

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # _____

Project Title: Good Shepherd

Lead Agency: County of San Diego Contact Person: Sean Oberbauer
Mailing Address: 5510 Overland Ave, Suite 210 Phone: (619) 323-5287
City: San Diego Zip: 92123 County: San Diego

Project Location: County: County of San Diego City/Nearest Community: Vista, Oceanside

Cross Streets: 1505 Buena Vista Drive Zip Code: 92081
Lat. / Long.: 33° 10' 14.7" N/ -117° 14' 50.7" W Total Acres: 14.5 acres
Assessor's Parcel No.: 169-210-02-00, 169-220-01, 02, 03 Section: _____ Twp.: _____ Range: _____ Base: _____
Within 2 Miles: State Hwy #: _____ Waterways: None
Airports: McClellan-Palomar Railways: None Schools: Vista Unified

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other _____
 Mit Neg Dec Other _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other _____

Development Type:

Residential: Units _____ Acres _____ Water Facilities: Type _____ MGD _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational _____ Waste Treatment: Type _____ MGD _____
 Recreational _____ Hazardous Waste: Type _____
 Other: Cemetery

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Wildlife
 Coastal Zone Noise Solid Waste Growth Inducing
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Land Use
 Economic/Jobs Public Services/Facilities Traffic/Circulation Cumulative Effects
 Other _____

Present Land Use/Zoning/General Plan Designation:

Limited Agriculture (A70)/Semi Rural (SR-1)

Project Description: (please use a separate page if necessary)

The project consists of a Major Use Permit for the construction and operation of a phased cemetery on approximately 14.5 acres. The project is located at 1505 Buena Vista Drive and near Keys Place, Vista, CA 92081 within the North County Metropolitan Subregional Planning Area. 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. The site is subject to the Semi-Rural Regional Category and the Semi-Rural (SR-1) General Plan Land Use Designation. The Zoning Use Regulation for the site is Limited Agriculture (A70). 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. Access will be provided by a driveway connecting to Buena Vista Road. A Certificate of Compliance for merging the properties will be

required as a condition of approval of the Major Use Permit. A road vacation of Keys Place will be required and the on-site road network will be constructed within portions of Keys Place.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> CalFire | <input type="checkbox"/> Parks & Recreation |
| <input checked="" type="checkbox"/> Caltrans District # 11 | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Planning (Headquarters) | <input checked="" type="checkbox"/> Regional WQCB # 9 |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Commission |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # 5 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Integrated Waste Management Board | |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date 12/20/2024 Ending Date 1/24/2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Hofman Planning Associates</u>	Applicant: <u>Roman Catholic Diocese of San Diego</u>
Address: <u>3152 Lionshead Avenue</u>	Address: <u>3888 Paducah Drive</u>
City/State/Zip: <u>Carlsbad, CA 92010</u>	City/State/Zip: <u>San Diego, CA 92117</u>
Contact: <u>Adam Kooienga</u>	Phone: <u>(858) 490-8200</u>
Phone: <u>(760) 692-4100</u>	

Signature of Lead Agency Representative:  Date: 12/19/2024