

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: 552 West Bobier Drive Project

Lead Agency: City of Vista

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Phone Number: (760) 643-5394

Project Location: City of Vista
City

San Diego County
County

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

The project proposes a Tentative Subdivision Map and Site Development Plan to construct 15 single-family attached homes on a vacant 1.67-acre site located at 552 W. Bobier Drive. Vehicle access would be provided by a new 24-foot wide private road connecting to W. Bobier Drive at the project's northern frontage. The attached homes would have zero-lot lines between the homes, and would be two-story in height and approximately 2,200 square feet in size, featuring three bedrooms and attached two-car garages. The 15 residential lots would range from 2,564 to 5,768 square feet. At 9 units per acre, the project would be consistent with the General Plan land use designation for the project site of Medium Density (MD), which allows up to 10 dwelling units per acre. Entitlement of the project would require adoption of the Mitigated Negative Declaration and approval of the Tentative Subdivision Map and Site Development Plan. Construction would include various drainage improvements and pollutant control best management practices (BMPs), including multiple bio-filtration basins. The northern central portion of the site encompassing several existing large rock outcroppings would be incorporated into an open space easement which would prohibit future development.

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

Based upon the initial evaluation detailed in the project Initial Study, it is concluded that the proposed project would not result in significant adverse environmental impacts. The project would result in potential impacts related to air quality, biological resources, cultural resources, land use, and noise. Mitigation measures are proposed for each of these potential impact areas which would reduce all potential impacts to a less than significant level. Additionally, the project would incorporate project design features to ensure potential impacts related to air quality and greenhouse gas emissions would not be significant. Mitigation measures and project design features are outlined in the Initial Study/Mitigated Negative Declaration (IS/MND).

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

No areas of controversy have been raised regarding the project and the project is consistent with the City's General Plan.

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

California Department of Fish and Wildlife (CDFW), Native American Heritage Commission, Regional Water Quality Control Board (#9)