



# 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](http://www.SDCPDS.org)

## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

December 19, 2024

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

**GOOD SHEPHERD CEMETERY; PDS2020-MUP-20-004; PDS2020-CC-20-0030; PDS2020-ER-20-08-006.** 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.

Comments on the proposed findings and associated analysis must be received no later than January 24, 2025, at 4:00 p.m. (a 36-day public review period). For additional information, please contact Sean Oberbauer by phone at (619) 323-5287 or by email at [sean.oberbauer@sdcounty.ca.gov](mailto:sean.oberbauer@sdcounty.ca.gov).