

MEMORANDUM

To:	Adam Kooienga Hofman Planning & Engineering	Date:	January 9, 2023
From:	Román Lopez, PTP & Shankar Ramakrishnan, PE LLG, Engineers	LLG Ref:	3-20-3282
Subject:	Good Shepherd Cemetery – Phase 1 Traffic Review		

Linscott, Law & Greenspan, Engineers (LLG) has prepared this supplemental memo for the proposed Good Shepherd Cemetery project (“Project”).

LLG previously prepared a site access review (October 2021), which assessed the need for operational improvements at the Project’s access point at Keys Place. Additionally, the October 2021 memo also addressed vehicle miles traveled (VMT) and the significance of transportation impacts under the California Environmental Quality Act (CEQA).

The purpose of this memo is to address now-proposed phased development of the Project site.

Project Description

The proposed Project will create a new cemetery on 14.49 acres located at 1505 Buena Vista Drive in the North County Metro Community Planning Area, within unincorporated San Diego County, adjacent to the jurisdictions of the cities of Oceanside and Vista. *Figure 1* shows the Project Vicinity.

The Project consists of a cemetery, including conversion of an existing house to an administration building, parking, a new internal road system, an entry gate with guard building, eight-foot fencing or solid wall around the perimeter of the site, and landscaping. The project also includes vacation of Keys Place, a County-maintained public road.

The site is currently developed with an existing nursery with several buildings and structures that would be removed.

Access to the site will be via Keys Place, which currently serves as access for the existing nursery. The existing house is accessed via a separate driveway south of Keys Place, which the Project will close.

Following the October 2021 review, the Project now proposes a phased development consisting of two phases. Phase 1 of the Project includes the development of 3.13 acres of grave site area within an overall 5.0-acre section of the site immediately adjacent to Keys Place and a proposed temporary gravel parking area and vehicle turnaround at the terminus of Keys Place. Phase 2 of the Project is the ultimate development of the 14.49-acre site as described here and analyzed in the October 2021 memo. The ultimate Project also includes curb, gutter, and sidewalk improvements along the entire property frontage on Buena Vista Drive. These improvements would not be included in Phase 1 development.



Engineers & Planners
Traffic
Transportation
Parking

**Linscott, Law &
Greenspan, Engineers**

4542 Ruffner Street
Suite 100
San Diego, CA 92111
858.300.8800 T

www.llgengineers.com

Pasadena
Irvine
San Diego

Figure 2 shows the Project site plan with Phase 1 limits indicated.

Phase 1 Trip Generation

The October 2021 memo estimated that the ultimate Project would generate 138 daily trips (ADT) with 2 AM peak hour trips and 4 PM peak hour trips. Net of existing uses to be removed, the overall Project results in a net decrease of 38 ADT, 7 AM peak hour trips, and 19 PM peak hour trips as compared to existing conditions.

Phase 1 development is limited to 5.0 acres of the overall site. As shown in Table A, Project Phase 1 would generate 30 ADT, with 1 AM peak hour trip and 1 PM peak hour trip. Net of existing uses to be removed, Project Phase 1 results in a net decrease of 146 ADT, 8 AM peak hour trips, and 21 PM peak hour trips.

**TABLE A
 PROJECT PHASE 1 TRIP GENERATION**

Land Use	Size	Daily Trip Ends (ADTs)		AM Peak Hour				PM Peak Hour			
		Rate ^a	Volume	% of ADT	In:Out Split	Volume In Out		% of ADT	In:Out Split	Volume In Out	
Proposed Project (Phase 1 only)											
Cemetery	5.0 acres	6.02 /acre	30	0.17	80:20	1	0	0.46	31:69	1	1
Existing (to be replaced)											
Nursery	9.41 acres	^b	167	—	—	4	4	—	—	1	21
Single Family Home	1 DU	9.44 /DU	9	0.74	25:75	0	1	0.99	63:37	1	0
<i>Subtotal Existing</i>			176			4	5			2	21
Net Trips		—	(146)	—	—	(3)	(5)	—	—	(1)	(20)

Footnotes:

- a. Rates from Institute of Transportation Engineers *Trip Generation Manual* (11th ed.), except as noted.
- b. Trip generation from traffic counts conducted at nursery access during October 2020.

Summary

The conclusions of the October 2021 site access review are repeated below, with additional discussion of Phase 1 in *italics* following each point:

- Based on the information analysis presented in [the October 2021] memo, neither the Project intersection operations, including peak hour delay and volume warrants for a northbound left turn lane, nor the collision history in the area justify the need for a northbound left turn lane at Keys Place / Buena Vista Drive.
 - *As Phase 1 of the Project generates even fewer trips than the ultimate Project, this statement remains valid.*
- Buena Vista Drive is classified as a Residential Collector. Half width improvements should be planned to accommodate the ultimate roadway surfacing and right-of-way width per County standards.
 - *Improvements along Buena Vista Drive are planned and will be provided with the ultimate Project. From a traffic perspective, there is no operational need for these improvements to accommodate Project Phase 1 traffic.*
- It is recommended that a STOP or YIELD sign be installed on Keys Place at the intersection with Buena Vista Drive to provide traffic control. All-way stop control is not recommended.
 - *This improvement is recommended for Phase 1 to ensure clear intersection control.*

cc: File