

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: 1160 Hacienda Drive Townhome Project

Lead Agency: City of Vista

Contact Name: Christopher Winters

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Phone Number: 1(760)643-5394

Project Location: City of Vista

City

County of San Diego

County

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

See Attachment 1 - Project Description

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

Pursuant to the provisions of the CEQA (Public Resources Code, Section 21000 et seq.) and based on information contained in the Initial Study Checklist, the City has determined that the project would not have a significant effect on the environment with implementation of mitigation measures in the issue areas of Biological Resources, Cultural Resources, Land Use and Planning, and Noise.

Mitigation measures for Biological Resources would include BIO-1 (Avoidance of Nesting Birds and Raptors), BIO-2 (Crotch's Bumble Bee Conservation), BIO-3 (Habitat-Based Mitigation)

Mitigation measures for Cultural Resources would include CR-1 (Monitoring Agreement), CR-2 (Monitoring Meeting), CR-3 (Monitoring), CR-4 (Soil Screening), CR-5 (Reporting), CR-6 (Cultural Materials), CR-7 (Long-term Management Plan), CR-8 (Human Remains).

Mitigation measures for Land Use and Planning would include LU-1 (On-site Interior Noise Reduction), BIO-1 through BIO-3 and CR-1 through CR-8..

Mitigation measures for Noise would include NOI-1 (Construction Noise Management Plan).

Mitigation measures for Tribal Cultural Resources would include TCR-1 (Native Plants), TCR-2 (Interpretive Signage), and TCR-3 (Long-Term Management Plan), and CR-1 through CR-8.

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

None.

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

None.

Attachment 1 - Project Description:

The applicant seeks approval of a Tentative Subdivision Map, Site Development Plan, and Condominium Housing Permit for the construction of 63 multi-family residential units in seven buildings. The units would range from 1,323 SF to 1,731 SF. The total project building area would be 136,191 SF. The unit mix would be comprised of 6 two-bedroom units, 32 three-bedroom units, and 25 four-bedroom units. Each unit would be constructed in a townhome style and include private outdoor space in the form of either a deck or a porch which would range from 71 SF to 132 SF. The project would provide private patio areas, a common seating area, common social area, and a lookout point with benches. The common social area would include an event lawn, picnic tables, and barbecue. See Figure 3, *Site Plan*.

Access to the project would be provided via one driveway located on Hacienda Drive approximately 550 feet west of the intersection of Pomelo Drive and Hacienda Drive, which would connect to a drive aisle located along the perimeter of the site and between the residential buildings. Resident parking would be provided via two-car garages attached to the townhomes and guest parking would be provided by surface parking along the drive aisle on the eastern edge of the site. The two-car garages would account for 126 parking spaces and would be pre-wired for electric vehicle charging, while the surface parking area would account for 13 parking spaces and would include one Americans with Disabilities Act (ADA) space.

The project would include a riparian buffer adjacent to Buena Vista Creek which would reduce the buildable area of the project site from 4.6 acres to 4.0 acres. The project would include various hydromodification and pollutant control best management practices (BMPs) including a modular wetland system located in the eastern portion of the site near Buena Vista Creek, and a biofiltration basin and underground detention system in the northern portion of the site adjacent to Hacienda Drive.

The project's proposed 63 multi-family dwelling units, which provide a net density of 15.75 units per acre, would be consistent with the General Plan land use designation of HD (21 dwelling units/acre) and the zoning designation of R-M (21 dwelling units/acre).

The project would include improvements within Hacienda Drive. These include connections to existing storm drains and sewer manholes, relocations of storm drain inlets and resurfacing of the roadway. Along the north side of Hacienda Drive, improvements would include a new six-inch curb, gutter, and sidewalk extension.

Project construction activities would consist of site preparation, grading, installation of underground utilities, physical building construction, paving, and architectural coatings. Construction of the project is expected to take approximately 21 months. Site preparation would require the removal of approximately 12 truckloads of debris/vegetation. A net export of approximately 27,000 cubic yards of soil is anticipated during grading.