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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: Vista Grande Residential Project

Lead Agency: City of Vista

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Project Location: City of Vista, San Diego County
City *County*

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

Location: 2277 Vista Grande Drive, City of Vista, California
The proposed Vista Grande Residential Project (project) involves the approval of a General Plan Amendment, zoning change, and Tentative Subdivision Map to construct 28 single-family detached lots, an access road, and associated utilities situated on two parcels in the northeastern part of the City of Vista. The project would also include road improvements at the intersection of East Vista Way and Warmlands Avenue. The site is currently designated Rural Residential (RR) in the Vista General Plan 2030, which allows up to one dwelling unit per acre (du/ac). The project proposes to change the General Plan land use designation to Low Density Residential (LD), which would allow up to two du/ac. The property is currently zoned Agricultural Zone (A-1). The project also proposes to rezone the property as Estates Residential (E-1). An occupied single-family residence exists on the western parcel, and the remainder of the site is vacant. An existing road easement runs north to south along the western border of the site, and existing aboveground power lines run along the southern border of the project site.

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

The project would have potentially significant impacts to nesting birds and to coastal sage scrub (CSS) and non-native grassland (NNG). Construction of the proposed project could result in significant temporary (direct) impacts to active bird nests during the bird breeding season. However, if avoidance of the bird breeding season is not feasible, then Mitigation Measure BIO-1 would be undertaken, which would reduce this impact to less than significant. Mitigation Measure BIO-2 would be implemented to mitigate CSS at a ratio of 1:1 and to mitigate NNG at a 0.5:1 to less than significant levels. Implementation of Mitigation Measures BIO-1 and BIO-2 would ensure compliance with the MHCP, and impacts would be reduced to less than significant. Due to the presence of CA-SDI-21774 and Native American archaeological and cultural resources, Mitigation Measures CUL-1 through CUL-7 would be implemented to reduce impacts to less than significant, which would include proper procedures for inadvertent discoveries of human remains or archaeological resources, the addition of a tribal representative, retaining a project archaeologist, holding a pre-construction meeting, onsite resource reburial and a Phase IV Monitoring Report. The existing residence on site has the potential to contain of asbestos-containing materials and lead paint. However, Mitigation Measure HAZ-1, which requires a survey to remove any potential asbestos-containing materials, would reduce this impact to a less than significant level. Blasting may be required at the site during initial grading activity. Because project-specific details regarding blasting operations are unknown, impacts to off-site residences are conservatively assessed as significant. Mitigation Measure NOI-1 would be implemented to employ a blasting program and reduce impacts to less than significant.

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

There are no known areas of controversy unique to this project.

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

Air Resources Board
Caltrans District #11
Fish & Game Region #5
Native American heritage Commission
Office of Historic Preservation
Regional Water Quality Control Board #9
Resources Agency
State Water Resources Control Board: Water Quality