

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Olive Avenue 15-Lot Tentative Subdivision Map & Annexation

Lead Agency: City of Vista

Contact Name: John Hamilton, Environmental Planner

Email: jhamilton@cityofvista.com

Phone Number: 760-643-5391

Project Location: Vista
City

San Diego
County

Project Description (Proposed actions, location, and/or consequences).

The applicant seeks approval of an Annexation Request into the city, a General Plan (GP) Amendment, a Zone Change, and a Tentative Subdivision Map for a 15-lot single-family development. The site of the proposed project is 4.94 acres in size, and is comprised of two parcels (APN: 162-493-30 and 162-493-31) that contains an existing single-family home, a barn, other auxiliary structures and related infrastructure. There is also an SDG&E 30-inch high pressure natural gas pipeline within a 30-foot wide easement along the entire eastern boundary. The existing home and all related above-ground structures would be demolished (except for a SDG&E monitoring station) prior to construction of improvements. The subject property is currently located at 1435 Olive Avenue in unincorporated San Diego County, but within the City's Sphere of Influence. It is currently designated as VR 4.3 (Village Residential - 4.3 Dwelling Units/Acre) in the County's GP, and is zoned as A70 – Limited Agriculture in the County's Zoning Ordinance. Concurrently, it has a Rural Residential land use designation in the City's GP 2030 Update. The proposed GP land use designation would be Medium Low Density, and Zoning would be R-1 Residential. Project improvements would include mass grading, construction of building pads, a private street off of Olive Avenue, driveways, wet and dry utilities, landscaping, and street and sidewalk improvements on Olive Avenue. No homes are proposed to be built at this time.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

BIOLOGICAL RESOURCES: Construction of proposed project could result in direct temporary impacts to active bird nests if site development occurs during bird and raptor breeding season. If clearing or grading cannot be avoided during the bird-breeding season, a one-time pre-construction nest survey conducted by a Qualified Biologist within impact area to assure avoidance of impacts to nesting raptors and birds, would reduce impacts to less than significant levels.

CULTURAL & TRIBAL CULTURAL RESOURCES: Although no evidence of on-site cultural material, potential exists for unknown resources uncovered during grading because of culturally rich area. Mitigation measures includes cultural resource monitoring by a Qualified Archaeologist and traditionally and culturally affiliated Native American Monitor during ground-disturbing activities. Potential impacts would be reduced to less than significant levels.

PALEONTOLOGICAL RESOURCES: Due to high potential for uncovering fossils, mitigation monitoring by Qualified Paleontologist undertaken for on-site mass grading activities. Potential impacts would be reduced to less than significant levels.

NOISE: Where exterior noise levels of proposed homes exceed 60 CNEL (within 145 feet of Olive Avenue centerline), additional exterior-to-interior noise analysis report prepared to demonstrate compliance with applicable City Noise Element limit, reducing potential impact to less than significant level.

TRANSPORTATION: Addition of the proposed project traffic, though small, would contribute to a projected future significant cumulative impact at the N. Emerald Drive/Olive Avenue intersection during the a.m. peak hour. Mitigation requires applicant and/or owner to participate in City's Impact Fees for Arterials Streets and Traffic Signals program to pay fair-share of mitigation for cumulative impacts to the intersection prior to obtaining a building permit. Would reduce impact to a less than significant level.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A

Provide a list of the responsible or trustee agencies for the project.

San Diego Regional Water Quality Control Board
San Diego LAFCO