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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: Melrose Way 15-Lot Tentative Subdivision

Lead Agency: City of Vista

Contact Name: Raffi Mangassarian

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Project Location: City of Vista (*City*) San Diego (*County*)

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

The applicant seeks approval of a General Plan Amendment, Zone Change, Tentative Subdivision Map, and Density Bonus for a 15-lot subdivision on a 2.55-acre site at 1205 Melrose Way (Assessor's Parcel Number's [APN] 166-184-10-00, 166-184-09-00 and 166-183-17-00). The project site has a General Plan land use designation of Low-Density Residential (LD) and the project would require a General Plan Amendment to designate the site as Medium Low Density Residential (MLD) (5 dwelling units dwelling units/acre). The project would also require a zone change from Estates (E-1) to Residential (R-1). The project also seeks a Density Bonus pursuant to State Law allowing a 20 percent density bonus by providing one (1) very-low income unit. The property is located northwest of the intersection of Melrose Way and Centennial Drive. Vista Samoan Seventh-Day Adventist Church and Breeze Hill Elementary School are located directly to the east, multi-family residences to the north, and single-family residences land are to the south and west. The proposed project would also include private streets, utilities, landscaping, and related improvements.

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

- There is the potential for the project to have temporary indirect impacts to special-status wildlife from adverse effects on sensitive habitat. With the implementation of Mitigation Measure BIO-1, this impact would be reduced to less than significant levels. If initial grading and vegetation removal activities must occur during the general bird nesting season, the project applicant shall retain a qualified biologist to conduct a pre-construction survey for nesting birds and raptors.
- There is the potential for unknown subsurface archaeological resources to be encountered during ground-disturbing activities, which may result in significant impacts. With implementation of Mitigation Measures, these impacts would be reduced to less than significant levels. Isolated cultural items shall be returned to the site at a location determined prior to issuance of grading permit and further identified on the final grading plans as an environmentally sensitive area to be deed restricted in perpetuity. Qualified Archaeologist and a Native American Monitor shall be retained to conduct monitoring on the site.
-There is the potential for the project to have hazard to the public or environment though emissions, accident, or transport. With the implementation of mitigation measures, this impact would be reduced to less than significant. Mitigation measures would require the applicant to conduct testing for the presence of ACM and LBP, and if found, removal of these materials shall occur in accordance with all regulatory procedures prior to on-site demolition activities.
- There is potential for construction noise that could exceed the City's noise ordinance. Noise mitigation shall be accomplished through a construction noise management plan.

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.

City of Vista