Diego RWQCB, Encina Water Authority District, and County Department of Agricultural Weights and Measures. As previous described, OCPs and arsenic were detected during soil sampling conducted as part of the Phase II ESA; however, these OCPs and arsenic were determined to be below their respective regulatory screening levels and do not appear to be a significant human health risk to future site occupants or construction workers. The project would require standard notification to regulatory agencies and proper management of potentially hazardous materials or wastes if contamination is discovered or suspected during construction activities. Further, the removal of ACM, LBP, and existing leach lines associated with the septic system on-site would occur in accordance with applicable federal, state and local regulations and permit requirements. The transport and handling of minor amounts of hazardous materials during construction and operation would comply with all applicable federal, state, and local regulations that control hazardous material handling (refer to Section IX[a]). Therefore, with implementation of HAZ-1 and all applicable federal, state and local regulations and permit requirements, the project would not create a significant hazard to the public or environment.

d) Would the project for a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less than Significant Impact: The project site is located within the Airport Overflight Notification Area and the Airport Influence Area (Review Area 2) of the McClellan-Palomar Airport Land Use Compatibility Plan (ALUCP). McClellan-Palomar Airport in the City of Carlsbad is located approximately 2.96 miles southwest of the project site. However, the project does not propose construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport. Therefore, the project would not constitute a safety hazard for people residing or working in the project area.

e) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

The following sections summarize the Project's consistency with applicable emergency response plans or emergency evacuation plans.

i. OPERATIONAL AREA EMERGENCY PLAN AND MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN:

Less Than Significant Impact: The Operational Area Emergency Plan is a comprehensive emergency plan that defines responsibilities, establishes an emergency organization, defines lines of communications, and is designed to be part of the statewide Standardized Emergency Management System. The Operational Area Emergency Plan provides guidance for emergency planning and requires subsequent plans to be established by each jurisdiction that has responsibilities in a disaster situation. The Multi-Jurisdictional Hazard Mitigation Plan includes an overview of the risk assessment process, identifies hazards present in the jurisdiction, hazard profiles, and vulnerability assessments. The plan also identifies goals, objectives and actions for each jurisdiction in the County of San Diego, including all cities and the County unincorporated areas. The project would not interfere with this plan because it would not prohibit subsequent plans from being established or prevent the goals and objectives of existing plans from being carried out.

ii. SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN

No Impact: The San Diego County Nuclear Power Station Emergency Response Plan would not be interfered with by the project due to the location of the project, plant, and the specific requirements of the plan. The emergency plan for the San Onofre Nuclear Generating Station includes an emergency planning zone within a 10-mile radius. All land area within 10 miles of the plant is not within the jurisdiction of the unincorporated County and as such a project in the unincorporated area is not expected to interfere with any response or evacuation.

iii. OIL SPILL CONTINGENCY ELEMENT

No Impact: The Oil Spill Contingency Element would not be interfered with because the project is not located along the coastal zone or coastline.

iv. EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN

No Impact: The Emergency Water Contingencies Annex and Energy Shortage Response Plan would not be interfered with because the project does not propose altering major water or energy supply infrastructure, such as the California Aqueduct.

v. DAM EVACUATION PLAN

No Impact: The Dam Evacuation Plan would not be interfered with because the project is not located within a dam inundation zone.

f) Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: The project is not located within the Wildland-Urban Interface Zone or a very high fire hazard severity zone (FHSZ). As such, the project is not required to

prepare a Fire Protection Plan (FPP). The Building Plan for the project is required to be reviewed and approved by the County Fire Authority and as such, would comply with regulations relating to emergency access, water supply, and defensible space specified in the County Fire Code and Consolidated Fire Code (see Section XX, Wildfire). Based on review of the project by County staff, and through compliance with the County Fire Code and Consolidated Fire Code, impacts would be less than significant.

g) Would the project propose a use, or place residents adjacent to an existing or reasonably foreseeable use that would substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies, which are capable of transmitting significant public health diseases or nuisances?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

No Impact: The project does not involve or support uses that allow water to stand for a period of 72 hours (3 days) or more (e.g., artificial lakes, agricultural irrigation ponds). Also, the project does not involve or support uses that would produce or collect animal waste, such as equestrian facilities, agricultural operations (e.g., chicken coops, dairies, etc.), solid waste facility or other similar uses. Therefore, the project would not substantially increase current or future resident's exposure to vectors, including mosquitoes, rats, or flies.

Mitigation Measures

HAZ-1 Prior to the preconstruction meeting for the project, the following Grading and or Improvement Plan Notes shall be placed on the Preliminary Grading Plan and made conditions of the issuance of said permits:

In the event that any activity, including earthmoving or construction, discovers the presence of contaminated soils on-site, the contractor and/or property owner shall notify County PDS and DEHQ. The presence of contaminated soils will require soil testing and remediation in accordance with standard County procedures. This process will be determined once the County is notified of the presence of contaminated soils.

X. HYDROLOGY AND WATER QUALITY.

a) Would the project violate any water quality standards *or* waste discharge requirements or otherwise substantially degrade surface or ground water quality?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation: The following technical studies have been prepared for the project:

- PDP SWQMP prepared by Chang Consultants, dated January 11, 2024 (Appendix G).
- Drainage Certification Letter prepared by Change Consultants, dated January 11, 2024 Drainage Study prepared by Chang Consultants, dated November 16, 2021 (Appendix H).

The following responses have incorporated the analyses from these studies.

Less Than Significant Impact: Potential sources of water pollution would include construction phase disturbance of the soils through grading, materials delivery, and waste generation, and post-construction development, including impervious surfaces, landscaped areas (fertilizers/pesticides), and motor vehicles. However, as described in the PDP SWQMP for the proposed project prepared by Chang Consultants, dated January 11, 2024 (Appendix G) an, respectively, the project is required to obtain a waste discharge identification number and a NPDES General Construction Permit for stormwater discharges from the State Water Resources Control Board (Region 9). The General Construction Permit for requires preparation and implementation of a SWPPP and associated BMPs. As noted in the PDP SWQMPs for the proposed project, construction BMPs would include hydraulic stabilization hydroseeding in the summer, bonded fiber matrix or stabilized fiber matrix in the winter, erosion control measures on flat areas, energy dissipator outlet protection, fiber rolls, storm drain inlet protection, a stabilized construction entrance, materials management, and waste management.

The project would be consistent with requirements of the County of San Diego BMP Design Manual, which is a design manual for compliance with local County of San Diego Watershed Protection Ordinance (Sections 67.801 et seq.) and regional Municipal Separate Storm Sewer System (MS4) Permit (Regional Water Quality Control Board [RWQCB], San Diego Region Order No. R9-2013-0001 as amended by R9-2015-0001 and R9-2015-0100) requirements for stormwater management.

Additionally, the PDP SWQMPs prepared for the project include several long-term operational BMPs that would prevent degradation of surface or groundwater quality, including but not limited to site design (landscaping and maintenance of common area and slopes with native or drought-tolerant species, dedication of open space outside of the development footprint), source control (maintaining landscaping using minimum or no pesticides, storm drain stenciling/signage, protect trash storage areas, and others), directing runoff to pervious areas, and structural controls including biofiltration basins.

Given that the project would incrementally increase the area of impervious surfaces onsite, and includes construction and long-term operational BMPs, the project would have less than significant impacts on water quality standards and discharge requirements, as well as degradation of surface and groundwater quality in general.

b) Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, could the project result in an increase in any pollutant for which the water body is already impaired?

☐	Potentially Significant Impact	☒	Less than Significant Impact
☐	Less Than Significant With Mitigation Incorporated	☐	No Impact

Less Than Significant Impact: The project lies in the Los Monos Hydrologic Sub Area of the Agua Hedionda Hydrologic Area of the Carlsbad Hydrologic Unit (904.31). The nearest impaired waterbody as listed on the Clean Water Act Section 303(d) list is Agua Hedionda Creek approximately 1.5 miles south of the project site. According to the Clean Water Act Section

303(d) list, Agua Hedionda Creek is impaired for nitrogen, selenium, manganese, total dissolved solids, phosphorus, indicator bacteria, toxicity, benthic community effects, bifenthrin, chlorpyrifos, cypermethrin, and malathion. According to the Drainage Study prepared for the project by Chang Consultants, dated November 16, 2021 (Appendix H), drainage from the project site is tributary to a drainage course flows northwest and ultimately to Calavera Creek, Agua Hedionda Creek, Agua Hedionda Lagoon, and the Pacific Ocean.

The PDP SWQMPs prepared for the project includes design measures and source control BMPs such that potential pollutants would be reduced to the maximum extent practicable so as not to increase the level of pollutants in receiving waters and reduce impacts on stormwater quality and hydromodification to less than significant levels during construction (e.g., hydraulic stabilization hydroseeding in the summer, bonded fiber matrix or stabilized fiber matrix in the winter, erosion control measures on flat areas, energy dissipator outlet protection, fiber rolls, storm drain inlet protection, a stabilized construction entrance, materials management, and waste management). As part of this project, associated improvements would include two bio-filtration basins. The BMPs are consistent with the regional surface water and stormwater planning and permitting process that has been established to improve the overall water quality in County watersheds. As a result, the project would not contribute to a cumulative impact to an already impaired water body, as listed on the Clean Water Act Section 303(d). Regional surface water and stormwater permitting regulation for County of San Diego includes the following: RWQCB, San Diego Region Order No. R9-2013-0001 as amended by R9-2015-0001 and R9-2015-0100; County Watershed Protection Ordinance (WPO; Sections 67.801 et seq.); County Stormwater Management, and Discharge Control Ordinance; and County Stormwater Standards Manual. The stated purposes of these ordinances are to protect the health, safety and general welfare of the County of San Diego residents; to protect water resources and to improve water quality; to cause the use of management practices by the County and its citizens that would reduce the adverse effects of polluted runoff discharges on waters of the state; to secure benefits from the use of storm water as a resource; and to ensure the County is compliant with applicable state and federal laws. The WPO has discharge prohibitions, and requirements that vary depending on type of land use activity and location in the County. Each project subject to WPO is required to prepare a Stormwater Management Plan that details a project's pollutant discharge contribution to a given watershed and propose BMPs or design measures to mitigate any impacts that may occur in the watershed.

The project would implement construction and operational BMPs to protect water quality as established in the PDP SWQMP prepared for the project and described above in Section X(a). The proposed BMPs are consistent with regional surface water and stormwater planning and permitting process that has been established to improve the overall water quality in County watersheds. As a result, the project would not contribute to a cumulative impact to an already impaired water body, as listed on the Clean Water Act Section 303(d).

c) Could the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: The RWQCB has designated water quality objectives for waters of the San Diego Region to protect the existing and potential beneficial uses of each hydrologic unit. The project lies in the Los Monos Hydrologic Sub Area of the Agua Hedionda Hydrologic Area of the Carlsbad Hydrologic Unit (904.31) that has the following existing beneficial uses for groundwater: municipal and domestic supply, agricultural supply, and industrial service supply, (State Water Resources Control Board 2021).

Potential sources of polluted runoff resulting from the project are discussed in the PDP SWQMP prepared for the project. As described in Section X(a) and (b) above, a number of construction and operational BMPs would be employed to reduce potential pollutants in runoff to the maximum extent practicable, such that the project would not cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses. The proposed BMPs are consistent with regional surface water and stormwater planning and permitting process that has been established to improve the overall water quality in County watersheds. As a result, the project would not contribute to a cumulatively considerable exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses.

d) Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: The project would obtain its water supply from the Vista Irrigation District that obtains water from surface reservoirs or other imported water source. Limited water would be required during the construction phase for dust control and suppression and the project would not use any groundwater during construction or operation phases of the project.

In addition, the project would result in an incremental increase in impervious surfaces, which would not interfere with regional groundwater recharge, and would include landscaping bordering the paved surfaces which would allow for infiltration. The project would not involve regional diversion of water to another groundwater basin, or diversion or channelization of a stream course or waterway with impervious layers, such as concrete lining or culverts, for substantial distances (e.g., 0.25-mile). Therefore, impacts would be less than significant.

e) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surface, in a manner which would:

(i) result in substantial erosion or siltation on- or off-site;

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: Under existing conditions, stormwater runoff from the project site flows over the natural ground and pavement surfaces in a northerly to northwesterly direction. The runoff is conveyed to an unnamed natural drainage course within the northerly portion of the project site. The drainage course flows northwest and ultimately to Calavera Creek, Agua Hedionda Creek, Agua Hedionda Lagoon, and the Pacific Ocean. Under proposed project conditions, the project runoff will continue to be directed to the unnamed natural drainage course within the northerly portion of the site.

The project proposes to create new impervious surfaces on the project site. However, the project would primarily create pervious grave sites, so there would be a minor increase in runoff. This increase could be mitigated by the proposed biofiltration basins. For instance, stormwater runoff from the impervious surfaces (administration/office area, warehouse, and streets) and permeable pavement would be conveyed in the proposed streets and storm drain system to a single biofiltration basin (BMP 1) near the northwest corner of the project site for pollutant and flow control. The grave site areas would meet self-mitigating criteria, so stormwater runoff from these areas would flow off-site without commingling with the drainage areas tributary to the biofiltration basin. The project would be required to install half-street improvements along the west side of Buena Vista Drive (curb, gutter, sidewalk, and approximately 7 feet of widening. Runoff is currently conveyed down the street in a southerly direction. The majority of the runoff is directed onto the site by an existing spillway on the west end of the street. A biofiltration basin (BMP 2) near the northeast corner of the site would provide pollutant and flow control for the Buena Vista Drive improvements.

The existing drainage patterns within the project footprint would be altered, which is typical for development projects. Stormwater runoff would be conveyed in the proposed streets, drainage facilities, biofiltration basins, and grave sites. The streets and drainage facilities are designed to convey the 100-eyar flow. Riprap would be installed at the outlets of the proposed storm drain systems in accordance with County standards to prevent erosion. The project will not increase or impact the off-site flows. Under existing and proposed conditions, the site runoff is captured by an on-site unnamed natural drainage course that continues off-site. The unnamed natural drainage course would be directed around the proposed biofiltration basin. However, the location where the unnamed natural drainage course leaves the site and the 100-year flow rate in the unnamed natural drainage course at this location would not be altered by the project, so there would be no off-site flooding nor erosion/siltation impacts. The on-site drainage facilities would be designed to adequately convey the design storm, so there would be no on-site flooding. In addition, the project would not substantially alter the existing drainage patterns of the project site or area. The majority of the runoff would remain as sheet flow over the naturally sloping terrain. The flow patterns of the minor on-site drainage courses would generally be maintained. This in conjunction with the riprap at storm drain outlets would prevent substantial erosion or siltation on- and off-site.

Further, the project would implement construction and operational BMPs to protect water quality as established in the PDP SWQMP prepared for the project and described above in Section X(a) and (b). Several of these BMPs are intended to reduce erosion and siltation to the maximum extent feasible. Therefore, the project would not result in substantial erosion or siltation on- or offsite.

(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: Please refer to Section X(e)(i). The proposed project would not significantly alter established drainage patterns or significantly increase the amount of runoff. Based on the Drainage Study prepared by Chang Consultants, dated November 16, 2021 (Appendix H), the 100-year peak flow from the project site would be slightly increased following development of the site; however, this increase would be accommodated by the two proposed biofiltration basins, and drainage patterns and basin areas would not be substantially altered. Therefore, the project would have a less than significant impact with respect to increasing the rate or amount of surface runoff in a manner which would result in flooding on- or offsite.

(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: Please refer to Section X(e)(i). Since the project would not increase the off-site 100-year flow rate, the project would not create nor contribute runoff that would impact the current capacity of existing nor proposed capacity of planned stormwater drainage systems.

The project would implement construction and operational BMPs to protect water quality as established in the PDP SWQMP prepared for the project and described above in Section X(a) and (b) and would have a less than significant impact with regard to substantial additional sources of polluted runoff. As described in Section X(e)(i) above, the project would not significantly alter established drainage patterns and would actually reduce the amount of runoff from the project site (Appendix H). Therefore, the project would have a less than significant impact with respect to creating or contributing runoff water that would exceed the capacity of existing or planned stormwater drainage systems.

(iv) impede or redirect flood flows?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant: Please see Section X(e)(i) through (iii). The Drainage Study prepared by Chang Consultants, dated November 16, 2021 (Appendix H) demonstrates that the project would not impede or redirect flood flows.

f) In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

No Impact: The project would not place structures in a 100-year flood hazard area because there are no such hazard areas mapped at the site by the Federal Emergency Management Agency (FEMA) or the County. As described in Section IX(e)(v), there are no dams nor levees that affect the site. Therefore, the project site is not located in a flood hazard zone. Additionally, the project site is located outside of a tsunami or seiche zone given its distance from a lake or the coast. Therefore, no impact would occur.

g) Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: The project site would be in compliance with the San Diego Basin Water Quality Control Plan and is not located within a County Sustainable Groundwater Management Act or Groundwater Sustainability Plan basin area. See Section X(a) through (d). The project would implement construction and operational BMPs established in the PDP SWQMP prepared for the project to protect water quality. It should be noted that burial operations of the project typically include placement of caskets or urns within concrete lined vaults which assists in sealing individual gravesites from surrounding soils. As a result, the project would not contribute to a direct or cumulatively considerable exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses. As described in Section X(d) above, the project would not use any groundwater for any purpose, including irrigation, domestic, or commercial demands. In addition, the project does not involve operations that would interfere substantially with groundwater recharge. The project would be required to implement the PDP SWQMP, prepare and implement a SWPPP, and be in compliance with the County's WPO. Therefore, the project would have a less than significant impact with regard to implementation of the Basin Plan or a sustainable groundwater management plan.

XI. LAND USE AND PLANNING.

a) Would the project physically divide an established community?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: The proposed project would develop a cemetery, including conversion of an existing house to an administration building, parking, a new internal circulation (road) system, an entry gate with guard building, fencing or solid wall around the perimeter of the site, landscaping, and utility improvements on a 14.5-acre site. The remainder of the site would be reserved for grave sites. The proposed cemetery would provide opportunities for visitation to gravesite areas. The site is currently developed with an existing nursery with several buildings and structures that would be removed. The project proposes the development of

additional buildings on a currently developed site used as a commercial nursery and would not disrupt or divide the community further than existing conditions. No component of the project would introduce a new barrier or division to, or otherwise result in a conflict with, the surrounding residential, commercial, or industrial development or other established community.

b) Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: The project would develop a cemetery in an unincorporated area of the County of San Diego surrounded by the Cities of Vista and Oceanside, which is consistent with the A70, Limited Agriculture zoning designation for the project site upon approval of the MUP. Surrounding land uses consist of multi-family residences immediately to the south, rural residences to the north, institutional (i.e., library, St. Thomas More Catholic Church), commercial, and multi-family (assisted living) residences to the west, and agricultural (wholesale nursery) uses to the east. The project does not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, impacts would be less than significant.

XII. MINERAL RESOURCES.

a) Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: The project site is not classified by the California Department of Conservation – Division of Mines and Geology as an area of "Potential Mineral Resource Significance." The project site is surrounded by developed residential, commercial, and agricultural land uses which would be incompatible with future extraction of mineral resources on the project site. A future mining operation at the project site would create a significant impact to neighboring properties for issues such as noise, air quality, traffic, and possibly other impacts. Therefore, implementation of the project would not result in the loss of availability of a known mineral resource that would be of value since the mineral resource extraction would not occur at the site due to incompatible land uses.

b) Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: According to the County of San Diego General Plan, the project site is located within an MRZ-3 Zone (Resources Potentially Present) and approximately 6 miles from nearest MRZ-2 Zone (Resources Present) site. However, a future mining operation at the project site would create a significant impact to neighboring properties for issues such as noise, air quality, traffic, and possibly other impacts. Therefore, implementation of the project would not result in the loss of availability of a known mineral resource that would be of value since the mineral resource extraction would not occur at the site due to incompatible land uses. Therefore, the project would not result in the loss of availability of locally important mineral resource(s). Therefore, no potentially significant loss of availability of a locally important mineral resource recovery (extraction) site delineated on a local general plan, specific plan, or other land use plan would occur as a result of this project.

XIII. NOISE.

a) Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

☐ Potentially Significant Impact	☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated	☐ No Impact

Discussion/Explanation: A Response to Second Iteration Noise Issues was prepared for the project by Eilar Associates, Inc. dated September 24, 2021 (see Appendix I). The following responses have incorporated the analysis from the report.

Less Than Significant: The proposed project would develop a cemetery, including conversion of an existing house to an administration building, parking, a new internal circulation (road) system, an entry gate with guard building, fencing or solid wall around the perimeter of the site, landscaping, and utility improvements on a 14.5-acre site. The project is expected to result in fewer trips than the existing conditions; therefore, project-generated traffic noise is expected to be less than significant (Appendix I). Calculations show that noise impacts from HVAC equipment and shuttle operation are expected to comply with the noise limits set within the County of San Diego Noise Ordinance, the City of Vista Municipal Code, and the City of Oceanside Municipal Code at surrounding property lines during daytime hours. Impacts would be less than significant.

General Plan – Noise Element
The County of San Diego General Plan, Noise Element, Tables N-1 and N-2 addresses noise sensitive areas and requires an acoustical study to be prepared for any use that may expose noise sensitive areas to noise in excess of a Community Noise Equivalent Level (CNEL) of 60 dBA for single residences (including senior housing, convalescent homes), and 65 dBA CNEL for multi-family residences (including mixed-use commercial/residential). Moreover, if the project is located in an area in excess of 60 dBA CNEL or 65 dBA CNEL, modifications must be made to the project to reduce noise levels. Noise sensitive areas include residences, hospitals, schools, libraries or similar facilities as mentioned within Tables N-1 and N-2. Project implementation is not expected to expose existing or planned noise sensitive areas to road, airport, heliport, railroad, industrial or other noise in excess of the 60 dBA CNEL or 65 dBA CNEL.

Typical construction activities would not exceed the County of San Diego temporary construction noise limit of 75 dBA at adjacent property lines during the construction activity. General good practice measures including reasonable maintenance of equipment, conservative planning of simultaneous equipment operation, and using equipment with effective mufflers would ensure that noise levels remain below the County of San Diego construction noise limits. Equipment operation would be limited to the County of San Diego's allowable hours of operation (Monday through Saturday 7 a.m. to 7 p.m.). With these recommendations, it is expected that construction equipment noise levels will be at or below an average eight-hour equivalent noise level of 75 dBA, in compliance with County of San Diego regulations.

Noise Ordinance – Section 36.404
The project is also subject to the County Noise Ordinance. General construction equipment for grading and preparation of the site would be required. Construction equipment is anticipated to be comprised of a backhoe, hi-lift (a type of front-end loader), sheepsfoot roller, dozer, and trackhoe (similar to an excavator). Temporary construction noise is subject to Section 36.408, 409, and 410 of the Ordinance. Construction equipment operations are subject to a 75 dBA 8-hour average sound level limit at the boundary of an occupied residence. With compliance with the County Noise Ordinance, impacts would be less than significant.

The project's conformance to the County of San Diego General Plan Noise Element and County of San Diego Noise Ordinance (Section 36-404 and 36.410) ensures the project would not create cumulatively considerable noise impacts, because the project would not exceed the local noise standards for noise sensitive areas; and the project would not exceed the applicable noise level limits at the property line or construction noise limits, derived from State regulation to address human health and quality of life concerns. Therefore, the project would not contribute to a cumulatively considerable exposure of persons or generation of noise levels in excess of standards established in the local general plan, noise ordinance, and applicable standards of other agencies.

b) Would the project result in generation of excessive groundborne vibration or groundborne noise levels?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact The proposed project would develop a cemetery, including conversion of an existing house to an administration building, parking, a new internal circulation (road) system, an entry gate with guard building, fencing or solid wall around the perimeter of the site, landscaping, and utility improvements on a 14.5-acre site. Construction of the project is not expected to include any significant vibration inducing equipment, such as pile driving or heavy soil compaction (Appendix I). Therefore, excessive levels of groundborne vibration and groundborne levels are not expected to be received by any persons. Impacts would be less than significant.

c) Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above existing levels?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: The project is subject to the County Noise Element which requires proposed residential development not to be exposed to noise levels exceeding 60 dBA CNEL. Anticipated operational noise sources at the proposed project site are expected to consist of a small electric shuttle and small HVAC equipment at the administration building. As no amplified live music or amplified speech is expected to be present for individual funeral services, noise from funeral services is expected to be limited to very low noise levels of individuals speaking, which would be expected to be less than significant at off-site receivers. In the event that outdoor speakers are used, the speakers will be required to be placed more than 100 feet away from the nearest property line and directed away from the nearest property line. The hours of operation are anticipated to generally be limited to the daytime hours of 8 a.m. to 4:30 p.m. (Appendix I).

Non-transportation noise generated by the project is not expected to exceed the standards of the County of San Diego Noise Ordinance (Section 36.404) at or beyond the project's property line. Limited agriculture (A70) zone has a 1-hour average sound limit of 45 between 10 p.m. and 7 a.m. and 50 dB between 7 a.m. and 10 p.m. According to the Response to Second Iteration Noise Issues (Appendix I), noise levels from HVAC and shuttle operation on site would be expected to meet the noise limits set within the County of San Diego Noise Ordinance, City of Vista Municipal Code, and City of Oceanside Municipal Code at surrounding properties during daytime hours without additional mitigation. Impacts would be less than significant.

d) Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant: Temporary and periodic increases in ambient noise from grading activities and construction of the project are addressed above in Section XIII(a). Potential impacts to noise would be less than significant with conformance to the County of San Diego General Plan Noise Element and County of San Diego Noise Ordinance (Section 36-404 and 36.410). Once the project is constructed, the resulting cemetery land uses would not result in substantial temporary or periodic increases in ambient noise as compared to adjacent residential land uses. Impacts would be less than significant.

e) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: The closest airports to the project site are McClellan-Palomar Airport, located approximately 3 miles southwest, and Bob Maxwell Field Oceanside Municipal Airport, located approximately 7 miles northwest. The project site is located within the Airport Overflight Notification Area and the Airport Influence Area (Review Area 2) of the McClellan-Palomar ALUCP. However, the project site is not within noise contours of either airport. Therefore, the project would not expose people residing or working in the project area to excessive airport-related noise levels.

XIV. POPULATION AND HOUSING.

a) Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less than Significant Impact
- ☐ No Impact

Less Than Significant Impact: The proposed project would develop a phased cemetery, with an approximately 2,200-square-foot administration building, parking, a new internal circulation system, fencing surrounding the project site, parking spaces, landscaping, utility improvements, and grave sites on a 14.5-acre site in the North County Metropolitan Subregional Planning Area. Primary users of the site would be temporary in nature and are anticipated to be residents of the neighboring communities and patrons of the Roman Catholic Church; therefore, the project would not induce substantial unplanned population growth in the area. The proposed expansion is consistent with the existing land use and zoning designations for the site. The project site is located in an urbanized area and is surrounded by multi-family residences immediately to the south, rural residences to the north, institutional (i.e., library, St. Thomas More Catholic Church), commercial, and multi-family (assisted living) residences to the west, and agricultural (wholesale nursery) uses to the east. Therefore, implementation of the proposed project would not directly or indirectly induce substantial unplanned population growth, and impacts would be less than significant.

b) Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less than Significant Impact
- ☐ No Impact

Less Than Significant Impact: The project would renovate one existing residence on the project site for reuse as an administrative office. According to the property caretaker, this existing residence is not occupied full-time. Additionally, this residence is the only habitable structure on-site; therefore, the project would not displace a substantial number of existing people or housing, and impacts would be less than significant.

XV. PUBLIC SERVICES.

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance service ratios, response times or other performance objectives for any of the public services:

i. Fire protection?
ii. Police protection?
iii. Schools?
iv. Parks?
v. Other public facilities?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: The project would develop a cemetery, including conversion of an existing house to an administration building, parking, a new internal circulation (road) system, an entry gate with guard building, fencing or solid wall around the perimeter of the site, landscaping, and utility improvements. The project would not result in the need for significantly altered public services or facilities including, but not limited to, fire protection facilities, sheriff facilities, schools, or parks in order to maintain acceptable service ratios, response times, or other performance service ratios or objectives for any public services. The project is located nearby Vista Fire Protection District Station 5. According to the Service Availability Letter (Appendix J), Vista Fire Protection District facilities are currently adequate or will be adequate to serve the project, and the expected emergency travel time to the proposed project is three minutes. The San Diego County Sheriff's Department provides police protection to the project site from the Vista Station, which serves the City of Vista and the adjacent unincorporated areas. Additionally, the project site would be encompassed by fencing or solid wall around the perimeter of the site and an entry gate with gatehouse. The project is located within the Vista Unified School District, although the project does not propose any residential uses that would generate demand for school services. Further, the cemetery would not result in increased demand for existing neighborhood and regional parks or other recreational facilities, and the proposed project would be considered passive open space area. Therefore, the project would not result in the need for new or physically altered governmental facilities, the construction of which would cause a significant impact on the environment. Impacts would be less than significant.

XVI. RECREATION.

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: The project includes phased development of a cemetery, with renovation of an existing residence in an administration building, parking, a new internal circulation system, landscaping, utility improvements, and grave sites on an approximately 14.5-acre site. Surrounding land uses consist of multi-family residences immediately to the south, rural residences to the north, institutional (i.e., library, St. Thomas More Catholic Church), commercial, and multi-family (assisted living) residences to the west, and agricultural (wholesale nursery) uses to the east. The proposed project would include extensive landscaping throughout the site that would provide passive park opportunities in the area. The use of a cemetery does not consist of additional residential uses which are typical of increasing use of neighborhood or regional parks in the area. The development of a cemetery would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Impacts would be less than significant.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

No Impact: The project does not include recreational facilities or require the construction or expansion of recreational facilities. Therefore, no impacts would occur from the project.

XVII. TRANSPORTATION.

a) Would the project conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation: The County of San Diego's Transportation Study Guidelines (TSG) establish thresholds for transportation using VMT. The TSG also establish measures of effectiveness for the performance of the circulation system by incorporating standards from the County of San Diego Public Road Standards and 2011 General Plan Mobility Element.

A Phase 1 Traffic Review and Phase 2 Site Access Review were prepared for the project by Linscott, Law & Greenspan Engineers dated January 9, 2023 and October 22, 2021 respectively (Appendices M and N). The following responses have incorporated the analysis from the report.

Less Than Significant Impact: The Phase 2 Site Access Review identified that the proposed project would generate 138 average daily trips (ADT) (Appendix L). The project is expected to reduce vehicle trips from the existing traffic of 176 ADTs generated by the previous use on-site that has stopped operating during the processing of the project. As the project is not expected to increase traffic volumes, the project would not create a conflict with any performance measures because with the addition of project trips, the circulation system does not degrade to below standards established in the County's Transportation Study Guidelines. The project would

not result in a substantial increase in the number of vehicle trips, volume of capacity ratio on roads, or congestion at intersections in relation to existing conditions. In addition, the project would not conflict with policies related to non-motorized travel such as mass transit, pedestrian, or bicycle facilities. The project will require the vacation of Keys Place which is currently identied as a public road in the County-maintained road system. Upon implementation of the project and the merging of all parcels on the project site through the processing of a Certificate of Compliance/Merger, Keys Place will not be required to provide access to any additional properties. All property subject to the proposed Major Use Permit are under a single ownership and all property obtaining access from Keys Place is under the ownership of the Major Use Permit applicant. Therefore, the project would not conflict with any policies establishing measures of the effectiveness for the performance of the circulation system the project's transportation impacts would be less than significant.

b) Would the project conflict or be consistent with CEQA Guidelines section 15064.3, subdivision (b)?

☐	Potentially Significant Impact	☒	Less than Significant Impact
☐	Less Than Significant With Mitigation Incorporated	☐	No Impact

Discussion/Explanation: The County of San Diego's Transportation Study Guidelines (TSG) establish thresholds and screening criteria for transportation VMT.

Less Than Significant Impact: The Transportation Analysis utilized the County of San Diego Transportation Study Guidelines (TSG) approved by the Board of Supervisors in September of 2022 (incorporated herein by reference). The TSG provides criteria on how projects should be evaluated for consistency related to the County's transportation goals, policies, and plans, and through procedures established under CEQA. The TSG establishes the contents and procedures for preparing a Transportation Impact Analysis in the County of San Diego. The TSG was updated in 2022 to address legislative changes in SB 743, which changed the basis for evaluating transportation impacts in CEQA from the Level of Service (LOS) metric to the VMT metric. As noted in the TSG, "The legislative intent of SB 743 was to 'more appropriately balance the needs of congestion management with statewide goals related to infill development, promotion of public health through active transportation, and reduction of greenhouse gas (GHG) emissions.'"

As described above, the Phase 2 Site Access Review identified that the proposed project would generate 138 ADT (Appendix L). The project is expected to reduce vehicle trips from the existing traffic of 176 ADTs generated currently at the site. Therefore, the project replaces existing land uses and would reduce the total daily trip generation by 38 ADT. Additionally, Phase 1 of the project is only anticipated to generate 30 ADT.

The project site is located in an unincorporated portion of San Diego County that is surrounded by multiple municipalities and is an isolated unincorporated area. The project site is adjacent to dense residential uses within the City of Vista. The project consists of a Catholic cemetery in North County of San Diego. Due to the nature of the use of a cemetery, residents from various portions of the County are anticipated to use the cemetery with extremely infrequent trips only for funeral services and visitation. Additionally, the project is anticipated to be constructed in phases and will gradually increase over time. The operational trips of 30 ADT for Phase 1 and

138 ADT at maximum buildout of the project during Phase 2 are conservative for operational characteristics of a new cemetery as trips associated with visiting a cemetery would gradually increase over time as more burials occur at the cemetery. The phased development of the project as well as full buildout were evaluated in traffic analyses for the project (Appendix K and L). By locating a Catholic cemetery in North County in an area that is not adjacent to similar cemeteries, it is anticipated that the cemetery would provide options for burials of the deceased and reduce lengths of trips to other cemeteries in San Diego County located away from the project site. The project site is also located approximate 1,000 feet away from the St. Thomas More Catholic church which can provide funeral and religious services that are typical of chapels and operations of Catholic cemeteries. In addition, the traffic analysis for the project estimates that the project will result in a net decrease of 84 VMT, consistent with its net decrease in daily trip generation compared to the previous operations of the site. Therefore, the project would result in a less than significant impact related to VMT, and no mitigation is required.

c) Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: The proposed project would not significantly alter roadway geometry on Buena Vista Drive. Buena Vista Drive is classified as a Residential Collector, which is classified by two 12-foot lanes with a roadway surfacing width of 40 feet including two 8-foot shoulders, and an overall right-of-way width of 60 feet (Appendix L). Buena Vista Drive is currently built with a paved width between 24 to 28 feet in the vicinity of the project. Phase 2 of the project includes half width improvements to accommodate the ultimate roadway surfacing and right-of-way width per County standards, as recommended in the Site Access Review (Appendix L). The project would be required to ensure that safe and adequate sight distance at the intersection of Keys Place and Buena Vista Drive complies with applicable County road standards and to the satisfaction of the Director of the Department of Public Works. In order to comply with public road standards and safe access, the project would require traffic control (e.g., a stop or yield sign) at the Keys Place approach to Buena Vista Drive to ensure safety for drivers entering onto and along Buena Vista Drive. Therefore, access to the project driveway would function adequately. Improvements along Buena Vista Drive would be constructed as part of phase 2 according to the County of San Diego Public and Private Road Standards. The driveway improvements would be constructed according to the County of San Diego Public and Private Road Standards. The proposed project would not place incompatible uses (e.g., farm equipment) on existing roadways. Therefore, the proposed project would not significantly increase hazards due to design features or incompatible uses.

d) Would the project result in inadequate emergency access?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant: The project would not generate traffic volumes that would impede emergency access. The proposed plans are required to comply with the County's emergency

access requirements per the San Diego County Fire Code and Consolidated Fire Code, including turning radius and maneuverability of large emergency vehicles such as fire trucks and ambulances. The project also includes one-way access roads for on-site circulation. Additionally, Vista Fire Protection District Station 5 is located approximately 1.2 miles south of the project site. Therefore, the project would not result in inadequate emergency access, and impacts would be less than significant.

XVIII. TRIBAL CULTURAL RESOURCES.

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, as defined in Public Resources Code §21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of Historical Resources as defined in Public Resources Code §5020.1(k), or

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: The existing buildings on-site were constructed in the 1950s and have been modified and therefore are not considered a historic resource. Existing public views of the residence are limited and screened by vegetation along the roadway. See discussion in Section V(a), for further discussion on historic resources eligibility. Impacts would be less than significant.

ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code §5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code §5024.1, the Lead Agency shall consider the significance of the resource to a California Native American tribe.

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation: As previously described, a Cultural Resources Technical Report was prepared for the project by LSA, dated September 2023 (Appendix C). As part of the Cultural Resources Report prepared for the project, a records search, a Sacred Lands File search, and pedestrian field survey of the property were conducted.

Less Than Significant Impact: LSA contacted the Native American Heritage Commission (NAHC) on September 2017, to request a Sacred Lands File search of the project site. The NAHC response for the Sacred Lands File was negative. The NAHC also provided the contact information for tribal contacts within the local community for additional consultation. A Native American Monitor from Saving Sacred Sites from the San Luis Rey Band of Mission Indians was invited to participate in the pedestrian survey of the project area.

Pursuant to AB 52, Tribal Outreach was conducted on July 14, 2021 for requests for Tribal Consultation. Staff received requests from the Rincon Band of Luiseño Indians and the San Luis Rey Band of Mission Indians. Since 2021, Staff has conducted Tribal Consultation with both tribes. No tribal cultural resources have been identified during consultation. As such, impacts to tribal cultural resources would be less than significant.

Since 2021, the project has been revised to be constructed in phases. Consultation previously concluded with the San Luis Rey Band of Mission Indians in September of 2022 and consultation has been ongoing due to the changes in the project design to be phased. In accordance with AB 52, County Staff and the applicant received requests to include tribal and archaeological monitoring in order to ensure that potential archaeological resources would not be impacted during grading and construction operations. The project includes tribal and archaeological monitoring during ground disturbing activities such as during the Phase 1 Landscape Plan installation and the Phase 2 grading in order to allow for provisions of unanticipated discoveries of cultural resources during project implantation. Tribal consultation has not concluded with both tribes and is ongoing.

XIX. UTILITIES AND SERVICE SYSTEMS.

a) Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

☐ Potentially Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Less Than Significant with Mitigation Incorporated: The project would develop a cemetery, including conversion of an existing house to an administration building, parking, a new internal circulation (road) system, an entry gate with guard building, fencing or solid wall around the perimeter of the site, landscaping, and utility improvements. These utility improvements could cause a significant environmental effect. For example, the project would require a new sewer line connection and removal of the existing septic system that serves the residence. These impacts would be a result of ground disturbing activities and not due to the use of infrastructure for utilities. Additionally, the project is anticipate to obtain electrical service power through San Diego Gas & Electric (SDG&E) and the project site contains several SDG&E utility lines. Coordination with SDG&E throughout operations of the project are anticipated due to the proximity of potential gravesites to SDG&E utility lines. Existing leach lines for the septic tank would be pumped and removed through applicable required permits from the Department of Environmental Health and Quality (refer to Section IX, Hazards and Hazardous Materials). Implementation of Mitigation Measures BIO-1 through BIO-2, CUL-1, GEO-1, and HAZ-1 would reduce these impacts to less than significant. Refer to Section IV. Biological Resources, Section V. Cultural Resources, Section VII, Geology and Soils, and Section IX. Hazards and Hazardous Materials for further discussion. Therefore, the project would not result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects regarding the construction or relocation of utilities.

b) Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: The project site is served by Vista Irrigation District. Minimal water would be required during project construction for dust control and suppression. Operation of the project would require water for landscaping and the administrative office. Water use required for the proposed project would be consistent with or less than operational water demand for the project site's existing zoning of agricultural uses. Therefore, the project is integrated into Vista Irrigation District's current and future water projections. Further, the Vista Irrigation District has provided a service availability form indicating they have sufficient water supplies available to serve the project and other development during normal, dry and multiple dry years. Therefore, impacts would be less than significant.

c) Would the project result in a determination by the wastewater treatment provider, which serves or may serve the project, that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: The project would develop a cemetery, including conversion of an existing house to an administration building, parking, a new internal circulation (road) system, fencing or solid wall around the perimeter of the site, landscaping, and utility improvements. Wastewater from the project site is currently conveyed via a network of collector pipes, trunk lines, and pump stations to the Escondido-Vista Water Treatment Plant for wastewater treatment. The project would not substantially increase wastewater generation on-site, and all stormwater runoff would be conveyed to one of two proposed biofiltration basins on-site (refer to Section X, Hydrology and Water Quality). The Escondido-Vista Water Treatment Plant currently has the capacity to produce 75 million gallons of potable water per day (gpd) (Vista Irrigation District 2024). Therefore, the project would not interfere with any wastewater treatment providers service capacity. Impacts would be less than significant.

d) Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: The proposed project would develop a cemetery, including conversion of an existing house to an administration building, parking, a new internal circulation (road) system, an entry gate with guard building, fencing or solid wall around the perimeter of the site, landscaping, and utility improvements, which would result in long-term operational solid

waste generation. There are five, permitted active landfills in San Diego County with remaining capacity, including Borrego Landfill (111,504 cubic yards [cy] remaining capacity), Otay Landfill (21,194,008 cy remaining capacity), West Miramar Sanitary Landfill (11,080,871 cy remaining capacity), Sycamore Landfill (113,972,637 cy remaining capacity), San Onofre Landfill (1,057,605 cy remaining capacity), and Las Pulgas Landfill (9,503,985 cy remaining capacity). Therefore, there is sufficient existing permitted solid waste capacity to accommodate the project's solid waste disposal needs and the project would not impair the attainment of solid waste reduction goals, and impacts would be less than significant.

e) Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less than Significant Impact: The proposed project would develop a cemetery, including conversion of an existing house to an administration building, parking, a new internal circulation (road) system, an entry gate with guard building, fencing or solid wall around the perimeter of the site, landscaping, and utility improvements. All solid waste facilities, including landfills, require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health, Local Enforcement Agency, issues solid waste facility permits with concurrence from CalRecycle under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). The County requires recycling of 90 percent of inerts and 70 percent of all other materials from construction projects, per County Ordinance Section 68.508 through 68.518 (Diversion of Construction and Demolition Materials from Landfill Disposal). The project would be in compliance with County ordinances upon submission of a Construction and Demolition Debris Management Plan prior to the issuance of a building permit. Project operations and waste management methods would be consistent with the County's Strategic Plan to Reduce Waste (2017) through the support of commercial composting programs to reduce organic waste and comply with established waste diversion requirements (refer to Section VIII. Greenhouse Gas Emissions). The project would deposit all solid waste at a permitted solid waste facility, and therefore, would comply with federal, state, and local statutes and regulations related to solid waste.

XX. WILDFIRE.

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones:

a) Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation: The project site is not located within a high or very high FHSZ; therefore, the project is not required to prepare a Fire Protection Plan.

Less Than Significant Impact: The project would be served by the Vista Fire Protection District Station 5, approximately 1.2 miles south of the project site. Adequate fire service is demonstrated through the Fire Service Availability Forms provided for the project. As described in Section IX(e), the project would not substantially impair an adopted emergency response plan or evacuation plan. The proposed project would develop a cemetery, including conversion of an existing house to an administration building, parking, a new internal circulation (road) system, an entry gate with guard building, fencing or solid wall around the perimeter of the site, landscaping, and utility improvements on an approximately 14.5-acre site. The access gate to the project site will be equipped with an override switch for fire access to be managed by the local fire protection district. The project does not include any no growth-inducing project components since the anticipated visitors would be located within the region and would not increase population growth. Therefore, no substantial demand beyond current conditions is required for emergency response. Access to the project site would be at Keys Place from Buena Vista Drive. Project access would comply with County road standards (e.g., road and street grade below 20 percent, paved streets with capacity to support up to 75,000 pounds, etc.). Therefore, the project would not substantially impair an adopted emergency response plan or emergency evacuation plan, and impacts would be less than significant.

b) Due to slope, prevailing winds, and other factors, would the project exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentration from a wildfire or the uncontrolled spread of a wildfire?

☐ Potentially Significant Impact	☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated	☐ No Impact

Less Than Significant Impact: The project site is not within an identified FHSZ. Given that the majority of the County is in the high and very high FHSZ, the County has implemented fire safety measures depending on specific factors, such as location, vegetation, etc. Homes near the project site and their compliance with fuel modification requirements lower the fire threat and risk to the proposed project. The project proposes installing maintained landscaping that can provide fire buffers, and is required to meet applicable fire measures, such as fire apparatus access and access road requirements. To ensure the project does not exacerbate wildfire risks, the project would be required to include non-combustible roofing and non-combustible or standard fire-resistive building materials, per the Vista Fire Protection District requirements. Therefore, the project would not expose project occupants, such as employees or residents, to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Additionally, Vista Fire Protection District Station 5 is located approximately 1.2 miles south of the project site. Impacts would be less than significant.

c) Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

☐ Potentially Significant Impact	☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated	☐ No Impact

Less Than Significant Impact: The proposed project would develop a phased cemetery, with an approximately 2,200-square-foot administration building, parking, a new internal circulation system, fencing surrounding the project site, parking spaces, landscaping, utility improvements, and grave sites on a 14.5-acre site in the North County Metropolitan Subregional Planning Area and does not propose any structures or additional infrastructure that would exacerbate fire risk. Development and operation of the proposed project would be required to comply with the County Fire Code and Consolidated Fire Code, and compliance with the Vista Fire Protection District's requirements. Therefore, based on project coordination with County staff and compliance with the County's and Vista Fire Protection District's requirements, impacts associated with fire risk would be less than significant.

d) Would the project expose people or structure to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: The proposed project would develop a phased cemetery, with an approximately 2,200-square-foot administration building, parking, a new internal circulation system, fencing surrounding the project site, parking spaces, landscaping, utility improvements, and grave sites on a 14.5-acre site in the North County Metropolitan Subregional Planning Area. As described in Section X, Hydrology, the project site is not located in a floodplain or prone to flooding. All stormwater runoff from the project site would be conveyed to one of two proposed biofiltration basins on-site. Therefore, the project site would not be prone to onsite flooding following construction of the project. In addition, project grading also must conform to the grading requirements outlined in the County Grading Ordinance and be verified in the field by a licensed or registered Civil Engineer and inspected by County Grading Inspectors. Due to the aforementioned factors, the project site would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Impacts are less than significant.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE:

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

☐ Potentially Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Less Than Significant with Mitigation Incorporated: The potential of the project to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory were considered in Section IV and Section V of this Initial Study. In addition to project-specific impacts, this evaluation considered the project's potential for significant cumulative effects. Resources that have been evaluated as significant would be potentially impacted by the project. However, mitigation has been included that clearly reduces these effects to a level below significance. Please see Section IV, Section V, Section VII, and Section IX above. This mitigation includes nesting bird and bat surveys, procedures for encountering human remains, tribal and archaeological monitoring, monitoring for paleontological resources, and procedures for encountering contaminated soils during construction**.** As a result of this evaluation, there is no substantial evidence that, after mitigation, significant effects associated with this project would result. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

☐ Potentially Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Less Than Significant with Mitigation Incorporated: The following list of past, present and future projects were considered and evaluated as a part of this Initial Study:

PROJECT NAME	PERMIT/MAP NUMBER	DETAILS
Stonemark Estates	TM 5479	Residential development for 19 residential lots on an approximately 25.77 acre parcel. The project has been constructed in the last 5 years.

Wildgrove	Map 13022	Residential Development for 29 residential within the City of Vista. The project has been constructed in the last 5 years.
Gamboni Ranch	TM 5241	Residential Lot for approximately 34 residential lots. The project has been constructed in the last 15 to 20 years.

The potential for adverse cumulative effects were considered in Sections I through XX of Initial Study. In addition to project-specific impacts, this evaluation considered the project's potential for incremental effects that are cumulatively considerable. As a result of this evaluation, and in consideration of all mitigation required by the project, there were determined to be no potentially significant cumulative effects the project would have a considerable contribution to. Mitigation has been included for project impacts that clearly reduces any potential for a considerable contribution to any cumulative effects to a level below significance. Please refer to Section IV. *Biological Resources*, Section V. *Cultural Resources*, Section VII. Geology and Soils, and Section IX. *Hazards and Hazardous Materials* above. This mitigation includes but is not limited to nesting bird surveys, cultural monitoring and reporting, soil remediation, and temporary sound barriers during construction. As a result of this evaluation, there is no substantial evidence that, after mitigation, the project would have any considerable contribution to a cumulative impact. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

☐ Potentially Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Less Than Significant with Mitigation Incorporated: In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in Section I. *Aesthetics*, Section III. *Air Quality*, Section VII. *Geology and Soils*, Section IX. *Hazards and Hazardous Materials*, Section X. *Hydrology and Water Quality*, Section XIII. *Noise*, Section XIV. *Population and Housing*, and Section XVII. *Transportation*. As a result of this evaluation, there were determined to be potentially significant effects to human beings related to potential hazardous materials. However, mitigation has been included that clearly reduces these effects to a level below significance. This mitigation includes soil remediation in the event that contaminated soils are encountered. As a result of this evaluation, there is no substantial evidence that, after mitigation, there are adverse effects to human beings associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

XXII. REFERENCES USED IN THE COMPLETION OF THE INITIAL STUDY CHECKLIST

All references to Federal, State and local regulation are available on the Internet. For Federal regulation refer to http://www4.law.cornell.edu/uscode/. For State regulation refer to www.leginfo.ca.gov. For County regulation refer to www.amlegal.com. All other references are available upon request.

Project Specific References:

Appendix A – Air Quality Analysis Report
Air Quality Analysis Report, LSA Associates, Inc., March 2022

Appendix B – Biological Resources Letter Report
Biological Resources Letter Report, LSA Associates, Inc., April 2021

Appendix C – Cultural Resources Technical Report
Negative Cultural Resources Survey Report,

Appendix D – Greenhouse Gas CalEEMod Results
CalEEMod Results, Ascent Environmental, March 14, 2024

Appendix E – Phase I Environmental Site Assessment
Phase 1 Environmental Site Assessment, Ninyo & Moore, April 26, 2019

Appendix F – Phase II Environmental Site Assessment
Phase 2 Environmental Site Assessment, Ninyo & Moore, October 15, 2020

Appendix G – Priority Development Project Stormwater Quality Management Plan
Priority Development Project Stormwater Quality Management Plan, Chang Consultants, January 11, 2024

Appendix H – Phase 1 Drainage Certification Letter and Drainage Study
Phase 1 Drainage Certification Letter, Chang Consultants, January 11, 2024 and CEQA Drainage Study for Good Shepherd Catholic Cemetery, November 16, 2021

Appendix I – Noise Report
Focused Noise Analysis for Good Shepherd Cemetery, Eilar Associates, Inc., September 24, 2021

Appendix J – Service Availability Letters
Project Facility Availability – Fire, Vista Fire Protection District, October 11, 2019
Project Facility Availability – Sewer, Buena Sanitation District, March 12, 2020
Project Facility Availability – School, Vista Unified School District, April 2020
Project Facility Availability – Water, Vista Irrigation District, September 2019

Appendix K – Phase 1 Transportation Analysis
Phase 1 Traffic Review, Linscott, Law, & Greenspan, Engineers, January 9, 2023

Appendix L – Phase 2 Transportation Analysis
Site Access Review, Linscott, Law, & Greenspan, Engineers, October 22, 2021

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County of San Diego, Alternative Fee Schedules with Pass-By Trips Addendum to Transportation Impact Fee Reports, March 2005. (http://www.sdcounty.ca.gov/dpw/land/pdf/TransImpactFee/attacha.pdf)

County of San Diego Transportation Impact Fee Report. January 2005. (http://www.sdcounty.ca.gov/dpw/permits-forms/manuals.html)

Fallbrook & Ramona Transportation Impact Fee Report, County of San Diego, January 2005. (http://www.sdcounty.ca.gov/dpw/permits-forms/manuals.html)

Office of Planning, Federal Transit Administration, Transit Noise and Vibration Impact Assessment, Final Report, April 1995.

San Diego Association of Governments, 2020 Regional Transportation Plan. Prepared by the San Diego Association of Governments. (www.sandag.org)

San Diego County Regional Airport Authority ALUCP'S http://www.san.org/sdcraa/airport_initiatives/land_use/adopted_docs.aspx

US Code of Federal Regulations, Federal Aviation Regulations (FAR), Objects Affecting Navigable Airspace, Title 14, Chapter 1, Part 77. (www.gpoaccess.gov)

UTILITIES & SERVICE SYSTEMS

2020 Urban Water Management Plan, Helix Water District, July 2021.

California Code of Regulations (CCR), Title 14. Natural Resources Division, California Integrated Waste Management Board Division 7; and Title 27, Environmental Protection Division 2, Solid Waste. (ccr.oal.ca.gov)

California Integrated Waste Management Act. Public Resources Code, Division 30, Waste Management, Sections 40000-41956. (www.leginfo.ca.gov)

County of San Diego, Board of Supervisors Policy I-78: Small Wastewater. (www.sdcounty.ca.gov)

Unified San Diego County Emergency Services Organization Annex T Emergency Water Contingencies, October 1992. (www.co.san-diego.ca.us)

United States Department of Agriculture, Natural Resource Conservation Service LESA System.

United States Department of Agriculture, Soil Survey for the San Diego Area, California. 1973.

US Census Bureau, Census 2000.

US Code of Federal Regulations, Federal Aviation Regulations (FAR), Objects Affecting Navigable Airspace, Title 14, Chapter 1, Part 77.

US Department of the Interior, Bureau of Land Management (BLM) modified Visual Management System.

US Department of Transportation, Federal Highway Administration (FHWA) Visual Impact Assessment for Highway Projects.

Attachment D – Environmental Findings

Good Shepherd Cemetery

PDS2020-MUP-20-004; PDS2020-CC-20-0030;
PDS2020-ER-20-08-006

ENVIRONMENTAL FINDINGS
August 22, 2025

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS

1) Find that the Planning Commission has reviewed and considered the information contained in the Mitigated Negative Declaration on file with Planning & Development Services as Environmental Review Number PDS2020-ER-20-08-006 before making its decision on the proposed project.

2) Adopt the Mitigation and Monitoring Program as incorporated into the project conditions of approval pursuant to CEQA Guidelines section 15074(d).

3) Find that the proposed project is consistent with the Resource Protection Ordinance (RPO) (County Code, Section 86.601 et seq.).

4) Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code, Section 67.801 et seq.).

Attachment E – Public Documentation

O-1

San Diego County Archaeological Society, Inc.

Environmental Review Committee

January 20, 2025

To: Mr. Sean Oberbauer
Department of Planning and Development Services
County of San Diego
5510 Overland Avenue, Suite 310
San Diego, California 92123

Subject: Draft Mitigated Negative Declaration
Good Shepherd Cemetery
PDS2020-MUP-20-004, PDS2020-CC-20-030, PDS2020-ER-20-08-006

Dear Mr. Oberbauer:

I have reviewed the subject DMND on behalf of this committee of the San Diego County Archaeological Society.

Based on the information contained in the DMND and associated documents, including Appendix C, we concur with the archaeological and Native American monitoring program defined in the DMND.

SDCAS appreciates participating in the public environmental review of this project.

Sincerely,

James W. Royle, Jr., Chairperson
Environmental Review Committee

cc: SDCAS President
File

O-2

SAN RAFAEL
PARISH

December 23, 2024

County of San Diego
Department of Planning & Development Services
Attn: Sean Oberbauer, Planning Manager
5510 Overland Avenue, Suite 110
San Diego, CA 92123

Dear Mr. Oberbauer,

I am writing to express my strong support for the development of the proposed Good Shepherd Catholic Cemetery, located near the intersection of Keys Place and Buena Vista Drive in the County of San Diego. This project, which is currently seeking approval of a Major Use Permit (Project ID # PDS2020-MUP-20-004), is a much-needed addition to our community and will provide a respectful and peaceful final resting place for the loved ones of many families in the area.

The Good Shepherd Catholic Cemetery will offer a dignified and tranquil environment where families can come to honor and remember their deceased loved ones. It is crucial that we have a local, accessible space for families to visit, reflect, and find closure. This cemetery will not only meet the needs of the local community but also enhance the quality of life for those who seek a sacred place of rest and remembrance.

The cemetery's location is ideal, as it provides a desired resource to an area that is underserved in this regard, as the only operating catholic cemeteries in Coastal San Diego County are the historic cemetery at San Luis Rey Mission (Oceanside) and the Holy Cross Cemetery (San Diego). The location of a cemetery at this site will increase the ease of access for those who wish to be near their departed loved ones and will provide additional space necessary for future generations to ensure quality resting places for their family and friends.

I respectfully urge you to support the approval of the Major Use Permit for the Good Shepherd Catholic Cemetery. I am confident that the development of this cemetery will be an enduring resource for our community, offering comfort and solace to future generations.

Thank you for your time and consideration.

Sincerely,

Fr. Jay Bananal, Pastor
San Rafael Parish
Frjay@sanrafaelparish.org

17252 Bernardo Center Drive San Diego, California 92128
Phone 858.487.4314 • Fax 858.487.1498
e-mail: office@sanrafaelparish.org • www.sanrafaelparish.org

I-1

Name ALLAN D. PRICE
Address: 342 ZADA LN
VISTA, CA 92084
Phone: 760 631-1763
Email: pricealland@ymail.com
Date: 1/7/2025

County of San Diego
Department of Planning & Development Services *or email to Sean.Oberbauer@sdcounty.ca.gov*
Attn: Sean Oberbauer, Planning Manager *copy to rev@sdcatholic.org*
5510 Overland Avenue, Suite 110
San Diego, CA 92123

Dear Mr. Oberbauer,

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Thank you for your time and consideration.

Sincerely,

Allan D. Price

_____ (Title/Position if applicable)

I-2

Name Ann Petroni

Address: 1952 cherrywood St Vista CA 92081 United States

Phone: 7602712817

Email: apetroni@roadrunner.com

Date: 01/11/2025

County of San Diego
Department of Planning & Development Services or email to *Sean.Oberbauer@sdcounty.ca.gov*
Attn: Sean Oberbauer, Planning Manager copy to *rev@sdcatholic.org*
5510 Overland Avenue, Suite 110
San Diego, CA 92123

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Thank you for your time and consideration.

Sincerely,

Ann Petroni

_____ (Title/Position if applicable)

I-3

From:	Carla
To:	Oberbauer, Sean
Cc:	rev@sdcatholic.com
Subject:	[External] Planned Cemetary
Date:	Saturday, December 28, 2024 7:39:43 AM

Dear Mr. Oberbauer,

I am writing to express my strong support for the development of the proposed Good Shepherd Catholic Cemetery, located near the intersection of Keys Place and Buena Vista Drive in the County of San Diego. This project, which is currently seeking approval of a Major Use Permit (Project ID # PDS2020-MUP-20-004), is a much-eeded addition to our community and will provide a respectful and peaceful final resting place for the loved ones of many families in the area.

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I respectfully urge you to support the approval of the Major Use Permit for the Good Shepherd Catholic Cemetery. I am confident that the development of this cemetery will be an enduring resource for our community, offering comfort and solace to future generations.

Thank you for your time and consideration.

Sincerely,
Carla Genack
Parishioner St. Thomas More Catholic Church

I-4

Name CAROL K HOLBROOK

Address: 3614 MARJORIE LN

CARLSBAD, CA 92008-2727

Phone: 760 729-4535

Email: NO COMPUTER

Date: JAN 11 2025

County of San Diego
Department of Planning & Development Services *or email to Sean.Oberbauer@sdcounty.ca.gov*
Attn: Sean Oberbauer, Planning Manager *copy to rev@sdcatholic.org*
5510 Overland Avenue, Suite 110
San Diego, CA 92123

Dear Mr. Oberbauer,

I am writing to express my strong support for the development of the proposed Good Shepherd Catholic Cemetery, located near the intersection of Keys Place and Buena Vista Drive in the County of San Diego. This project, which is currently seeking approval of a Major Use Permit (Project ID # PDS2020-MUP-20-004), is a much-needed addition to our community and will provide a respectful and peaceful final resting place for the loved ones of many families in the area.

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I respectfully urge you to support the approval of the Major Use Permit for the Good Shepherd Catholic Cemetery. I am confident that the development of this cemetery will be an enduring resource for our community, offering comfort and solace to future generations.

Thank you for your time and consideration.

Sincerely,

Carol K Holbrook

~~PARISHIONER~~ PARISHIONER OF ST THOMAS MORE CHURCH (~~Title/Position if applicable~~)

From: Chester Genack
To: Oberbauer, Sean
Cc: rev@sdcatholic.org
Subject: [External] Dear Mr. Oberbauer,
Date: Monday, December 30, 2024 7:37:19 AM

Dear Mr. Oberbauer,

I am writing to express my strong support for the development of the proposed Good Shepherd Catholic Cemetery, located near the intersection of Keys Place and Buena Vista Drive in the County of San Diego. This project, which is currently seeking approval of a Major Use Permit (Project ID # PDS2020-MUP-20-004), is a much-eeded addition to our community and will provide a respectful and peaceful final resting place for the loved ones of many families in the area.

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I respectfully urge you to support the approval of the Major Use Permit for the Good Shepherd Catholic Cemetery. I am confident that the development of this cemetery will be an enduring resource for our community, offering comfort and solace to future generations.

Thank you for your time and consideration.

Sincerely,
Chester Genack
Parishioner St. Thomas More Catholic Church

Sent from my iPhone

I-6

Name CHRISTINA J SMITH
Address: 729 Vale View Dr.
Vista, CA 92081
Phone: 7605792964
Email: chriss@stmoside.org
Date: 1-9-25

County of San Diego
Department of Planning & Development Services *or email to Sean.Oberbauer@sdcounty.ca.gov*
Attn: Sean Oberbauer, Planning Manager *copy to rev@sdcatholic.org*
5510 Overland Avenue, Suite 110
San Diego, CA 92123

Dear Mr. Oberbauer,

I am writing to express my strong support for the development of the proposed Good Shepherd Catholic Cemetery, located near the intersection of Keys Place and Buena Vista Drive in the County of San Diego. This project, which is currently seeking approval of a Major Use Permit (Project ID # PDS2020-MUP-20-004), is a much-needed addition to our community and will provide a respectful and peaceful final resting place for the loved ones of many families in the area.

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Thank you for your time and consideration.

Sincerely,

Christina J Smith

_____ (Title/Position if applicable)

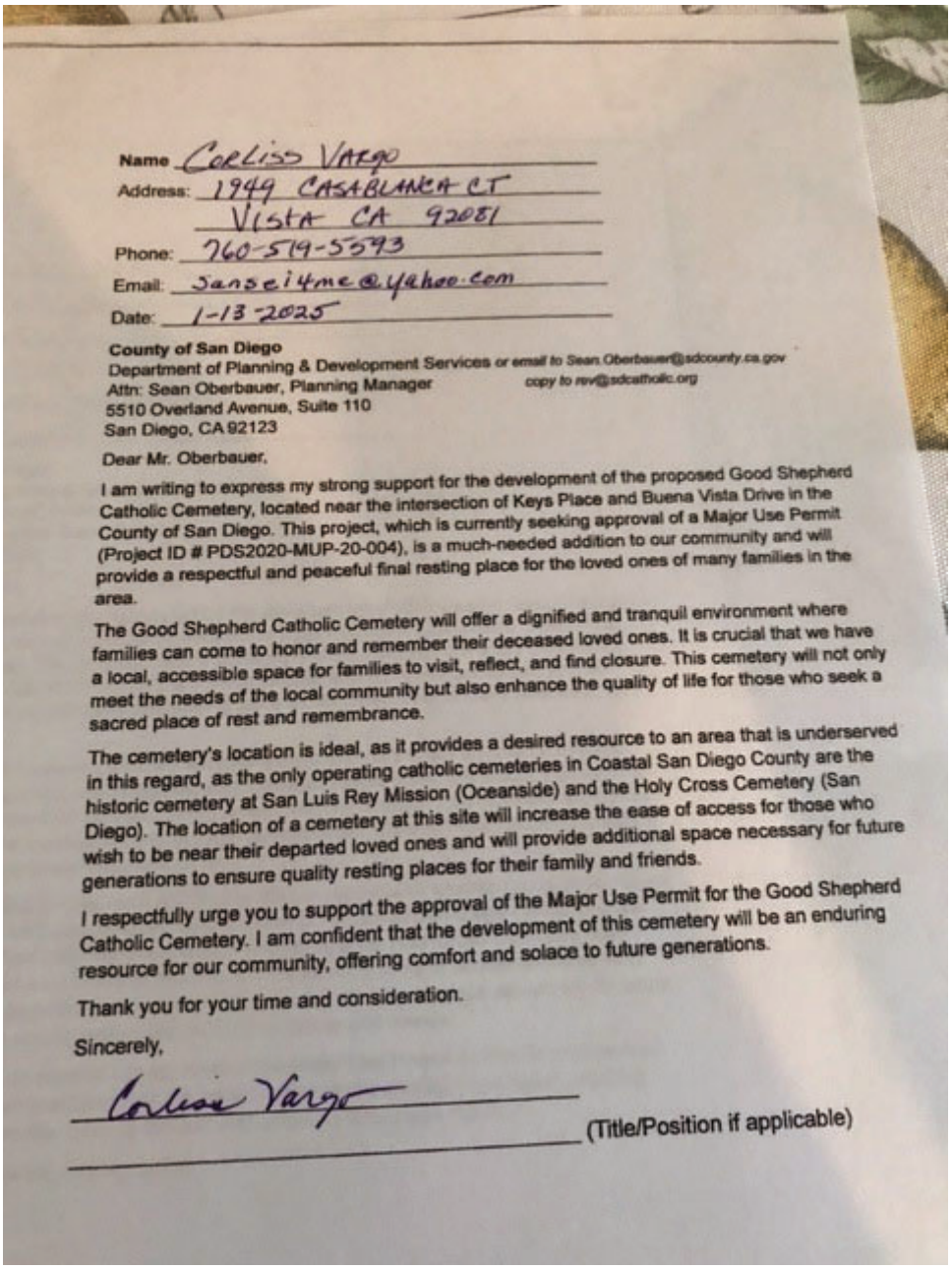
I-7

Oberbauer, Sean

From: Corliss Vargo <sansei4me@yahoo.com>
Sent: Tuesday, January 14, 2025 4:34 PM
To: Oberbauer, Sean
Cc: rev@sdcatholic.org; sansei4me@yahoo.com
Subject: [External] Good Shepherd Cemetery

Please find attached signed letter in favor of the Good Shepherd Cemetery.

Corliss Vargo



Name Corliss Vargo
Address: 1949 CASABLANCA CT
Vista CA 92081
Phone: 760-519-5593
Email: sansei4me@yahoo.com
Date: 1-13-2025

County of San Diego
Department of Planning & Development Services *or email to Sean.Oberbauer@sdcounty.ca.gov*
Attn: Sean Oberbauer, Planning Manager *copy to rev@sdcatholic.org*
5510 Overland Avenue, Suite 110
San Diego, CA 92123

Dear Mr. Oberbauer,

I am writing to express my strong support for the development of the proposed Good Shepherd Catholic Cemetery, located near the intersection of Keys Place and Buena Vista Drive in the County of San Diego. This project, which is currently seeking approval of a Major Use Permit (Project ID # PDS2020-MUP-20-004), is a much-needed addition to our community and will provide a respectful and peaceful final resting place for the loved ones of many families in the area.

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Thank you for your time and consideration.

Sincerely,

Corliss Vargo

(Title/Position if applicable)

Sent from my iPhone

I-8

Oberbauer, Sean

From: Dennis Molloy <dennis.molloy@gmail.com>
Sent: Sunday, December 29, 2024 10:05 AM
To: Oberbauer, Sean
Cc: rev@sdcatholic.org
Subject: [External] New North County Catholic Cemetery

4606 Zamora Way
Oceanside, CA 92056
(760) 390-7798
dennis.molloy@gmail.com

December 29, 2024

County of San Diego
Department of Planning & Development Services or email to *Sean.Oberbauer@sdcounty.ca.gov*
Attn: Sean Oberbauer, Planning Manager copy to *rev@sdcatholic.org*
5510 Overland Avenue, Suite 110
San Diego, CA 92123

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Thank you for your time and consideration.

Sincerely,
Dennis J. Molloy
Vice President Human Resources, Dignity Health (Retired)

Name Don A. Dumas & Irene Balli-Dumas
Address: 1955 Casablanca Court
Vista, CA 92081
Phone: 760-521-7457
Email: irenebd@roadrunner.com
Date: 1/13/25

County of San Diego
Department of Planning & Development Services *or email to Sean.Oberbauer@sdcounty.ca.gov*
Attn: Sean Oberbauer, Planning Manager *copy to rev@sdcatholic.org*
5510 Overland Avenue, Suite 110
San Diego, CA 92123

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Thank you for your time and consideration.

Sincerely,

D. A. Dumas
Irene Balli Dumas (Title/Position if applicable)

I-10

Oberbauer, Sean

From: Donald Le May <da.lemay2@icloud.com>
Sent: Saturday, December 28, 2024 4:06 PM
To: Oberbauer, Sean
Cc: rev@sdcatholic
Subject: [External] Good Shepard Cemetery

1382 Alta Vista Dr.
Vista, CA. 92084
760-724-7257
da.lemay2@me.com

12/28/24

County of San Diego
Department of Planning & Development Services or email to *Sean.Oberbauer@sdcounty.ca.gov*
Attn: Sean Oberbauer, Planning Manager copy to *rev@sdcatholic.org*
5510 Overland Avenue, Suite 110
San Diego, CA 92123

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Thank you for your time and consideration.

Sincerely,

Donald A. Le May
Personnel Commissioner, VUSD (Retired)

The Regin Family
1348 Via Christina
Vista, CA 92084-4726

I am writing to support the development of the proposed Good Shepherd Cemetery, near the intersection of Keys Place and Buena Vista Drive in the SD County.

Thanks,
D Regin



01-005-026478

I-12

Name Elizabeth Rice
Address: 1982 Casablanca Ct.
Vista, CA 92081
Phone: (760) 271-9638
Email: lizegbrix@roadrunner.com
Date: 01/09/25

County of San Diego
Department of Planning & Development Services *or email to Sean.Oberbauer@sdcounty.ca.gov*
Attn: Sean Oberbauer, Planning Manager *copy to rev@sdcatholic.org*
5510 Overland Avenue, Suite 110
San Diego, CA 92123

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Thank you for your time and consideration.

Sincerely,

Elizabeth S. Rice

Shadowridge Home Owner (Title/Position if applicable)

Name Eric and Deborah Williams

Address: 1660 Olympus Loop Dr, Vista CA 92081-5442

Phone: (760) 599-4591

Email: e_williams33@icloud.com

Date: January 24, 2025

County of San Diego
Department of Planning & Development Services or email to *Sean.Oberbauer@sdcounty.ca.gov*
Attn: Sean Oberbauer, Planning Manager copy to *rev@sdcatholic.org*
5510 Overland Avenue, Suite 110
San Diego, CA 92123

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The cemetery's location is ideal, as it provides a desired resource to an area that is underserved in this regard, as the only operating catholic cemeteries in Coastal San Diego County are the historic cemetery at San Luis Rey Mission (Oceanside) and the Holy Cross Cemetery (San Diego). The location of a cemetery at this site will increase the ease of access for those who wish to be near their departed loved ones and will provide additional space necessary for future generations to ensure quality resting places for their family and friends.

I respectfully urge you to support the approval of the Major Use Permit for the Good Shepherd Catholic Cemetery. I am confident that the development of this cemetery will be an enduring resource for our community, offering comfort and solace to future generations.

Thank you for your time and consideration.

Sincerely,

Eric and Deborah Williams

_____ (Title/Position if applicable)

Name Frank & Kristen Gold
Address: 1952 Casablanca Ct
Vista CA 92081
Phone: 760-525-2234
Email: kriskngold@yahoo.com
Date: 1-10-2025

County of San Diego
Department of Planning & Development Services *or email to Sean.Oberbauer@sdcounty.ca.gov*
Attn: Sean Oberbauer, Planning Manager *copy to rev@sdcatholic.org*
5510 Overland Avenue, Suite 110
San Diego, CA 92123

Dear Mr. Oberbauer,

I am writing to express my strong support for the development of the proposed Good Shepherd Catholic Cemetery, located near the intersection of Keys Place and Buena Vista Drive in the County of San Diego. This project, which is currently seeking approval of a Major Use Permit (Project ID # PDS2020-MUP-20-004), is a much-needed addition to our community and will provide a respectful and peaceful final resting place for the loved ones of many families in the area.

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I respectfully urge you to support the approval of the Major Use Permit for the Good Shepherd Catholic Cemetery. I am confident that the development of this cemetery will be an enduring resource for our community, offering comfort and solace to future generations.

Thank you for your time and consideration.

Sincerely,

(Title/Position if applicable)

Glenn Busse
3136 Camino Crest
Oceanside, CA 92056
(760) 5214252
grbusse@gmail.com

January 21, 2024

County of San Diego
Department of Planning & Development Services
Mr. Sean Oberbauer, Planning Manager

5510 Overland Avenue, # 110
San Diego, CA 92123

Dear Mr. Oberbauer,

I strongly support the proposed Good Shepherd Catholic Cemetery near Keys Place and Buena Vista Drive in San Diego County (Project ID # PDS2020-MUP-20-004). This project will provide a much-needed, peaceful resting place for families in our community.

As a local, accessible cemetery, it will offer a sacred space for reflection and remembrance, addressing the limited options currently available in Coastal San Diego County. The new site will ease access for families and ensure space for future generations.

I urge you to approve this project, which will serve as a lasting resource for our community.

Thank you for your consideration.

All the Best,

Glenn Busse

*Communication sent v*ia email to: *Sean.Oberbauer@sdcounty.ca.gov*
Copied to: *rev@sdcatholic.org*

Name John and Grace Plummer

Address: 1308 Barbara Dr.
Vista, Ca 92084

Phone: 951-295-6422

Email: Lyonrose1@hotmail.com

Date: December 31, 2024

County of San Diego
Department of Planning & Development Services or email to *Sean.Oberbauer@sdcounty.ca.gov*
Attn: Sean Oberbauer, Planning Manager copy to *rev.sdcatholic.org*
5510 Overland Avenue, Suite 110
San Diego, CA 92123

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I am writing to express my strong support for the development of the proposed Good Shepherd Catholic Cemetery, located near the intersection of Keys Place and Buena Vista Drive in the County of San Diego. This project, which is currently seeking approval of a Major Use Permit (Project ID # PDS2020-MUP-20-004), is a much-needed addition to our community and will provide a respectful and peaceful final resting place for the loved ones of many families in the area.

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I respectfully urge you to support the approval of the Major Use Permit for the Good Shepherd Catholic Cemetery. I am confident that the development of this cemetery will be an enduring resource for our community, offering comfort and solace to future generations.

Thank you for your time and consideration.

Sincerely,

John Plummer

Grace Plummer (Title/Position if applicable)

Henrietta Y. Black
292 Zada Lane
Vista, CA 92084
(760)758-8137
hblack2@cox.net

January 18,2025

County of San Diego
Department of Planning& Development Services
Attn: Sean Oberbauer, Planning Manager
5510 Overland
Avenue, Suite 110
San Diego, CA 92123

Dear Mr. Oberbauer,

I am writing to express my strong support for the development of the proposed Good Shepherd Catholic Cemetery, located near the intersection of Keys Place and Buena Vista Drive in the County of San Diego. This project, which is currently seeking approval of a Major Use Permit (Project ID #PDS2020-MUP-20-004), is a much-needed addition to our community and will provide a respectful and peaceful final resting place for the loved ones of many families in the area.

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Thank you for your time and consideration.

Sincerely,

Henrietta Y. Black
St. Thomas More Parishioner
47-year Vista resident
Educator Vista Unified School District retiree

Name Jane Gladden

Address: 1051 Painted Pony Circle
Vista, CA 92081

Phone: 619-972-3755

Email: jane4944@yahoo.com

Date: 1/05/25

County of San Diego
Department of Planning & Development Services or email to *Sean.Oberbauer@sdcounty.ca.gov*
Attn: Sean Oberbauer, Planning Manager copy to *rev.sdcatholic.org*
5510 Overland Avenue, Suite 110
San Diego, CA 92123

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I respectfully urge you to support the approval of the Major Use Permit for the Good Shepherd Catholic Cemetery. I am confident that the development of this cemetery will be an enduring resource for our community, offering comfort and solace to future generations.

Thank you for your time and consideration.

Sincerely,

Jane Gladden

(Title/Position if applicable)

Name JANE M. GRASSILLI

Address: 4192 TERRY ST
OCEANSIDE, CA 92056

Phone: 760-724-2390

Email: jmgrass@cox.net

Date: 1-9-2025

County of San Diego
Department of Planning & Development Services *or email to Sean.Oberbauer@sdcounty.ca.gov*
Attn: Sean Oberbauer, Planning Manager *copy to rev@sdcatholic.org*
5510 Overland Avenue, Suite 110
San Diego, CA 92123

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I respectfully urge you to support the approval of the Major Use Permit for the Good Shepherd Catholic Cemetery. I am confident that the development of this cemetery will be an enduring resource for our community, offering comfort and solace to future generations.

Thank you for your time and consideration.

Sincerely,

Jane M. Grassilli

Parishioner (Title/Position if applicable)

Name MARY M POPE

Address: 3658 VIA BERNARDO
OCEANSIDE, CA 92056

Phone: 760-522-7194

Email: MARY.POPE@HOTMAIL.COM

Date: 1-12-2025

County of San Diego
Department of Planning & Development Services *or email to Sean.Oberbauer@sdcounty.ca.gov*
Attn: Sean Oberbauer, Planning Manager *copy to rev@sdcatholic.org*
5510 Overland Avenue, Suite 110
San Diego, CA 92123

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I respectfully urge you to support the approval of the Major Use Permit for the Good Shepherd Catholic Cemetery. I am confident that the development of this cemetery will be an enduring resource for our community, offering comfort and solace to future generations.

Thank you for your time and consideration.

Sincerely,

Mary M Pope

_____ (Title/Position if applicable)

Name JEFFREY G. POPE

Address: 3658 VIA BERNARDO
OCEANSIDE, CA 92056

Phone: 760-522-7195

Email: jeffgeorgep@HOTMAIL.COM

Date: 1-12-2025

County of San Diego
Department of Planning & Development Services *or email to Sean.Oberbauer@sdcounty.ca.gov*
Attn: Sean Oberbauer, Planning Manager *copy to rev@sdcatholic.org*
5510 Overland Avenue, Suite 110
San Diego, CA 92123

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Thank you for your time and consideration.

Sincerely,

Jeffrey G Pope

(Title/Position if applicable)

I-21

From:	Dennis Molloy
To:	Oberbauer, Sean
Cc:	rev@sdcatholic.org
Subject:	[External] New North County Catholic Cemetery
Date:	Monday, December 30, 2024 10:11:48 AM

4606 Zamora Way
Oceanside, CA 92056
(760) 390-7798
dennis.molloy@gmail.com

December 30, 2024

County of San Diego
Department of Planning & Development Services or email
to *Sean.Oberbauer@sdcounty.ca.gov*
Attn: Sean Oberbauer, Planning Manager copy to *rev@sdcatholic.org*
5510 Overland Avenue, Suite 110
San Diego, CA 92123

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I respectfully urge you to support the approval of the Major Use Permit for the Good Shepherd Catholic Cemetery. I am confident that the development of this cemetery will be an enduring resource for our community, offering comfort and solace to future generations.

Thank you for your time and consideration.

Sincerely,
Joan M. Molloy
California Association of Realtors (Retired)

Name JOHN BERGMAN

Address: 1945 CASABLANCA COURT
VISTA, CA 92081

Phone: (760) 727-7259

Email: BERGMAN.J2 SBCGLOBAL.NET

Date: JAN 6, 2025

County of San Diego
Department of Planning & Development Services *or email to Sean.Oberbauer@sdcounty.ca.gov*
Attn: Sean Oberbauer, Planning Manager *copy to rev@sdcatholic.org*
5510 Overland Avenue, Suite 110
San Diego, CA 92123

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Thank you for your time and consideration.

Sincerely,

_____

_____ (Title/Position if applicable)

Name Martha Bergman

Address: 1945 Casablanca Ct
Vista, Ca 92081

Phone: 760-727-7259

Email: biddy49@yahoo.com

Date: 1-6-2025

County of San Diego
Department of Planning & Development Services *or email to Sean.Oberbauer@sdcounty.ca.gov*
Attn: Sean Oberbauer, Planning Manager *copy to rev@sdcatholic.org*
5510 Overland Avenue, Suite 110
San Diego, CA 92123

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I respectfully urge you to support the approval of the Major Use Permit for the Good Shepherd Catholic Cemetery. I am confident that the development of this cemetery will be an enduring resource for our community, offering comfort and solace to future generations.

Thank you for your time and consideration.

Sincerely,

Martha Bergman

_____ (Title/Position if applicable)

Name John & Marti Harper
Address: 3534 Normount Rd.
Oceanside, CA 92056
Phone: 760-612-1171
Email: 4johnnysangel@gmail.com
Date: 1/5/25

County of San Diego
Department of Planning & Development Services *or email to Sean.Oberbauer@sdcounty.ca.gov*
Attn: Sean Oberbauer, Planning Manager *copy to rev@sdcatholic.org*
5510 Overland Avenue, Suite 110
San Diego, CA 92123

Dear Mr. Oberbauer,

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Thank you for your time and consideration.

Sincerely,

John & Marti Harper

_____ (Title/Position if applicable)

Name Karen Brudney

Address: 2938 Luciernaga St., Unit A
Carlsbad, CA 92009

Phone: 760-994-9277

Email: kbruds@roadrunner.com

Date: January 3, 2025

County of San Diego
Department of Planning & Development Services or email to *Sean.Oberbauer@sdcounty.ca.gov*
Attn: Sean Oberbauer, Planning Manager copy to *rev.sdcatholic.org*
5510 Overland Avenue, Suite 110
San Diego, CA 92123

Dear Mr. Oberbauer,

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Thank you for your time and consideration.

Sincerely,

Karen Brudney

Bereavement Minister, St. Thomas More (Title/Position if applicable)

I-25

From:	Kathleen Bell
To:	Oberbauer, Sean
Cc:	rev@sdcatholic.org
Subject:	[External] Good Shepherd Cemetery
Date:	Sunday, January 19, 2025 1:58:18 PM

2010-80 W San Marcos Blvd
San Marcos, CA 92078
(760) 809-6526
80bell80@gmail.com

January 19, 2025

County of San Diego
Department of Planning & Development Services
Attn: Sean Oberbauer, Planning Manager
5510 Overland Avenue, Suite 110
San Diego, CA 92123

Dear Mr. Oberbauer,

I am writing to express my strong support for the development of the proposed Good Shepherd Catholic Cemetery, located near the intersection of Keys Place and Buena Vista Drive in the County of San Diego. This project, which is currently seeking approval of a Major Use Permit (Project ID # PDS2020-MUP-20-004), is a much-needed addition to our community and will provide a respectful and peaceful final resting place for the loved ones of many families in the area.

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Thank you for your time and consideration.

Sincerely,

Kathleen Bell

Parishioner, St Thomas More Catholic Church

I-26

Name Kathleen Blanton
Address: 1991 Stonecrest Ct
Vista Ca 92081
Phone: (626) 893-6015
Email: kw.blanton@gmail.com
Date: Jan 18, 2025

County of San Diego
Department of Planning & Development Services *or email to Sean.Oberbauer@sdcounty.ca.gov*
Attn: Sean Oberbauer, Planning Manager *copy to rev@sdcatholic.org*
5510 Overland Avenue, Suite 110
San Diego, CA 92123

Dear Mr. Oberbauer,

I am writing to express my strong support for the development of the proposed Good Shepherd Catholic Cemetery, located near the intersection of Keys Place and Buena Vista Drive in the County of San Diego. This project, which is currently seeking approval of a Major Use Permit (Project ID # PDS2020-MUP-20-004), is a much-needed addition to our community and will provide a respectful and peaceful final resting place for the loved ones of many families in the area.

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Thank you for your time and consideration.

Sincerely,

Kathleen Blanton

_____ (Title/Position if applicable)

January 15, 2025

COUNTY OF SAN DIEGO
Department of Planning and Development Services
Attn: Sean Oberbauer, Planning Manager
5510 Overland Avenue
Suite #110
San Diego, CA 92123

Dear Mr. Oberbauer:

I am writing to express my strong support for the development of the proposed Good Shepherd Catholic Cemetery, located near the intersection of Keys Place and Buena Vista Drive in the County of San Diego. This project which is currently seeking approval of a Major Use Permit Project (ID# PDS2020-MUP-20-004), is a much-needed addition to our community and will provide a respectful and peaceful final resting place for the loved ones of many families in the area.

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The cemetery's location is ideal as it provides a desired resource to an area that is underserved in this regard, as the only operating catholic cemeteries in Coastal San Diego County are the historic cemetery at San Luis Rey Mission (Oceanside) and the Holy Cross Cemetery (San Diego). The location of a cemetery at this site will increase the ease of access for those who wish to be near their departed loved ones and will provide additional space necessary for future generations to ensure quality resting places for their family and friends.

I respectfully urge you to support the approval off the Major Use Permit for the Good Shepherd Catholic Cemetery. I am confident that the development of this cemetery will be an enduring resource for our community, offering comfort and solace to future generations. Thank you for your time and consideration.

Sincerely,

Kathleen Gerhard
Parishioner, St. Thomas More Catholic Church

Name Le Phan & Nga Nguyen
Address: 718 Sycamore Ave. Spc. # 206
Vista, CA 92083
Phone: 760-687-5855
Email: Nguyen5855@Gmail.com
Date: Jan 10, 2025

County of San Diego
Department of Planning & Development Services *or email to Sean.Oberbauer@sdcounty.ca.gov*
Attn: Sean Oberbauer, Planning Manager *copy to rev@sdcatholic.org*
5510 Overland Avenue, Suite 110
San Diego, CA 92123

Dear Mr. Oberbauer,

I am writing to express my strong support for the development of the proposed Good Shepherd Catholic Cemetery, located near the intersection of Keys Place and Buena Vista Drive in the County of San Diego. This project, which is currently seeking approval of a Major Use Permit (Project ID # PDS2020-MUP-20-004), is a much-needed addition to our community and will provide a respectful and peaceful final resting place for the loved ones of many families in the area.

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Thank you for your time and consideration.

Sincerely,

_____

_____ (Title/Position if applicable)

From: linda dicus
To: Oberbauer, Sean
Subject: [External] Good Shepherd Catholic Cemetery
Date: Sunday, January 12, 2025 12:56:19 PM

I am writing in strong support of this proposed cemetery located off Buena Vista Drive in Vista, California. The existing cemetery ay San Luis Rey Catholic Church is almost full . We desperately need another cemetery in north county and this is an ideal spot. Close by yet off the beaten path, a tranquil location.
{lease support this Major Use project.
Linda Dicus. bereavement team at Saint Thomas More Catholic Church.

Lorraine Doering

1450 S. Melrose Dr.
Oceanside, CA 92056
760-845-4457
LorraineD@stmoside.org

December 26, 2024

County of San Diego
Department of Planning & Development Services
Attn: Sean Oberbauer, Planning Manager
5510 Overland Avenue, Suite 110
San Diego, CA 92123

Dear Mr. Oberbauer,

I am writing to express my strong support for the development of the proposed Good Shepherd Catholic Cemetery, located near the intersection of Keys Place and Buena Vista Drive in the County of San Diego. This project, which is currently seeking approval of a Major Use Permit (Project ID # PDS2020-MUP-20-004), is a much-needed addition to our community and will provide a respectful and peaceful final resting place for the loved ones of many families in the area.

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I respectfully urge you to support the approval of the Major Use Permit for the Good Shepherd Catholic Cemetery. I am confident that the development of this cemetery will be an enduring resource for our community, offering comfort and solace to future generations.

Thank you for your time and consideration.

Sincerely,
Lorraine Doering
Office Assistant, St. Thomas More Catholic Church, Oceanside

From:	Maggie Devlin
To:	Oberbauer, Sean
Cc:	rev@sdcatholic.org; Peter Devlin
Subject:	[External] New North County Catholic Cemetary
Date:	Wednesday, January 8, 2025 4:05:09 PM

Dear Mr. Oberbauer,

As a long time resident of North San Diego County (moved to Carlsbad in 1969), I am writing to plead with you to grant the Major Use Permit so that the Good Shepherd Cemetery, located near the intersection of Keys Place and Buena vista Drive (behind St. Thomas More) can be built.

The Good Shepherd cemetery will be a peaceful environment that families can come to to remember their deceased loved ones. It also will be a nice open area when birds and other native wildlife can flourish. The location is ideal since so much of the open land on that area of the county has been changed from agricultural to housing. We need more open land that is not filled with heavy construction.

Cemeteries are also a place to muse about history. The people that will be buried there will all have stories and some will be remarkable. We travel to Europe often and it's always nice to walk through a cemetery and look at the dates and think about the lives of people long gone.

Please approve this so it can be built before I, and my husband, need it! Haha! Hopefully, not for a few decades..... but I would like it ready since we never know when we will meet our maker.

Sincerely,
Maggie Kressin Devlin

Name MARIA O. COMEAUX

Address: 1925 CASABLANCA Ct.

Phone: 760-697-2714

Email: MARIA OC58@YAHOO.COM

Date:

County of San Diego
Department of Planning & Development Services *or email to Sean.Oberbauer@sdcounty.ca.gov*
Attn: Sean Oberbauer, Planning Manager *copy to rev@sdcatholic.org*
5510 Overland Avenue, Suite 110
San Diego, CA 92123

Dear Mr. Oberbauer,

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I respectfully urge you to support the approval of the Major Use Permit for the Good Shepherd Catholic Cemetery. I am confident that the development of this cemetery will be an enduring resource for our community, offering comfort and solace to future generations.

Thank you for your time and consideration.

Sincerely,

Maria O. Comeaux

(Title/Position if applicable)

Name MARIANN COLLINS
Address: 642 SONOMA St
San MARCOS CA 92078
Phone: 760 - 212 - 2007
Email: mab collins 457 @ gmail. com
Date: 06 JAN. 2025

County of San Diego
Department of Planning & Development Services *or email to Sean.Oberbauer@sdcounty.ca.gov*
Attn: Sean Oberbauer, Planning Manager *copy to rev@sdcatholic.org*
5510 Overland Avenue, Suite 110
San Diego, CA 92123

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Thank you for your time and consideration.

Sincerely,

Marian Collins

_____ (Title/Position if applicable)

Name Mary M. Doyle

Address: 1948 Casablanca Ct.
Vista, CA 92081

Phone: (760) 518-2354

Email: luvmaddy@gmail.com

Date: Jan. 29, 2025

County of San Diego
Department of Planning & Development Services
Attn: Sean Oberbauer, Planning Manager
5510 Overland Avenue, Suite 110
San Diego, CA 92123

Email to: oberbauer@sdcounty.ca.gov
copy to rev@sdcatholic.org

Dear Mr. Oberbauer,

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I respectfully urge you to support the approval of the Major Use Permit for the Good Shepherd Catholic Cemetery. I am confident that the development of this cemetery will be an enduring resource for our community, offering comfort and solace to future generations.

Thank you for your time and consideration.

Sincerely,

Mary M. Doyle

_____ (Title/Position if applicable)

Name Sister Maureen Brown, csj

Address: 4046 Arcadia Way
Oceanside, CA 92056

Phone: 760 672-8257

Email: maureenbcsj@gmail.com

Date: _____

County of San Diego
Department of Planning & Development Services *or email to Sean.Oberbauer@sdcounty.ca.gov*
Attn: Sean Oberbauer, Planning Manager *copy to rev@sdcatholic.org*
5510 Overland Avenue, Suite 110
San Diego, CA 92123

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I respectfully urge you to support the approval of the Major Use Permit for the Good Shepherd Catholic Cemetery. I am confident that the development of this cemetery will be an enduring resource for our community, offering comfort and solace to future generations.

Thank you for your time and consideration.

Sincerely,

Sister Maureen Brown, csj
Parish Sister at St. Thomas More Catholic Church (Title/Position if applicable)

From:	Maureen Day
To:	Oberbauer, Sean
Cc:	rev@sdcatholic.org
Subject:	[External] Good Shepherd Catholic Cemetery
Date:	Friday, January 3, 2025 10:11:17 AM

Dear Mr. Oberbauer,

I am writing to express my strong support for the development of the proposed Good Shepherd Catholic Cemetery, located near the intersection of Keys Place and Buena Vista Drive in the County of San Diego. This project, which is currently seeking approval of a Major Use Permit (Project ID # PDS2020-MUP-20-004), is a much-needed addition to our community and will provide a respectful and peaceful final resting place for the loved ones of many families in the area.

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I respectfully urge you to support the approval of the Major Use Permit for the Good Shepherd Catholic Cemetery. I am confident that the development of this cemetery will be an enduring resource for our community, offering comfort and solace to future generations.

Thank you for your time and consideration.

Sincerely,
Maureen K. Day
Sociologist and Author, University of Southern California

http://www.maureenkday.com

From:	Melissa Sliffe
To:	Oberbauer, Sean
Cc:	rev@sdcatholic.org; Ron Briseno
Subject:	[External] Project ID #PDS2020-MUP-20-004
Date:	Thursday, January 16, 2025 10:55:26 AM

Mr. Oberbauer,

I am writing to express my strong support for the development of the proposed Good Shepherd Catholic Cemetery. It is located near Keys and Buena Vista Drive San Diego County.

The cemetery's location is ideal. This property is my ***immediate*** neighbor. We share 1,043.17' of property line. We have lived at 1419 Buena Vista Drive 39.5 years.

We would deeply value having a well kept cemetery as our immediate neighbor. This cemetery will meet the needs of our community.

We urge you to support the approval of Major Use Permit project ID #PDS2020-MUP-20-004

Sincerely,
Melissa and Jerald Sliffe

Sent from my iPhone

From:	Michael Haubert
To:	Oberbauer, Sean
Cc:	rev@sdcatholic.org
Subject:	[External]
Date:	Saturday, December 28, 2024 10:47:56 AM

County of San Diego
Department of Planning & Development Services
Attn: Sean Oberbauer, Planning Manager
5510 Overland Avenue, Suite 110
San Diego, CA 92123

Dear Mr. Oberbauer,

I am writing to express my strong support for the development of the proposed Good Shepherd Catholic Cemetery, located near the intersection of Keys Place and Buena Vista Drive in the County of San Diego. This project, which is currently seeking approval of a Major Use Permit (Project ID # PDS2020-MUP-20-004), is a much-needed addition to our community and will provide a respectful and peaceful final resting place for the loved ones of many families in the area.

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Thank you for your time and consideration.

Sincerely

Michael A. Haubert

From:	Mike Wojcik
To:	Oberbauer, Sean
Cc:	rev@sdcatholic.org
Subject:	[External] Good Shepherd Catholic Cemetary support
Date:	Friday, January 10, 2025 8:54:51 AM

Name: Michael Wojcik
Address: 1316 Palomar Pl. Vista, CA 92084
Phone: 760-492-1602
Email: mikewojcik@outlook.com
Date: 1/10/2025

County of San Diego
Department of Planning & Development Services
Attn: Sean Oberbauer, Planning Manager
5510 Overland Avenue, Suite 110
San Diego, CA 92123

Dear Mr. Oberbauer,

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Catholic Cemetery, located near the intersection of Keys Place and Buena Vista Drive in the County of San Diego. This project, which is currently seeking approval of a Major Use Permit (Project ID # PDS2020-MUP-20-004), is a much-needed addition to our community and will provide a respectful and peaceful final resting place for the loved ones of many families in the area.
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Thank you for your time and consideration.

Sincerely,
Michael Wojcik

Nancy R. Busse
3136 Camino Crest
Oceanside, CA 92056
(760) 519-7783
nancyrbusse@gmail.com

January 21, 2024
County of San Diego

Department of Planning & Development Services or email to
Sean.Oberbauer@sdcounty.ca.gov
Attn: Sean Oberbauer, Planning Manager copy to *rev@sdcatholic.org*
5510 Overland Avenue, Suite 110
San Diego, CA 92123

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Thank you for your time and consideration.

Sincerely,
Nancy R. Busse

Name Patricia Kruger

Address: 726 Normandy Rd.
Encinitas, CA 92024

Phone: 760/828-8428

Email: ranchodegracias@yahoo.com

Date: 1/8/25

County of San Diego
Department of Planning & Development Services *or email to Sean.Oberbauer@sdcounty.ca.gov*
Attn: Sean Oberbauer, Planning Manager *copy to rev@sdcatholic.org*
5510 Overland Avenue, Suite 110
San Diego, CA 92123

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Thank you for your time and consideration.

Sincerely,

Patricia Kruger

_____ (Title/Position if applicable)

I-42

Name Peter Doyle

Address: 1948 CASablanca ct
VISTA, CA 92081

Phone: 760-525-5984

Email: doyle7893@sbcglobal.net

Date: 1-30-2025

County of San Diego
Department of Planning & Development Services *or email to Sean.Oberbauer@sdcounty.ca.gov*
Attn: Sean Oberbauer, Planning Manager *copy to rev@sdcatholic.org*
5510 Overland Avenue, Suite 110
San Diego, CA 92123

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Thank you for your time and consideration.

Sincerely,

Peter Doyle

_____ (Title/Position if applicable)

From:	Charlotte Kacmar
To:	Oberbauer, Sean
Cc:	rev@sdcatholic.org
Subject:	[External] Support for Good Shepard Cemetary
Date:	Monday, January 6, 2025 9:35:24 AM

Charlotte Kacmar

1501 Del Mar Rd.

Oceanside, CA 92057

7sassy1s@gmail.com

January 6, 2025

County of San Diego
Department of Planning & Development Services or email to
Sean.Oberbauer@sdcounty.ca.gov
Attn: Sean Oberbauer, Planning Manager copy to *rev@sdcatholic.org*
5510 Overland Avenue, Suite 110
San Diego, CA 92123

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Thank you for your time and consideration.

Sincerely,

Ray and Charlotte Kacmar

From:	Fr. Brent Kruger
To:	Oberbauer, Sean
Cc:	rev@sdcatholic.org
Subject:	[External] Support for Good Shepherd Cemetery in Vista Project ID# PDS2020-MUP 20-004
Date:	Saturday, December 28, 2024 4:27:28 PM

Rev Brent Kruger

Pastor, St Thomas More Catholic Church

1450 S Melrose Drive
Oceanside, CA. 92056
760-758-4100
brentk@stmoside.org

Saturday, December 28, 2024

County of San Diego
Department of Planning & Development Services or email to *Sean.Oberbauer@sdcounty.ca.gov*
Attn: Sean Oberbauer, Planning Manager
copy to *rev@sdcatholic.org*
5510 Overland Avenue, Suite 110
San Diego, CA 92123

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The Good Shepherd Catholic Cemetery will offer a

dignified and tranquil environment where families can come to honor and remember their deceased loved ones. It is crucial that we have a local, accessible space for families to visit, reflect, and find closure. This cemetery will not only meet the needs of the local community but also enhance the quality of life for those who seek a sacred place of rest and remembrance.

The cemetery's location is ideal, as it provides a desired resource to an area that is underserved in this regard, as the only operating catholic cemeteries in Coastal San Diego County are the historic cemetery at San Luis Rey Mission (Oceanside) and the Holy Cross Cemetery (San Diego). The location of a cemetery at this site will increase the ease of access for those who wish to be near their departed loved ones and will provide additional space necessary for future generations to ensure quality resting places for their family and friends.

I respectfully urge you to support the approval of the Major Use Permit for the Good Shepherd Catholic Cemetery. I am confident that the development of this cemetery will be an enduring resource for our community, offering comfort and solace to future generations.

Thank you for your time and consideration.

Sincerely,
/s/ Rev Brent Kruger
Pastor , St Thomas More Catholic Church

Get Outlook for iOS

From: Robert Hartdegen
To: Oberbauer, Sean
Cc: rev@sdcatholic.org
Subject: [External] Good Shepherd Cemetery
Date: Wednesday, January 15, 2025 10:34:18 AM

Yes please! This is a beautiful location and so very needed for our community and I pray my final resting place.
Sincerely,
Robert Hartdegen
Sent from my iPhone

From: sjackel@cox.net
To: Oberbauer, Sean
Subject: [External] RE: Good Shepherd Cemetery - Public Review Website Link
Date: Wednesday, December 25, 2024 12:31:39 PM
Attachments: image001.png

Good afternoon, Mr. Oberbauer –

Thank you so very much for sending these documents! I will forward them to SVC's board and we'll submit a comment by your deadline. At first glance, I'll say that the landscaping looks to be well-planned and abundant.

With thanks and best holiday wishes –

Stephanie Jackel

Name Susan M. Rogers

Address: 2907 S. Santa Fe Ave. #47
San Marcos, CA 92069

Phone: 7602072781

Email: susanmrogers3@gmal.com

Date: 12/30/24

County of San Diego
Department of Planning & Development Services or email to *Sean.Oberbauer@sdcounty.ca.gov*
Attn: Sean Oberbauer, Planning Manager copy to *rev.sdcatholic.org*
5510 Overland Avenue, Suite 110
San Diego, CA 92123

Dear Mr. Oberbauer,

I am writing to express my strong support for the development of the proposed Good Shepherd Catholic Cemetery, located near the intersection of Keys Place and Buena Vista Drive in the County of San Diego. This project, which is currently seeking approval of a Major Use Permit (Project ID # PDS2020-MUP-20-004), is a much-needed addition to our community and will provide a respectful and peaceful final resting place for the loved ones of many families in the area.

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I respectfully urge you to support the approval of the Major Use Permit for the Good Shepherd Catholic Cemetery. I am confident that the development of this cemetery will be an enduring resource for our community, offering comfort and solace to future generations.

Thank you for your time and consideration.

Sincerely,

Susan Rogers

_____ (Title/Position if applicable)

Name Teresa Shaffer

Address: 921 Inspiration Ln.
Escondido, Ca 92025

Phone: _____

Email: _____

Date: January 9, 2025

County of San Diego
Department of Planning & Development Services *or email to Sean.Oberbauer@sdcounty.ca.gov*
Attn: Sean Oberbauer, Planning Manager *copy to rev@sdcatholic.org*
5510 Overland Avenue, Suite 110
San Diego, CA 92123

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I respectfully urge you to support the approval of the Major Use Permit for the Good Shepherd Catholic Cemetery. I am confident that the development of this cemetery will be an enduring resource for our community, offering comfort and solace to future generations.

Thank you for your time and consideration.

Sincerely,

Teresa L. Shaffer

_____ (Title/Position if applicable)

Name TERRENE L BEDFORD

Address: 1510 TIERRA DEL CIELO
VISTA, CALIF 92084

Phone: H. 760-724-6448 C. 760-419-6246

Email: tlbedford@mac.com

Date: 1/16/25

County of San Diego
Department of Planning & Development Services *or email to Sean.Oberbauer@sdcounty.ca.gov*
Attn: Sean Oberbauer, Planning Manager *copy to rev@sdcatholic.org*
5510 Overland Avenue, Suite 110
San Diego, CA 92123

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I respectfully urge you to support the approval of the Major Use Permit for the Good Shepherd Catholic Cemetery. I am confident that the development of this cemetery will be an enduring resource for our community, offering comfort and solace to future generations.

Thank you for your time and consideration.

Sincerely,

Terrene L. Bedford

(Owner) (Title/Position if applicable)

Name Theresa Harris

Address: 812 Luminara Way
San Marcos, Ca 92078

Phone: 847 571-3655

Email: theresaharris812@gmail.com

Date: December 27, 2024

County of San Diego
Department of Planning & Development Services or email to *Sean.Oberbauer@sdcounty.ca.gov*
Attn: Sean Oberbauer, Planning Manager copy to *rev.sdcatholic.org*
5510 Overland Avenue, Suite 110
San Diego, CA 92123

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Thank you for your time and consideration.

Sincerely,

Theresa Harris

_____ (Title/Position if applicable)

Arin & Adrineh Gregorian
1148 lime Pl
Vista CA 91208
1/8/2025

Sean Oberbauer /County of San Diego project manager

Subject: Objection to Proposed Cemetery Development

Dear Sean,

I am writing to express my strong opposition to the proposed construction and operation of a phased cemetery on approximately 14.5 acres near Buena Vista Dr.(Project name: Good Shepherd Cemetery). This location, situated near two public schools, shopping centers, and a main street, is far more suitable for housing development to foster a family-oriented community rather than for a cemetery.

Key Concerns

1. **Proximity to Schools and Residential Areas**:
   This site is within walking distance of two public schools and established residential neighborhoods. A cemetery in this location may negatively impact on the area's character and is inconsistent with the community's needs for family-friendly spaces.
2. **Potential for Housing Development**:
   The land's proximity to schools, shopping centers, and essential infrastructure makes it an ideal site for housing projects. Developing residential homes here would strengthen the community, bring families closer together, and provide much-needed housing to meet the growing demand in our area.
3. **Appropriate Location for a Cemetery**:
   Cemeteries are typically more suited to locations away from urban or family-focused areas, where their operations do not disrupt daily community life. Placing the cemetery in a more remote area outside the city would allow people to honor their loved ones in peace while preserving this prime location for residential use.

I-51-1

Request

I respectfully request that this project be reconsidered and that the land be designated for housing development to better serve our community's present and future needs. This change would align with our shared goal of creating a thriving, family-oriented community.

Thank you for considering my concerns. I hope the city will prioritize the community's interests and select a more appropriate location for the proposed cemetery. I am happy to discuss this matter further and provide additional input during the public review process.

I-51-1
Cont.

Sincerely,

Adrineh Arabian
818 599 7887

.

I-52

From: Ashley Crawford
To: Oberbauer, Sean
Cc: Chris Crawford
Subject: [External] Public Comment for Good Shepherd Cemetery
Date: Sunday, January 5, 2025 3:12:40 PM

Dear Mr. Oberbauer,

We are writing to express our deep concern regarding the proposed construction of a cemetery behind our home in the Wildgrove neighborhood. We have worked and saved for years to purchase our home, envisioning a safe and peaceful environment in which to raise our young children. The news of a cemetery being built in view of our property has left us feeling devastated.

In addition to the emotional and psychological impact this would have on our family and neighbors, I am concerned about the practical consequences of this development. Buena Vista Drive already poses safety risks due to high traffic, and the addition of funeral processions and increased vehicles will worsen these dangers. It is distressing to think of the potential for more accidents in an area where children walk, bike, and play. I-52-1

We are also worried about the possible environmental impacts and the loss of property value that would accompany the cemetery's construction. These considerations affect not only my family's well-being but also the broader community's quality of life.

As a proud resident of Vista, I want to see our city thrive and remain a desirable place to live. However, should this project move forward, I would reluctantly consider moving elsewhere, as I believe the cemetery's presence would significantly alter the character of our neighborhood for the worse.

I urge you to reconsider this plan and explore alternative locations for the cemetery that would not disrupt the lives of families who have invested so much into making Wildgrove their home.

Thank you for your attention to this important matter.

Sincerely,
Christopher & Ashley Crawford
Wildgrove Resident

I-53

Oberbauer, Sean

From: Ben Shamsian <bahram.shamsian@gmail.com>
Sent: Thursday, January 23, 2025 6:36 PM
To: Oberbauer, Sean
Subject: [External] Re: Inquiry Regarding Approval for Good Shepherd Cemetery Project

Also there are 250 people sign this petition, this project cannot be approved

Sign the Petition
change.org

On Jan 23, 2025, at 4:31 PM, Ben Shamsian <bahram.shamsian@gmail.com> wrote:

Dear Mr. Oberbauer,

I-53-1

I hope this email finds you well. I am writing to inquire about the approval process for the Good Shepherd Cemetery project (PDS2020-MUP-20-004; PDS2020-CC-20-0030; PDS2020-ER-20-08-006) located at 1505 Buena Vista Drive, Vista, CA 92081.

Could you please clarify which department or individuals from the County will be responsible for granting the final approval for this project? Additionally, I would appreciate any insights on where the project currently stands in the review and decision-making process.

Thank you for your time and assistance. I look forward to your response.

Ben Shamsian

760-521-4017

Oberbauer, Sean

From: Ben Shamsian <bahram.shamsian@gmail.com>
Sent: Thursday, January 23, 2025 3:22 PM
To: Oberbauer, Sean
Subject: [External] Fwd: Good Shepherd Cemetery Updates

Hello Sean

This project will negatively impact my property, which is located next to it. Now, we've received this email with only one day to provide comments. Do you think this is fair to our community, especially considering we have been waiting for a response from the county? I-53-2

Thanks
Ben

Begin forwarded message:

From: Margo Ezcurra <mezcurra@hofmanplanning.com>
Subject: Good Shepherd Cemetery Updates
Date: January 23, 2025 at 2:53:52 PM PST
To: "bahram.shamsian@gmail.com" <bahram.shamsian@gmail.com>
Cc: Adam Kooienga <akooienga@hofmanplanning.com>

Hello,

We have important information to share regarding the proposed Good Shepherd Cemetery project. We have had some technical issues with contacting you about the project's status and would now like to provide updates and contact information.

The project is in public review period for the CEQA document, which is a Mitigated Negative Declaration (MND). The County of San Diego has made all project documents available on the website which you can access here. You may submit comments online or to the project staff contact, Sean Oberbauer, sean.oberbauer@sdcounty.ca.gov. **Please note that the public review period will close on January 24, 2025, at 4:00 p.m.** After this date, the County will review the feedback, and we will work with them to address any concerns.

We are open to meeting with anyone who would like their questions answered. You may reach out directly to Adam Kooienga at (616) 301-4618

Margo Ezcurra
Assistant Planner
Hofman Planning Associates
5900 Pasteur Court, Suite 200A

Carlsbad, CA 92008
760.692.4011 **Tel**
mezcurra@hofmanplanning.com
Hofman
Planning Associates

I-54

From: Jeanette Keenan
To: Oberbauer, Sean
Subject: [External] Good Shepard Cemetery
Date: Thursday, January 2, 2025 10:47:34 AM

Good morning Sean. I received a letter about the proposed Good Shepard Cemetery near my home. I am vehemently against a cemetery coming to the neighborhood. I moved here in 2021 and never would have purchased a home with a cemetery close by. This will greatly decrease our property values!

I would never choose to buy a home near a cemetery, airport or highway and purchased my home based on these facts.

I-54-1

Building a cemetery in the middle of a residential neighborhood is inexcusable and not fair to the residents.

I hope the County reconsiders this plan and put the current residents first.

Sincerely,
Jeanette Keenan
1403 Andorra Ct
Vista CA 92081

I-55

From: Matthew
To: Oberbauer, Sean
Subject: [External] Matt Priya, Complaint for (Good Shepherd Cemetery) ,
Date: Sunday, January 12, 2025 8:02:02 PM
Attachments: Case Name and Case Number.jpg

Hello Sean. I was notified that I should contact you if we have any issues with the cemetery that might be built at 1505 Buena Vista Dr and near Keys place, Vista , Ca 92081. I have attached the Name and Case number for reference below as an attachment.

I would not like this project to move forward. I live near that area and I think there would be noise disruption with the funeral processions and increased traffic congestion / and visitors. I'm a disabled veteran who deals with depression and I feel that this would negativiely impact my own and others state of mental health in that area. I'm certain that this project would negatively impact my homes property value as well. I enjoy growing vegetables in my yard ,but I won't be able to continue doing it due to the environmental concerns or health concerns of a burial site near my home. I hope they can see my concerns and will find another site for this cemetary away from peoples homes. I-55-1

Regards,
Matt

County of San Diego, Planning & Development Services
Project Planning Division

Memorandum

TO: File

FROM: Sean Oberbauer, Project Manager

SUBJECT: Response to Comments; Good Shepherd Cemetery; PDS2020-MUP-20-004; PDS2020-CC-20-0030; PDS2020-ER-20-08-006; SCH Number 2024121002

DATE: August 22, 2025

The following are staff's responses to comments received during the public review period for the Mitigated Negative Declaration (MND) prepared pursuant to the California Environmental Quality Act (CEQA) dated December 19, 2024. The document was released for public review from December 19, 2024 to January 24, 2025, and 57 comment letters were received during that time. The comments and responses to comments will be provided to any future decision-maker. The County of San Diego appreciates all commenters for taking the time to comment and participate in the processing of the permit application.

O-1. Response to comments received from Jim Royle, San Diego Archaeological Society, Inc., January 20, 2025:

O-1-1. The comment letter states that the San Diego Archaeological Society concurs with the mitigation measures required for the project. No changes were made to the environmental documentation as a result of the comment.

O-2. Response to comments received from Fr. Jay Bananal, San Rafael Parish, December 23, 2024

O-2-1. The comment includes general support for the project. No changes to the CEQA document were required as a result of this comment.

I-1 through I-50. Response to comments received from:

Label	***Commenter***	***Date of Comment***
I-1	Allan D. Price	1/7/2025
I-2	Ann Petroni	1/11/2025
I-3	Carla Genack	12/28/2024
I-4	Carol K. Holbrook	1/11/2025
I-5	Chester Genack	12/30/2024
I-6	Christina Smith	1/9/2025

Good Shepherd Cemetery

I-7	Corliss Vargo	1/13/2025
I-8	Dennis Molloy	12/30/2024
I-9	Don A. Dumas and Irene Balli-Dumas	1/13/2025
I-10	Donald A. Le May	12/28/2024
I-11	Douglas Regin	1/10/2025
I-12	Elizabeth Rice	1/9/2025
I-13	Eric & Deborah Williams	1/24/2025
I-14	Frank and Kristen Gold	1/10/2025
I-15	Glenn Busse	1/21/2025
I-16	Grace & John Plummer	12/31/2024
I-17	Henrietta Y. Black	1/18/2025
I-18	Jane Gladden	1/5/2025
I-19	Jane Grassilli	1/9/2025
I-20	Jeffrey Pope and Mary Pope	1/12/2025
I-21	Joan M. Molloy	12/29/2024
I-22	John and Martha Bergman	1/6/2025
I-23	John and Marti Harper	1/5/2025
I-24	Karen Brudney	1/3/2025
I-25	Kathleen Bell	1/19/2025
I-26	Kathleen Blanton	1/18/2025
I-27	Kathleen Gerhard	1/15/2025
I-28	Le Phan and Nga Nguyen	1/10/2025
I-29	Linda Dicus	1/12/2025
I-30	Lorraine Doering	12/26/2024
I-31	Maggie Devlin	1/8/2025
I-32	Maria Comeaux	1/13/2025
I-33	Mariann Collins	1/6/2025
I-34	Mary M. Doyle	1/29/2025
I-35	Maureen Brown	1/23/2025
I-36	Maureen Day	1/3/2025
I-37	Melissa & Jerald Sliffe	1/16/2025
I-38	Michael Haubert	12/28/2024
I-39	Michael Wojcik	1/10/2025
I-40	Nancy R Busse	1/21/2025
I-41	Patricia Kruger	1/8/2025
I-42	Peter Doyle	1/30/2025
I-43	Ray & Charlotte Kacmar	1/6/2025
I-44	Rev. Brent Kruger	12/28/2024
I-45	Robert Hartdegen	1/15/2025
I-46	Stephanie Jackel	12/25/2024

I-47	Susan Rogers	12/30/2024
I-48	Teresa Shaffer	1/9/2025
I-49	Terrene Bedford	1/16/2025
I-50	Theresa Harris	12/27/2024

I-1 – I-50:
The comments received from the individuals listed in the previous table consist of general support or supportive comments for the project. No changes to the CEQA document were required as a result of the comments.

I-51. Response to comments received from Arin and Adrineh Gregorian, January 8, 2025

I-51-1. The comment includes general opposition to the project. Specifically, the comment includes concerns associated with the location of the project and the potential for the site for housing.

Although located on a different project site, it should be noted that the existing Catholic cemetery at Holy Cross Cemetery is located within an existing residential neighborhood east of downtown San Diego. Based on community feedback, the project includes landscaping and redevelopment of a site that was previously used for various agricultural and landscaping storage businesses. The site is currently vacant as the previous uses were removed during processing of the project. The project includes a 50-foot community buffer that restricts burials within 50 feet of the southern property line of the site. Additionally, a second buffer south of Keys Place and the central access driveway of the cemetery has been added which restricts all burials to have flat headstones with no protruding vertical identifiers. The project includes the previously noted design features such as buffers and landscaping in order to integrate the cemetery into the community. The application for a cemetery has been submitted for the site because it is located directly adjacent to the St. Thomas More Catholic Church. Religious ceremonies and funerals associated with the Catholic religion can be practiced at the adjacent church. The project has been designed to minimize structures due to the proximity of the project to the St. Thomas More Catholic Church and the project does not contain chapels or mausoleums that may be common in other cemeteries. The nature of the use of the cemetery is intended to be a passive park and not include events with loud music or uses that generate loud noise that would be intrusive to the neighborhood.

The Project is tied to a slope dependent density and has a minimum lot size of 1 acre. Based on the Semi-Rural Residential (SR-1) designation of the 14.5-acre site and the 1-acre minimum lot size, approximately 14 single family residences maximum could be proposed on the site. The Catholic Diocese of San Diego has owned the property for over 10 years and does not have plans to propose residential uses on the site. Due to the need for additional capacity for a cemetery,

the applicant has requested a MUP for development of a cemetery on the site. Individual property owners have the option to submit an application for development of property. Major Use Permit findings have been prepared and are attached to the Planning Commission Report associated with the project. Major Use Permit findings require evaluating community character. The San Diego County Planning Commission will make a decision on the project at a hearing. No changes to the CEQA document were made as a result of the comment.

I-52. Response to comments received from Christopher and Ashley Crawford, January 5, 2025

I-52-1. The comment includes concerns and general opposition associated with the project. Specifically, the commenter includes concerns with traffic with funerals, possible environmental impacts, and loss of property value.

Multiple transportation analyses were prepared for the project in order to evaluate potential impacts associated with traffic and consistency with road operational requirements such as County Road Standards. The traffic analyses estimated the project would generate 138 Average Daily Trips (ADT) at full buildout and 38 ADT during Phase one. The analysis estimated that the previous operations of the site as a nursery and landscaping storage business generated approximately 176 ADT. The project is anticipated to generate less ADT than the previous use of the site that was removed from the site during processing of the Project. Due to the nature of the use of a cemetery, residents from primarily the northern portion of the County are anticipated to use the cemetery with infrequent trips only for funeral services and visitation. The project includes multiple conditions, improvements, and design considerations that assist with potential traffic and transportation impacts associated with the project:

- Carpooling and shuttle services to the site from residences as well as from the adjacent St. Thomas More Catholic Church
- Frontage improvements along Buena Vista Drive including a sidewalk and additional road right-of-way during construction of Phase two
- Stop sign and controlled access gate at the entrance of the Project
- On-site directional signage for internal roadways

The project is required to demonstrate compliance with County Public Roard standards and maintain adequate sight distance along the project frontage. With the incorporation of the Project improvements, the reduction of trips compared to previous uses of the site, the location of the site in proximity to an existing church, and the location of the cemetery, the project will not result in significant traffic impacts.

As detailed in the Initial Study and Mitigated Negative Declaration (MND) prepared for the project, the project includes mitigation measures for impacts to several resources and environmental factors such as Biological Resources. Upon implementation of the mitigation measures, the project is expected to have a less

than significant impact for all resources and environmental factors evaluated in the Initial Study and MND.

Property value impacts are not an issue required to be addressed in accordance with CEQA. However, it should be noted that the project includes landscaping and redevelopment of a site that was previously used for various agricultural and landscaping storage businesses. The site is currently vacant as the previous uses were removed during processing of the project. The project includes a 50-foot community buffer that restricts burials within 50 feet of the southern property line of the site. Additionally, a second buffer south of Keys Place and the central access driveway of the cemetery has been added which restricts all burials to have flat headstones with no protruding vertical identifiers.

Major Use Permit findings have been prepared and are attached to the Planning Commission Report associated with the project. Major Use Permit findings require evaluating community character. No changes to the CEQA document were made as a result of the comment.

I-53. Response to comments received from Ben Shamsian, January 23, 2025

I-53-1. The comment includes a link to a petition regarding opposition to the project as well as questions associated with the permit process.

The applicant has requested a Major Use Permit in order to authorize the development of a Catholic cemetery on an approximately 14.5-acre property. The decision-making body of a Major Use Permit is the County of San Diego Planning Commission. Following public review of the project, response to comments are prepared to comments received during processing of the project. The Planning Commission Hearing will be noticed and surrounding property owners will be mailed a notice of the upcoming hearing. If the Major Use Permit is approved a Certificate of Compliance will be recorded to complete merging of existing parcels into the 14.5-acre property. Access will be provided by a gated driveway that ultimately connects to Buena Vista Drive, a County-maintained Road. The gated driveway on-site and internal road network will follow portions of Keys Place, a County-maintained road. Keys Place is requested to be vacated as part of the Project and all property that takes access off of Keys Place is owned by the applicant. Vacations of public roads require action by the County of San Diego Board of Supervisors. The County of San Diego Board of Supervisors will make a decision on the road vacation of Keys Place if the Major Use Permit is approved by Planning Commission.

I-53-2. The comment includes concerns regarding impacts to property value as well as the timing of attending a meeting conducted by the applicant.

Property value impacts are not an issue required to be addressed in accordance with CEQA. However, it should be noted that the project includes landscaping and redevelopment of a site that was previously used for various agricultural and landscaping storage businesses. The site is currently vacant as the previous uses were removed during processing of the project. The project includes a 50-foot community buffer that restricts burials within 50 feet of the southern property line of the site. Additionally, a second buffer south of Keys Place and the central access driveway of the cemetery has been added which restricts all burials to have flat headstones with no protruding vertical identifiers.

The email from the applicant team included following up with interested stakeholders that have previously communicated with the applicant during community outreach. The project requires multiple instances of public notices including mailed notices sent to surrounding property owners of the project site during the public review period. Comments have been accepted during the public review period of the project. County staff will continue to coordinate with the commenter regarding ongoing questions or concerns associated with the project. No changes to the CEQA document were made as a result of the comment.

I-54. Response to comments received from Jeanette Keenan, January 2, 2025

I-54-1. The comment includes general opposition for the project including concerns associated with property values and building a cemetery in a residential neighborhood.

Property value impacts are not an issue required to be addressed in accordance with CEQA. However, it should be noted that the project includes landscaping and redevelopment of a site that was previously used for various agricultural and landscaping storage businesses. The site is currently vacant as the previous uses were removed during processing of the project. The project includes a 50-foot community buffer that restricts burials within 50 feet of the southern property line of the site. Additionally, a second buffer south of Keys Place and the central access driveway of the cemetery has been added which restricts all burials to have flat headstones with no protruding vertical identifiers.

Although located on a different project site, it should be noted that the existing Catholic cemetery at Holy Cross Cemetery is located within an existing residential neighborhood east of downtown San Diego. Based on community feedback, the project includes previously noted design features such as buffers and landscaping in order to integrate the cemetery into the community. The application for a cemetery has been submitted for the site because it is located directly adjacent to the St. Thomas More Catholic Church. Religious ceremonies and funerals associated with the Catholic religion can be practiced at the adjacent church. The project has been designed to minimize structures due to the proximity of the project to the St. Thomas More Catholic Church and the project does not contain chapels

or mausoleums that may be common in other cemeteries. The nature of the use of the cemetery is intended to be a passive park and not include events with loud music or uses that generate loud noise that would be intrusive to the neighborhood.

Major Use Permit findings have been prepared and are attached to the Planning Commission Report associated with the project. Major Use Permit findings require evaluating community character.

No changes to the CEQA document were made as a result of the comment.

I-55. Response to comments received from Matt Priya, January 12, 2025

I-55-1. The comment includes opposition to the project with concerns associated with noise, traffic, property value, and water quality. No changes to the CEQA document were required as a result of this comment.

The proposed cemetery is located directly adjacent to the St. Thomas More Catholic Church. Religious ceremonies and funerals associated with the Catholic religion can be practiced at the adjacent church. The Project has been designed to minimize structures due to the proximity of the Project to the St. Thomas More Catholic Church and the Project does not contain chapels or mausoleums that may be common in other cemeteries. Additionally, visitors of the cemetery can utilize the parking area associated with St. Thomas More Catholic Church and walk to the cemetery and visitors of the cemetery can also use carpooling and shuttle services. Any events or outdoor noise will be limited on the site as events associated with funerals and chapels will occur at the St. Thomas More Catholic Church. The nature of the use of the cemetery is intended to be a passive park and not include events with loud music or uses that generate loud noise that would be intrusive to the neighborhood.

Multiple transportation analyses were prepared for the project in order to evaluate potential impacts associated with traffic and consistency with road operational requirements such as County Road Standards. The traffic analyses estimated the project would generate 138 Average Daily Trips (ADT) at full buildout and 38 ADT during Phase one. The analysis estimated that the previous operations of the site as a nursery and landscaping storage business generated approximately 176 ADT. The project is anticipated to generate less ADT than the previous use of the site that was removed from the site during processing of the Project. Due to the nature of the use of a cemetery, residents from primarily the northern portion of the County are anticipated to use the cemetery with infrequent trips only for funeral services and visitation. The project includes multiple conditions, improvements, and design considerations that assist with potential traffic and transportation impacts associated with the project:

- Carpooling and shuttle services to the site from residences as well as from the adjacent St. Thomas More Catholic Church
- Frontage improvements along Buena Vista Drive including a sidewalk and additional road right-of-way during construction of Phase two
- Stop sign and controlled access gate at the entrance of the Project
- On-site directional signage for internal roadways

The project is required to demonstrate compliance with County Public Roard standards and maintain adequate sight distance along the project frontage. With the incorporation of the Project improvements, the reduction of trips compared to previous uses of the site, the location of the site in proximity to an existing church, and the location of the cemetery, the project will not result in significant traffic impacts.

Property value impacts are not an issue required to be addressed in accordance with CEQA. However, it should be noted that the project includes landscaping and redevelopment of a site that was previously used for various agricultural and landscaping storage businesses. The site is currently vacant as the previous uses were removed during processing of the project. The project includes a 50-foot community buffer that restricts burials within 50 feet of the southern property line of the site. Additionally, a second buffer south of Keys Place and the central access driveway of the cemetery has been added which restricts all burials to have flat headstones with no protruding vertical identifiers.

All burial operations will require burials utilizing caskets or urns. Individual plots for burial of caskets or urns shall be lined with concrete or similar material which is standard practice for current burial operations at Holy Cross Cemetery operated by the applicant. All burials and headstone locations shall be located outside of any irrigation line locations, future irrigation line locations, or any underground utility locations. Burials associated with Phase 1 will be located away from any potential limits of grading for Phase 2 and will be required to be placed upon consultation with the engineer of work for the Project. Based on County records, the nearest well to the project site is approximately 950 feet away north of the project site and there are no other permitted wells within 1,500 feet of the project site. The existing on-site well is conditioned to be destroyed as part of the Project. DEHQ determined a 100-foot setback requirement for private wells from the nearest cemetery. Based on best practice research from various jurisdictions, setbacks for private wells from cemeteries range from 100 feet to 900 feet with the majority of setback requirements ranging from 100 to 250 feet. Uses and properties within the vicinity of the project site area primarily served by water districts. The Project is consistent with DEHQ setbacks and best practice research well setbacks outlined in publicly available studies and regulations (ECS Mid-Atlantic, LLC. Hydrogeological Cemetery Setback Criteria Assessment, July 28, 2020). No changes to the CEQA document were made as a result of the comment.

Good Shepherd Cemetery

The County of San Diego appreciates all commenters for taking the time to comment and participate.

Attachment F – Ownership Disclosure

County of San Diego, Planning & Development Services

APPLICANT'S DISCLOSURE OF OWNERSHIP INTERESTS ON APPLICATION FOR ZONING PERMITS/ APPROVALS

ZONING DIVISION

Record ID(s) PDS2020-MUP-20-004

Assessor's Parcel Number(s) 169-210-02, 169-220-01, 169-220-02, 169-220-03

Ordinance No. 4544 (N.S.) requires that the following information must be disclosed at the time of filing of this discretionary permit. The application shall be signed by all owners of the property subject to the application or the authorized agent(s) of the owner(s), pursuant to Section 7017 of the Zoning Ordinance. **NOTE:** Attach additional pages if necessary.

A. List the names of all persons having any *ownership interest* in the property involved.

Diocese of San Diego

B. If any person identified pursuant to (A) above is a corporation or partnership, list the names of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

C. If any person identified pursuant to (A) above is a non-profit organization or a trust, list the names of any persons serving as director of the non-profit organization or as trustee or beneficiary or trustor of the trust.

Mario DeBlasio

NOTE: **Section 1127 of The Zoning Ordinance defines *Person* as:** "Any individual, firm, copartnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver syndicate, this and any other county, city and county, city, municipality, district or other political subdivision, or any other group or combination acting as a unit."

Bill Hofman

Signature of Applicant

Bill Hofman, Hofman Planning & Engineering

Print Name

12-17-2019

Date

----- *OFFICIAL USE ONLY* -----