

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
1482 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, 169-210-02-00
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

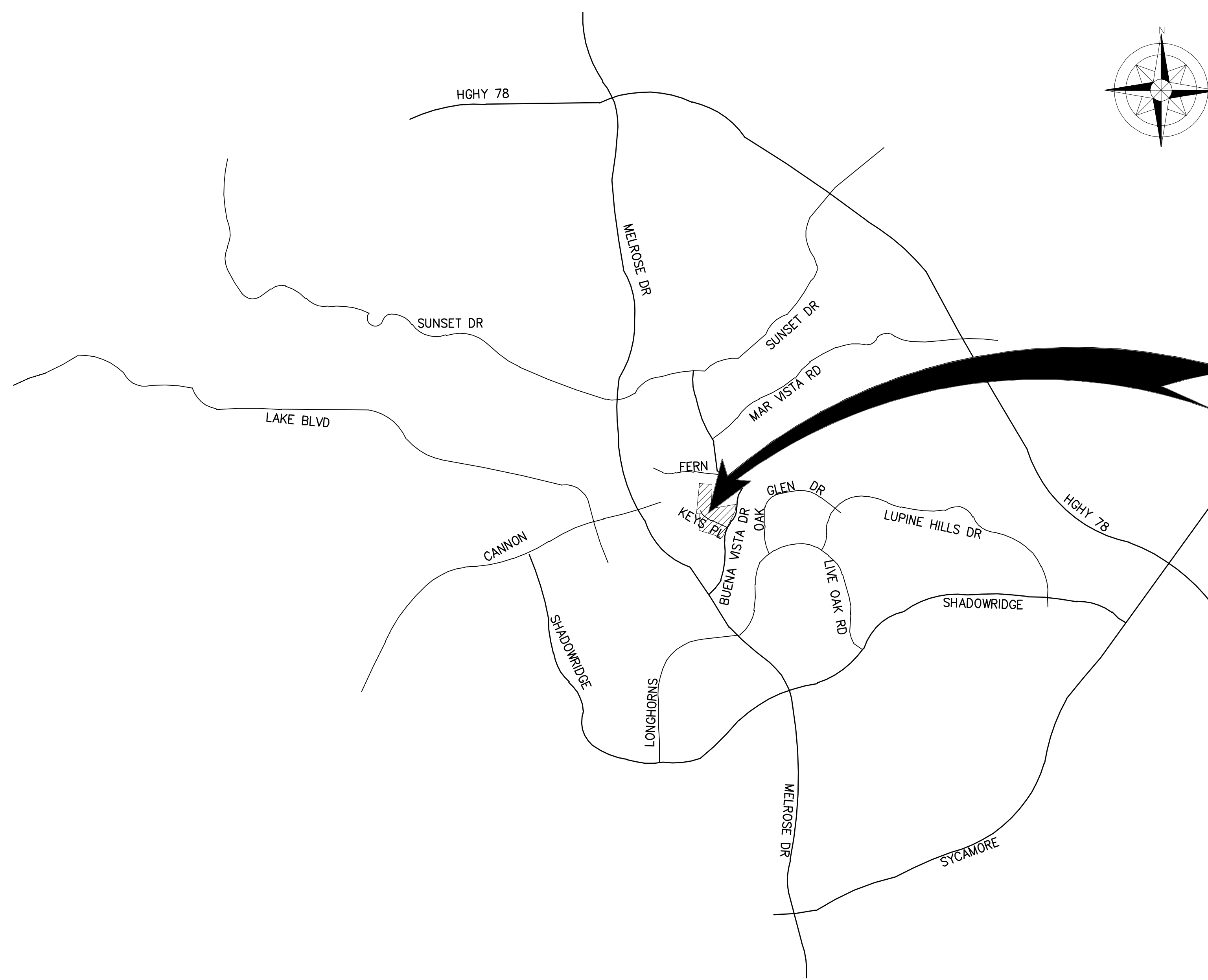
ADMINISTRATION/OFFICE 1 SPACE/250 SQ. FT.
HANDICAPPED PARKING 2 MIN. REQUIRED FOR 26 - 50 TOTAL SPACES PROPOSED

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 CENTERLINE	
WATER SERVICE	
WATER VALVE	
FIRE HYDRANT	
SANITARY SEWER MANHOLE	
SPOT ELEVATION	
CHAIN LINK FENCE	
EDGE OF PAVEMENT	
CONCRETE	
CONTOUR MAJOR	
CONTOUR MINOR	
SANITARY SEWER LINE	
WATER LINE	
STORM DRAIN	
BUILDING	
CONCRETE SURFACE	



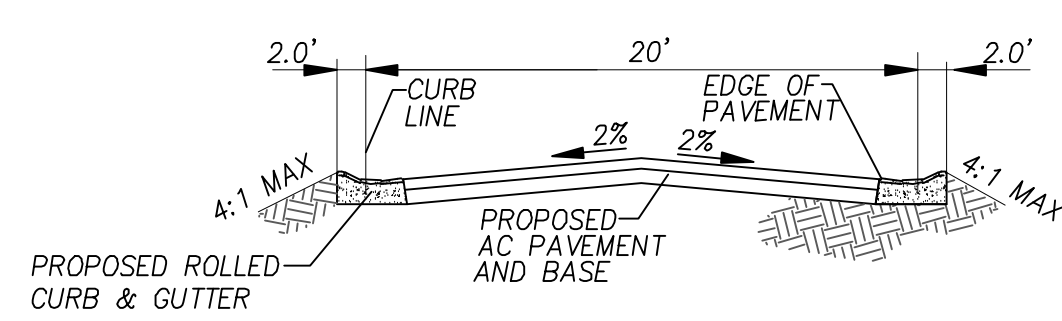
VICINITY MAP
NTS

SHEET INDEX

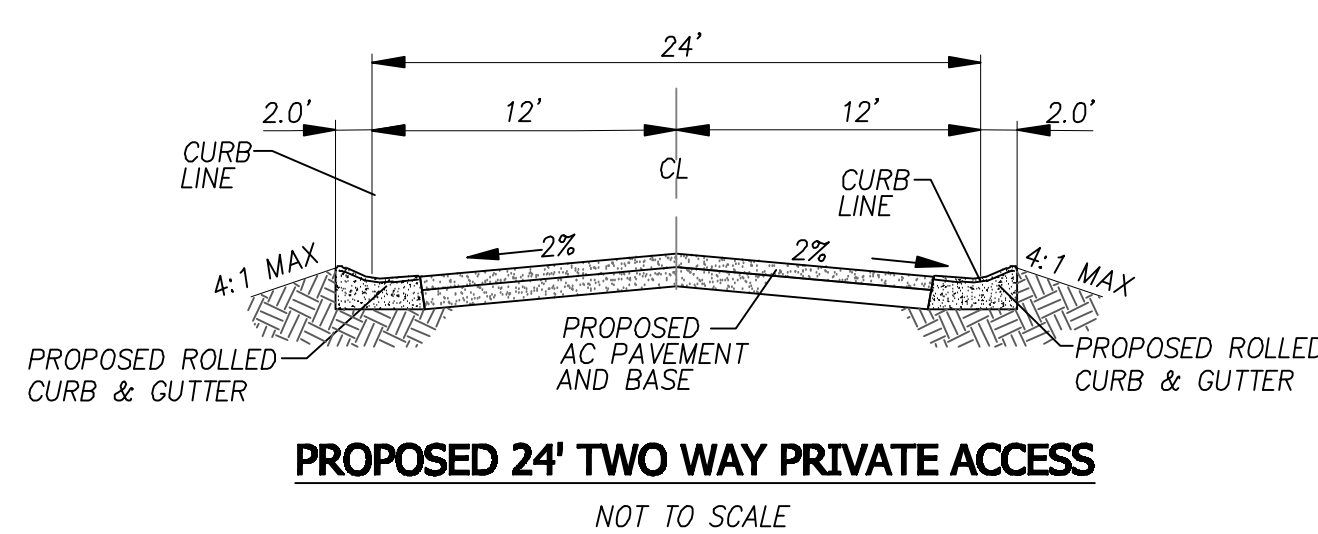
1. COVER SHEET
2. EXISTING SITE PLAN
3. PROPOSED SITE PLAN
4. PRELIMINARY GRADING AND UTILITY PLAN
5. PROPOSED MAR VISTA 100
6. TEMPORARY PHASE 1 SITE AND GRADING PLAN

ABBREVIATIONS

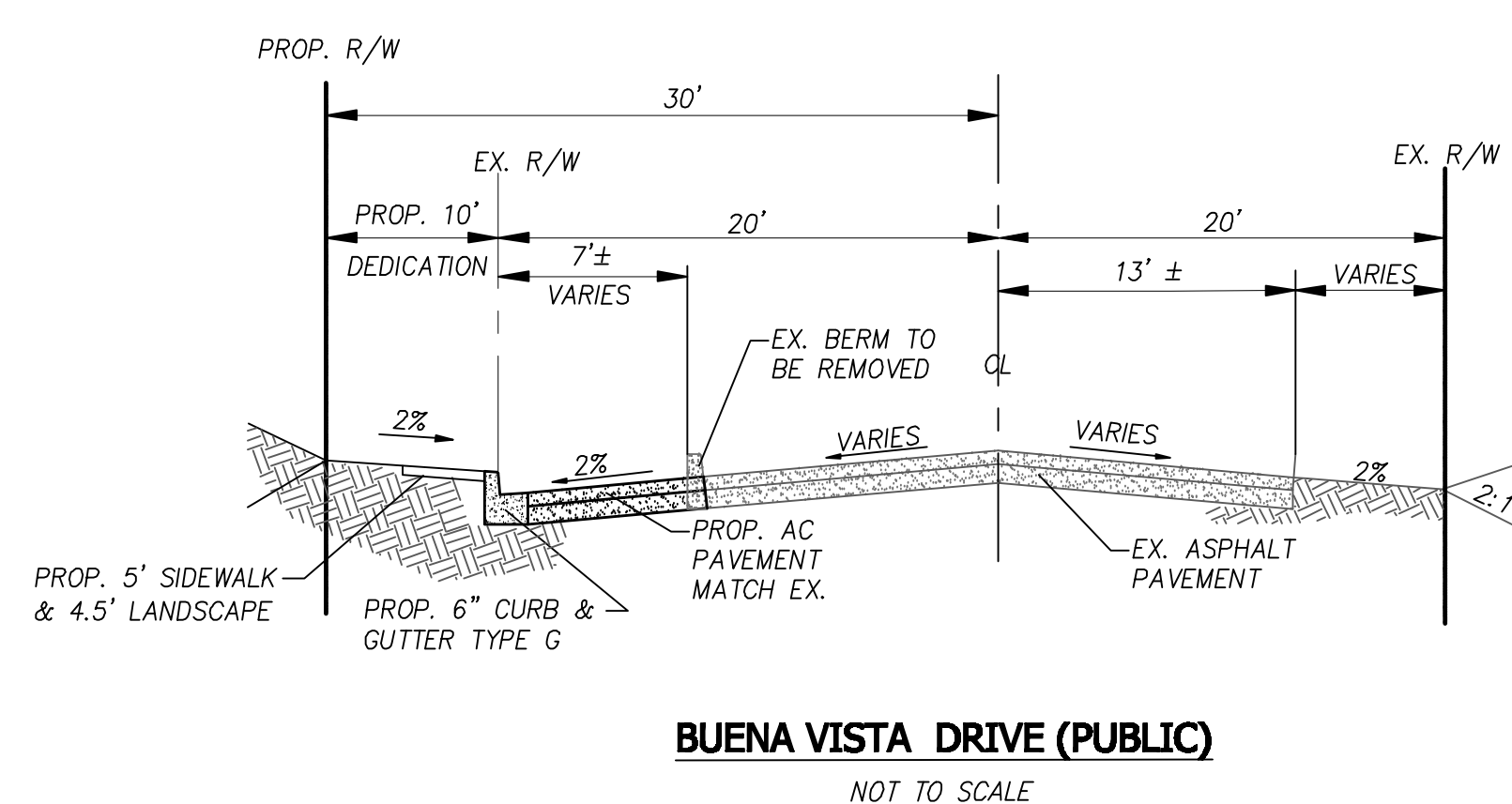
SPOT ELEV. 364.2 EG
FS = FINISHED SURFACE ELEVATION (HARDSCAPE)
FL = FLOWLINE ELEVATION (GUTTER)
RIM = RIM ELEVATION
I.E. = INVERT ELEVATION
TC = TOP OF CURB ELEVATION
SWR = SANITARY SEWER
R = RIGHT
L = LEFT
WTR = WATER
LAT = LATERAL
EX = EXISTING
BF = BACKFLOW PREVENTOR
TOP = TOP OF PIPE
SVC = SERVICE
HORIZ = 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



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

PROJECT
LOCATION

OWNER

MR. MARIO DE BLASIO
DIOCESE OF SAN DIEGO
3889 PADUCAH DRIVE
SAN DIEGO, CA 92117
PHONE NUMBER: (619)-264-3137
EMAIL: MARRUJO@SDCATHOLIC.ORG

SIGNATURE _____ DATE _____

LEGAL DESCRIPTION

- 1.0 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, 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 FOLLOWS:
LOT 26 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.
- 4.0 APN: 169-220-03-00
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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 LIONSHED AVE.
CITY, ST.: CARLSBAD, CALIFORNIA
TELEPHONE: (760) 692-4100

BY: HAIXIN LI DATE: _____

P.E.: C 95064
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 CERTIFICATION:

THERE IS OVER 300 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 PREVALENT 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: C95064, EXPIRES: 06/30/2025

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.



PROJECT NAME:

GOOD SHEPHERD
CATHOLIC CEMETERY
COUNTY OF SAN DIEGO, CA

Hofman
Planning + Engineering

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

MAJOR USE PERMIT
COVER SHEET

SHEET TITLE:

REVISIONS:

PROJECT NAME:

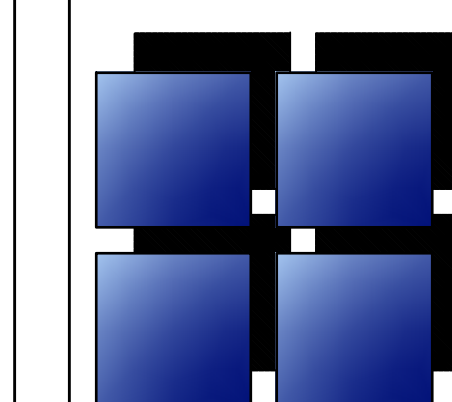
GOOD SHEPHERD CATHOLIC CEMETERY

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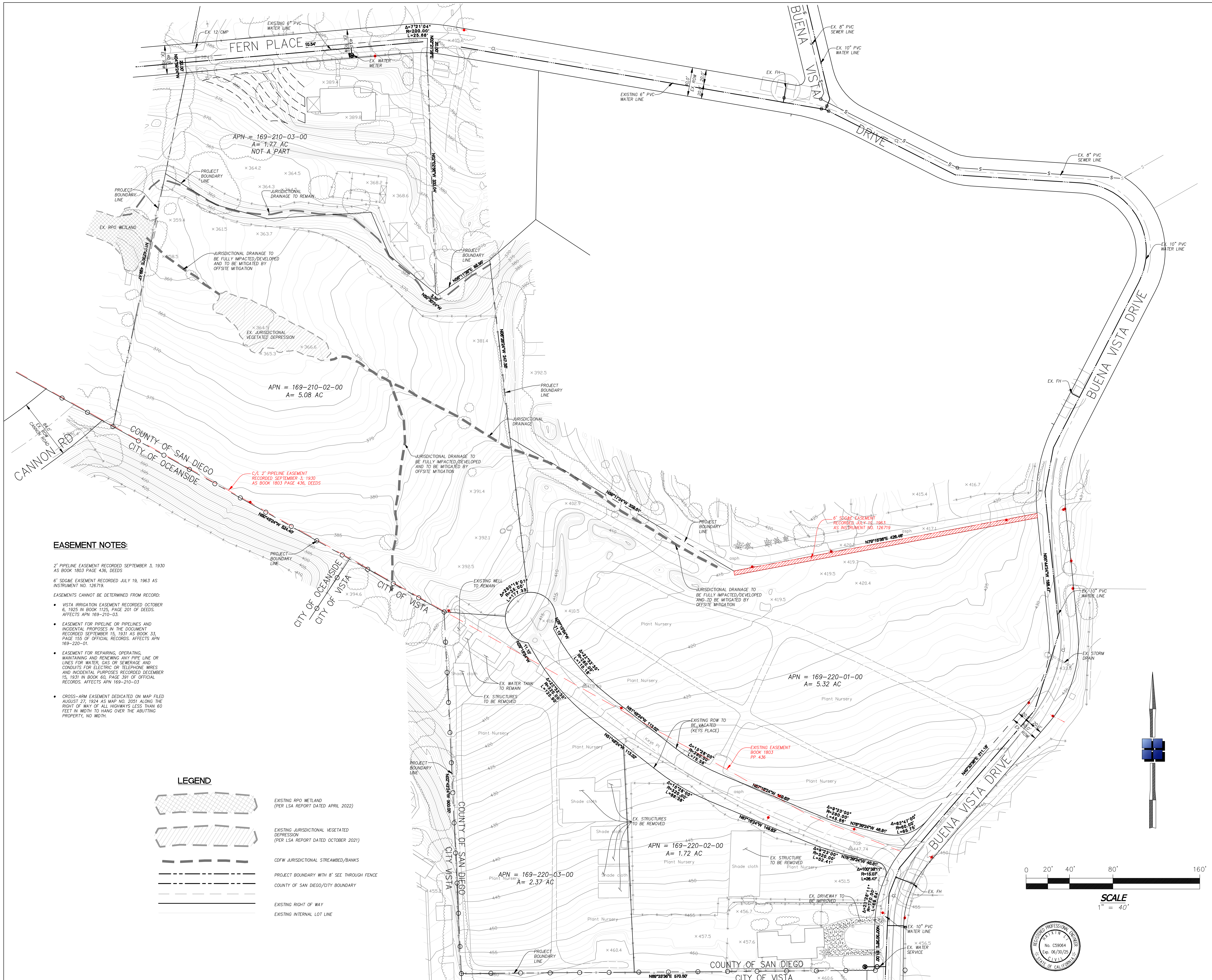


3152 Lionshead Avenue
Carlsbad, CA 92010
(760) 692-4100

SHEET TITLE:

MAJOR USE PERMIT EXHIBIT EXISTING SITE PLAN

REVISIONS:

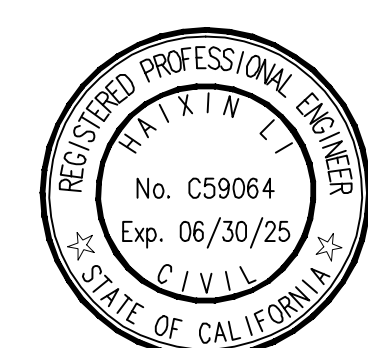
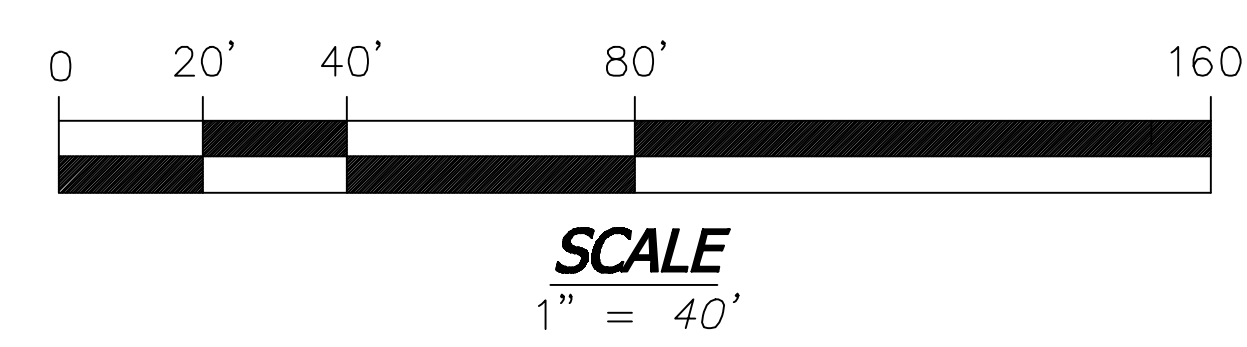


EASEMENT NOTES:

- 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
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LEGEND

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- EXISTING JURISDICTIONAL VEGETATED DEPRESSION (PER LSA REPORT DATED OCTOBER 2021)
- CDPW JURISDICTIONAL STREAMS/BANKS
- PROJECT BOUNDARY WITH 8" SEE THROUGH FENCE
- COUNTY OF SAN DIEGO/CITY BOUNDARY
- EXISTING RIGHT OF WAY
- EXISTING INTERNAL LOT LINE

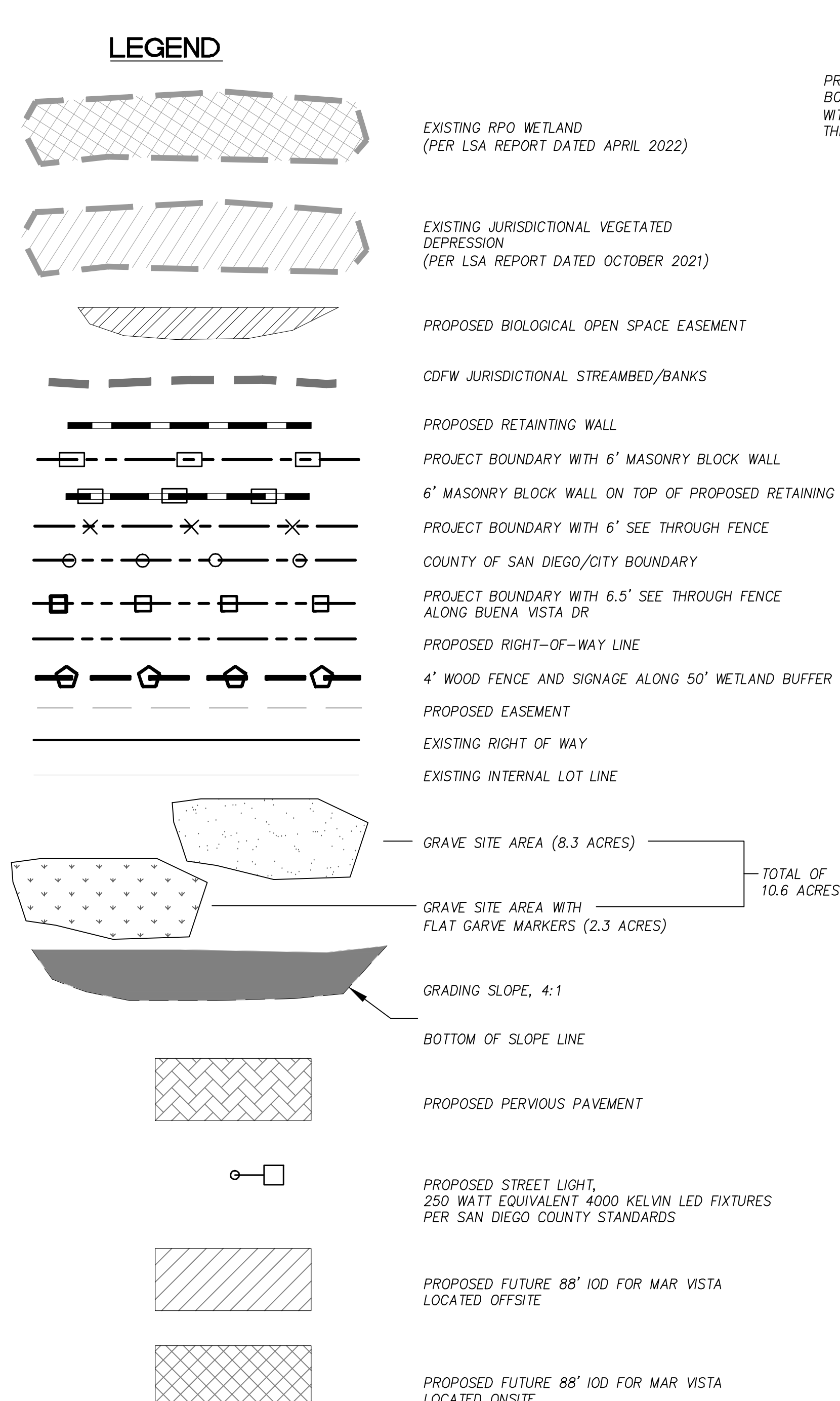
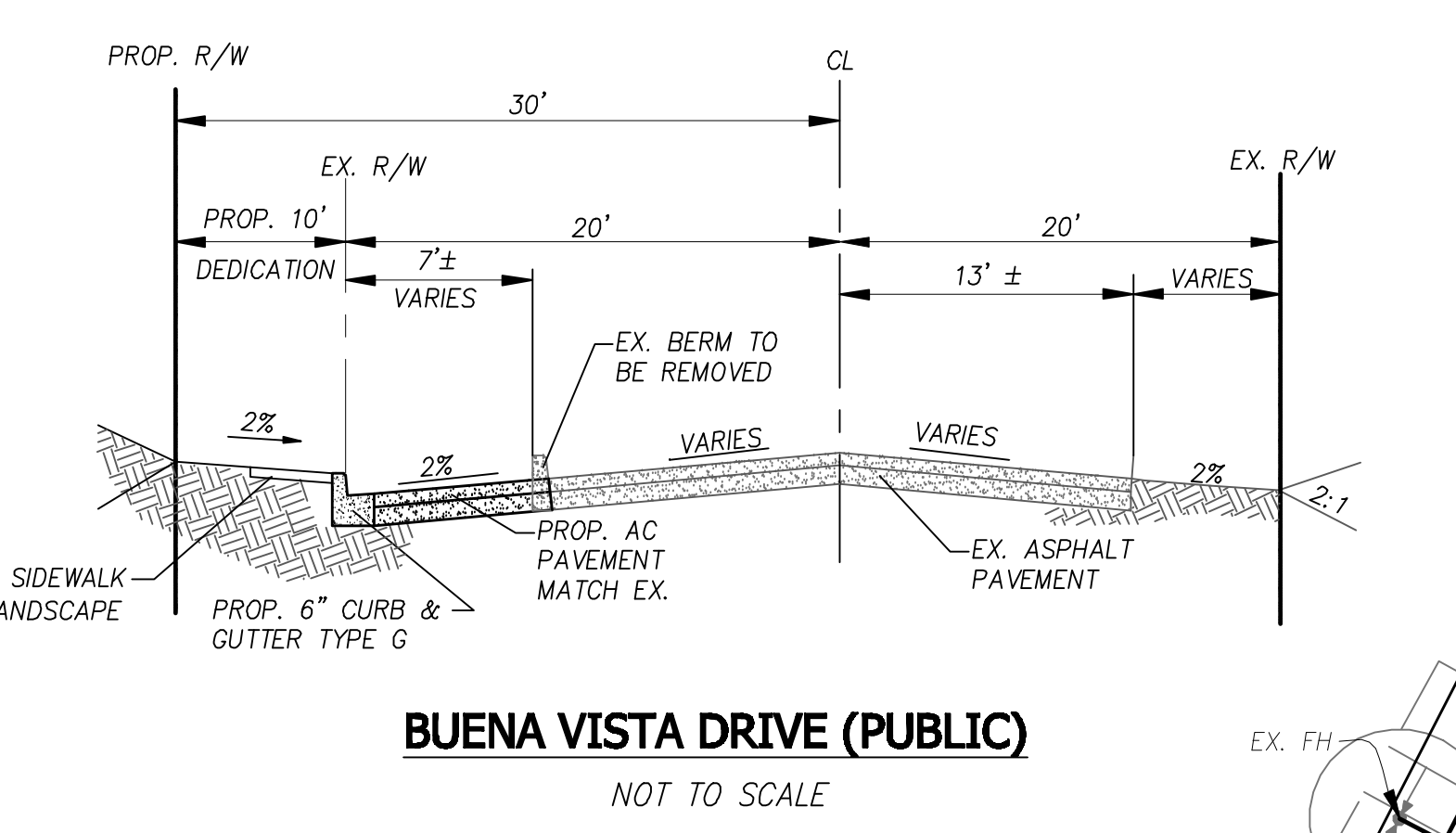
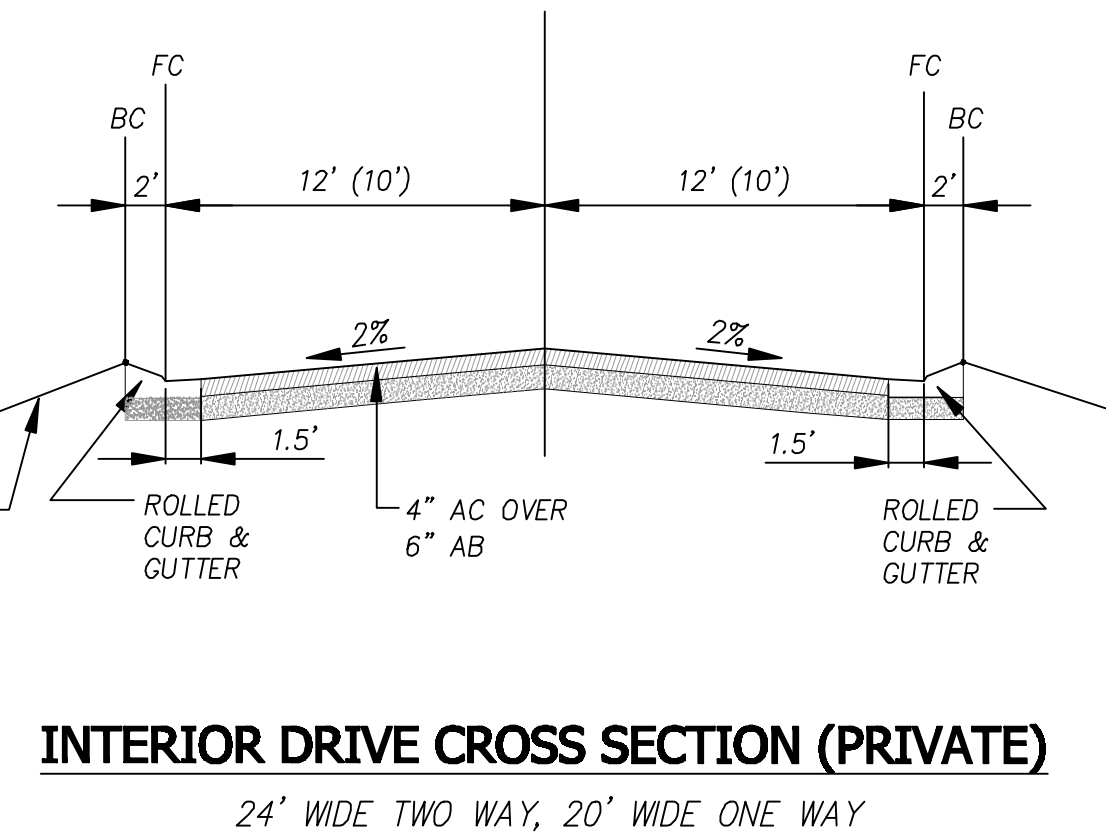
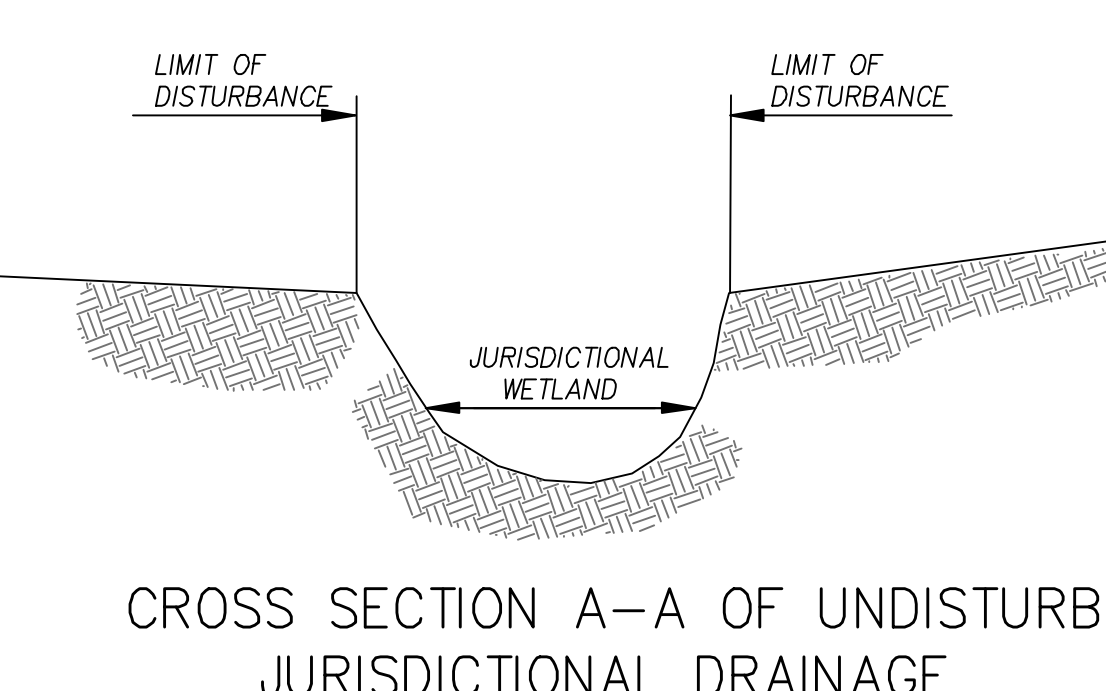
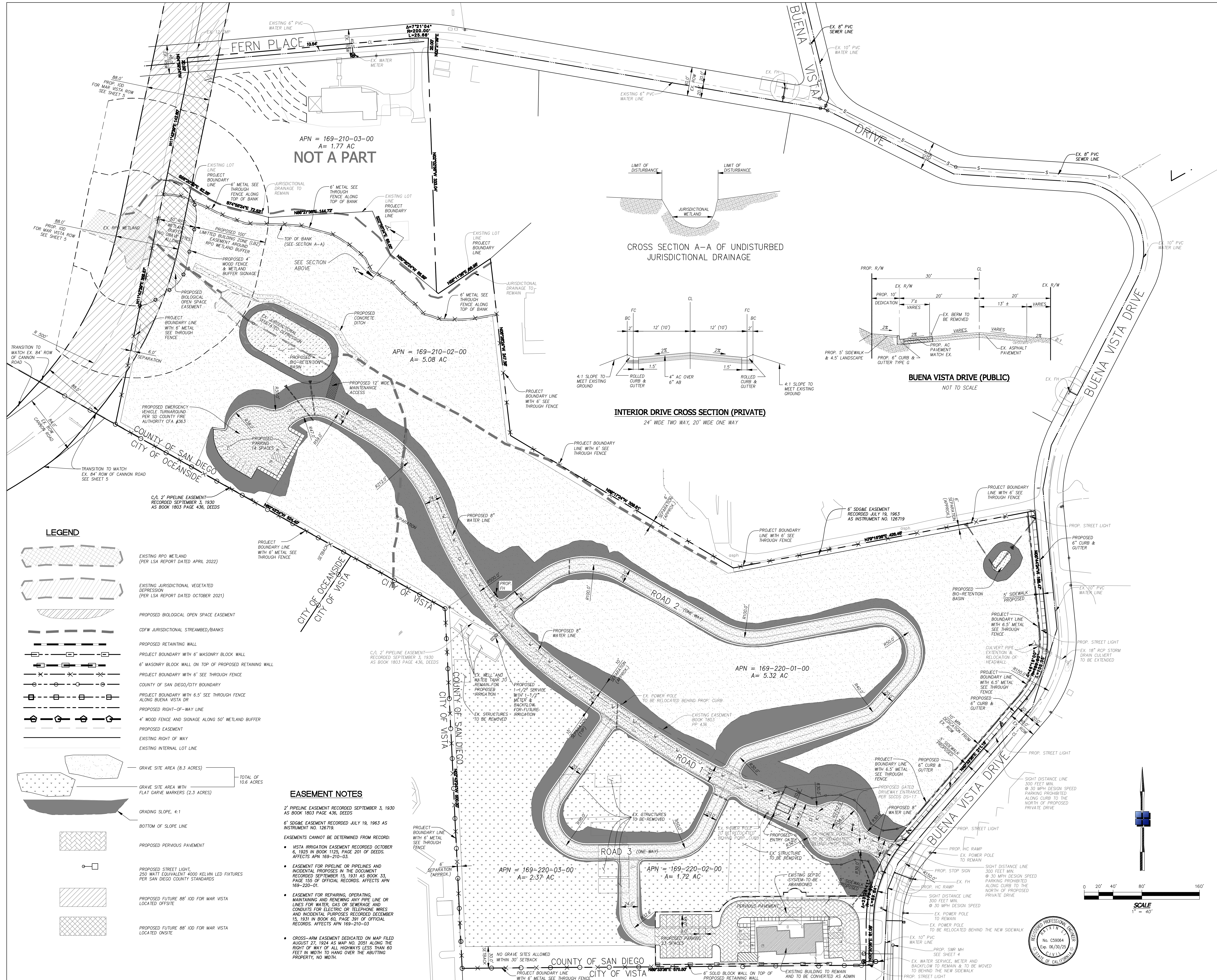


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SHEET TITLE:
**MAJOR USE PERMIT
 EXHIBIT
 PROPOSED SITE PLAN**

REVISIONS:

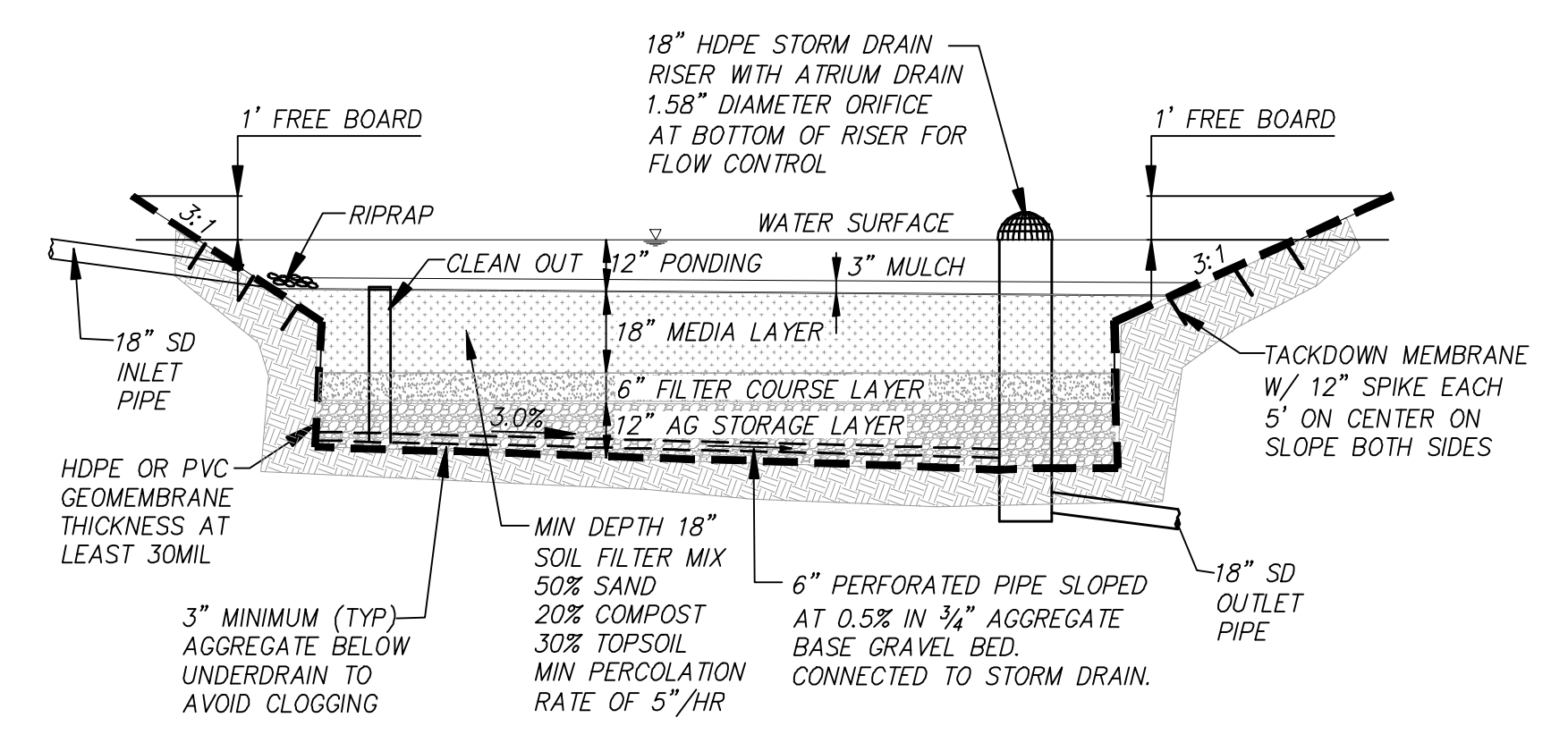
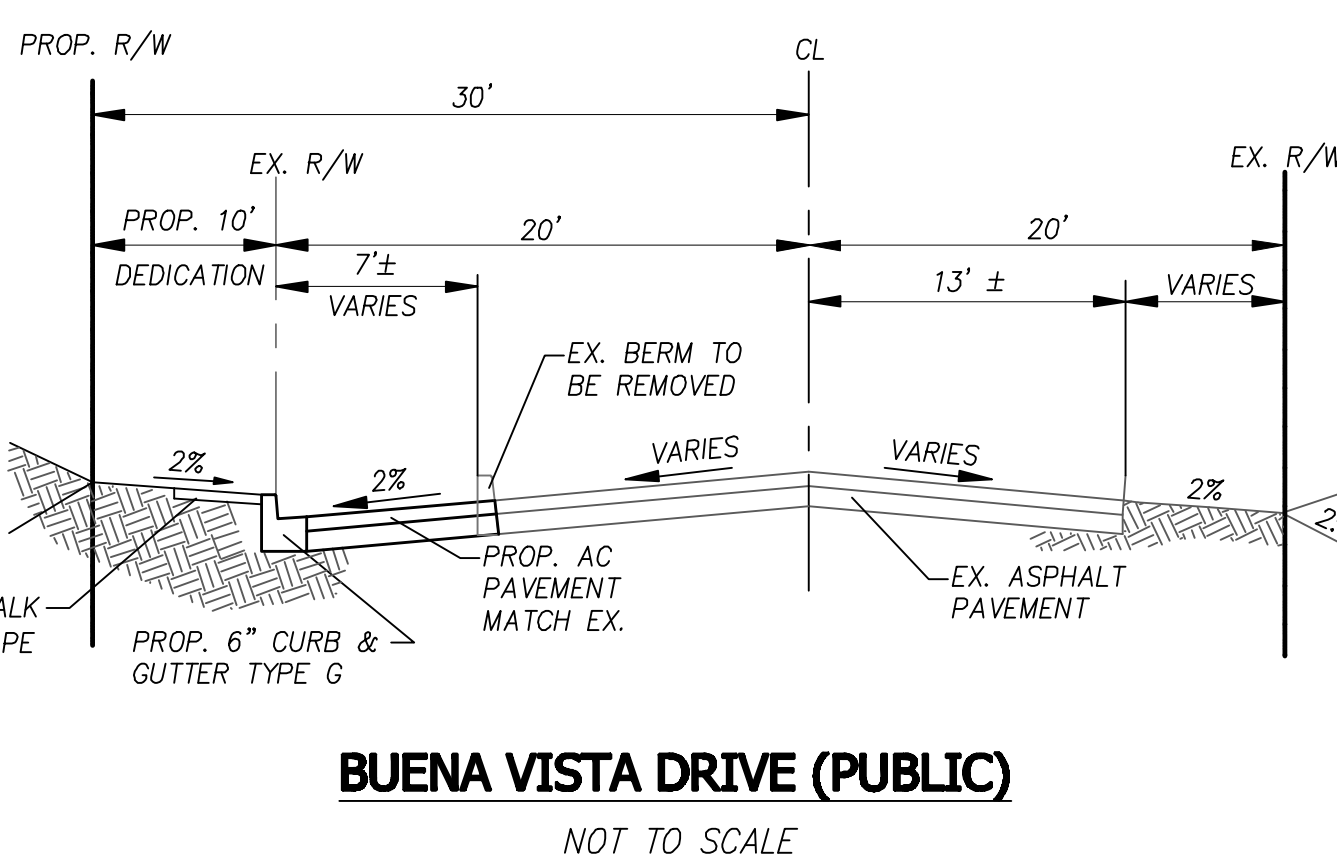
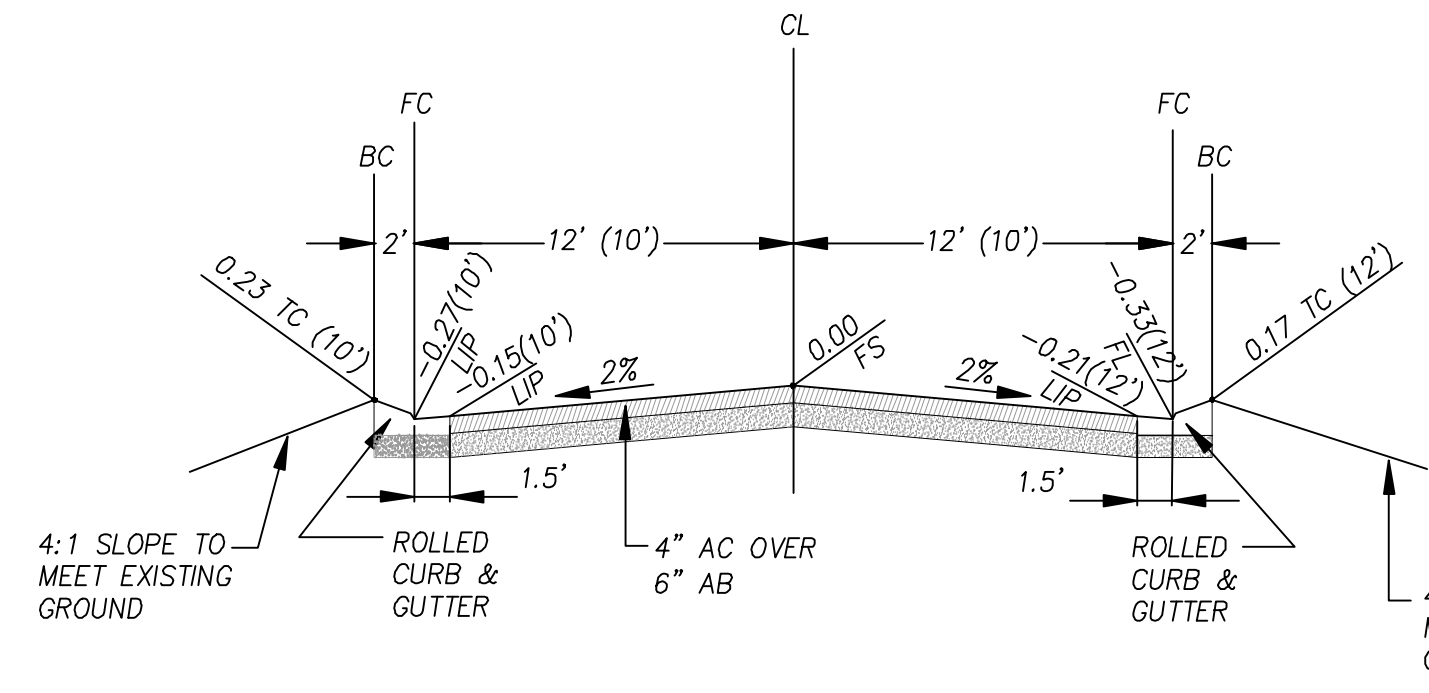
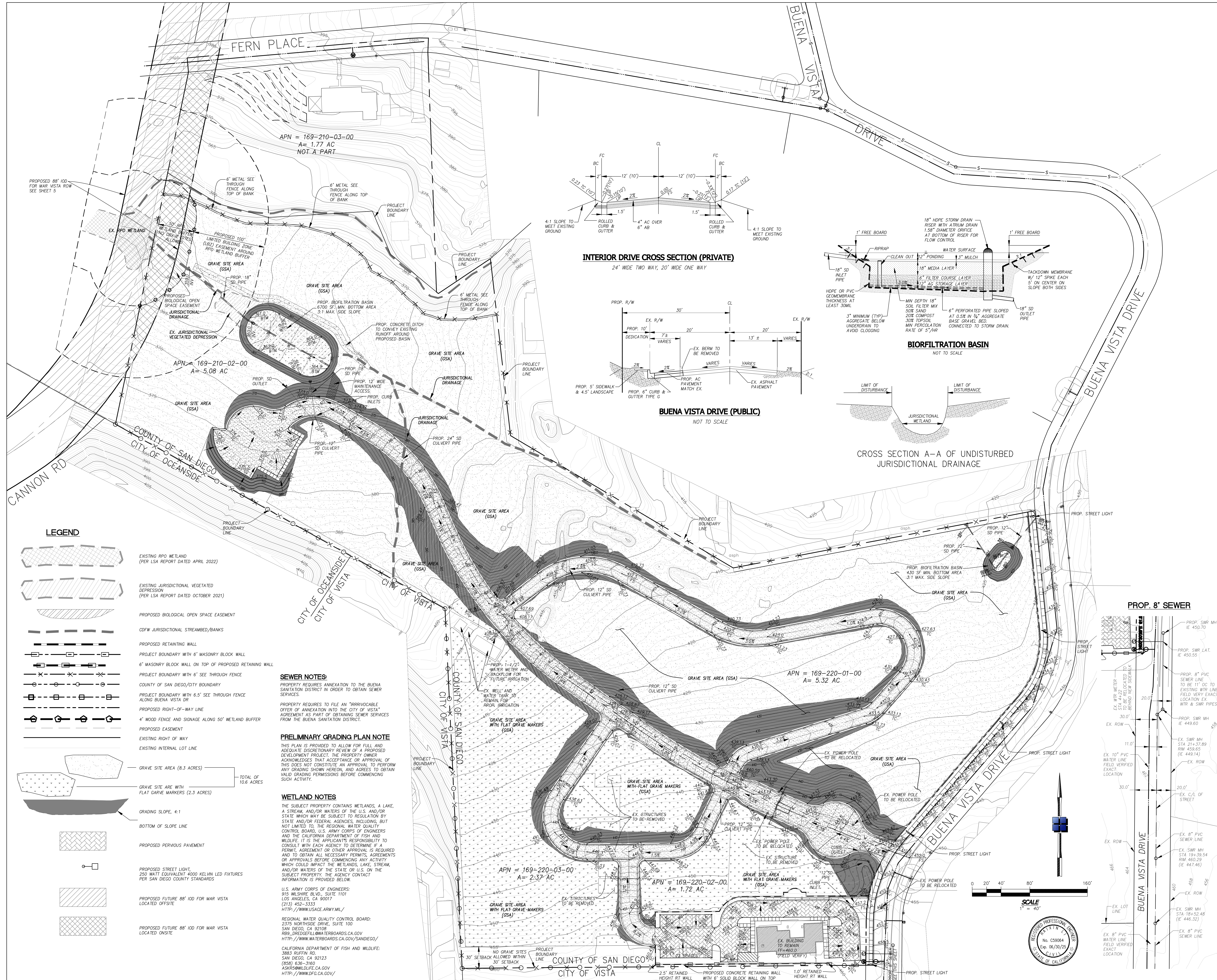


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SHEET TITLE:
**MAJOR USE PERMIT
 PROPOSED
 GRADING AND UTILITY PLAN**

REVISIONS:



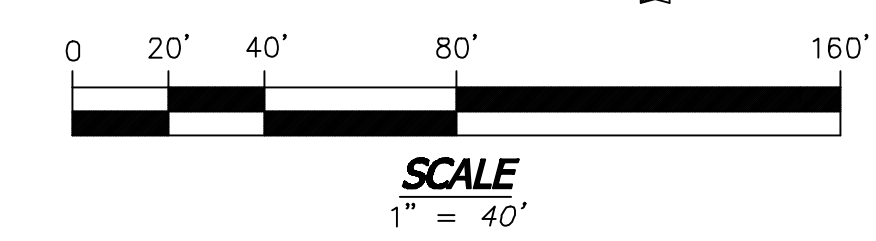
- LEGEND**
- EXISTING RPO WETLAND (PER LSA REPORT DATED APRIL 2022)
 - EXISTING JURISDICTIONAL VEGETATED DEPRESSION (PER LSA REPORT DATED OCTOBER 2021)
 - PROPOSED BIOLOGICAL OPEN SPACE EASEMENT
 - CDFW JURISDICTIONAL STREAM/BANKS
 - PROPOSED RETAINING WALL
 - PROJECT BOUNDARY WITH 6' MASONRY BLOCK WALL
 - 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)
 - GRAVE SITE AREA WITH FLAT GRAVE 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' 100' FOR MAR VISTA LOCATED OFFSITE
 - PROPOSED FUTURE 88' 100' 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 "IRREVOCABLE 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 PERMITS 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) 462-3333
 HTTP://WWW.USACE.ARMY.MIL/
 REGIONAL WATER QUALITY CONTROL BOARD:
 2375 NORTHSIDE DRIVE, SUITE 100
 SAN DIEGO, CA 92108
 RB9_DREDEGETL@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
 ASR@DFWILDLIFE.CA.GOV
 HTTP://WWW.DFG.CA.GOV/



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COUNTY OF SAN DIEGO, CA



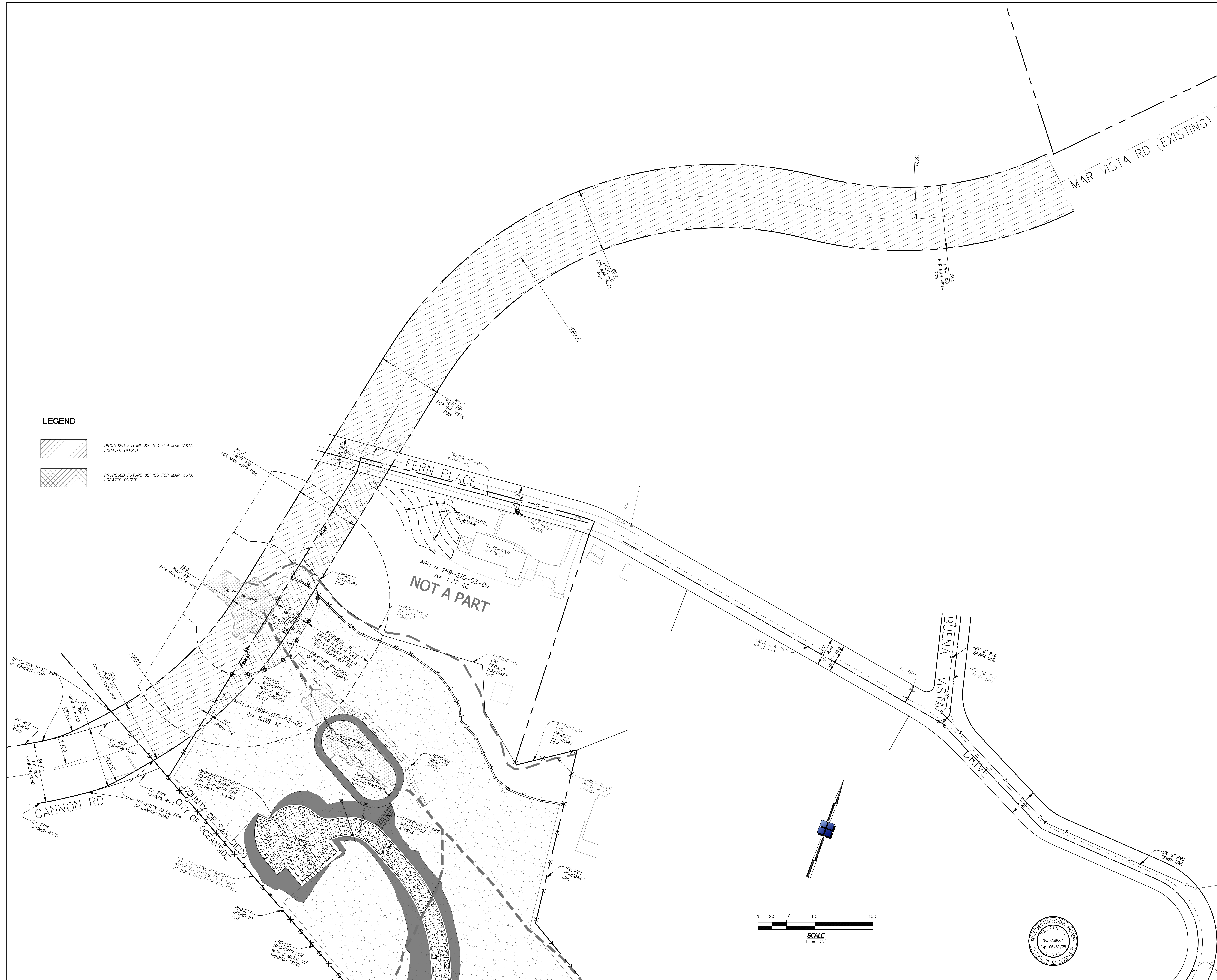
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SHEET TITLE:


MAJOR USE PERMIT EXHIBIT

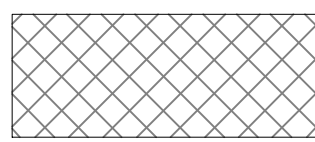
PROPOSED MAR VISTA IOD

REVISIONS:



LEGEND

 PROPOSED FUTURE 88' 100' FOR MAR VISTA LOCATED OFFSITE

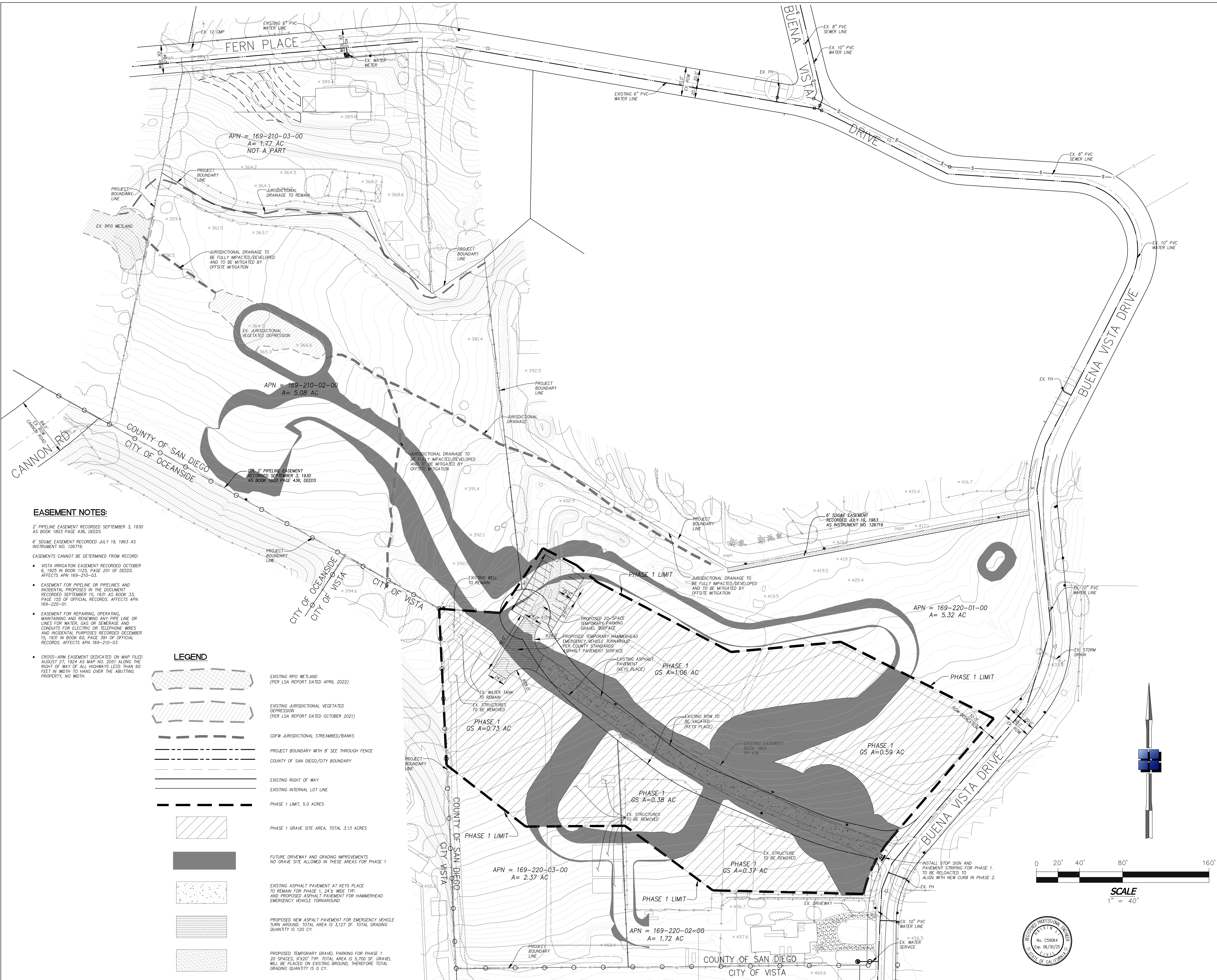
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SHEET TITLE:
**MAJOR USE PERMIT
 TEMPORARY PHASE 1
 SITE AND GRADING PLAN**

REVISIONS:



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	CDWF JURISDICTIONAL STREAMBED/BANKS
	PROJECT BOUNDARY WITH 8' SEE THROUGH FENCE
	COUNTY OF SAN DIEGO/CITY BOUNDARY
	EXISTING RIGHT OF WAY
	EXISTING INTERNAL LOT LINE
	PHASE 1 LIMIT, 5.0 ACRES
	PHASE 1 GRAVE SITE AREA, TOTAL 3.13 ACRES
	FUTURE DRIVEWAY AND GRADING IMPROVEMENTS NO GRAVE SITE ALLOWED IN THESE AREAS FOR PHASE 1
	EXISTING ASPHALT PAVEMENT AT KEYS PLACE TO REMAIN FOR PHASE 1, 24'± WIDE TYP. AND PROPOSED ASPHALT PAVEMENT FOR HAMMERHEAD EMERGENCY VEHICLE TURNAROUND
	PROPOSED NEW ASPHALT PAVEMENT FOR EMERGENCY VEHICLE TURN AROUND, TOTAL AREA IS 3,127 SF, TOTAL GRADING QUANTITY IS 120 CY.
	PROPOSED TEMPORARY GRAVEL PARKING FOR PHASE 1 20 SPACES, 8'X20' TYP, TOTAL AREA IS 6,400 SF. GRAVEL WILL BE PLACED ON EXISTING GROUND, THEREFORE TOTAL GRADING QUANTITY IS 0 CY.

