

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: Cedar Road Townhomes

Lead Agency: City of Vista

Contact Name: Christopher Winters, Associate Planner

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Phone Number: 760-643-5394

Project Location: Vista
City

San Diego
County

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

The applicant seeks approval of a Site Development Plan, Condominium Permit, and Tentative Subdivision Map to construct a 35-unit condominium development on a vacant, previously developed site. The 35 townhome units would consist of two- and three-bedroom units, and would be located in five 2-story buildings (three buildings would consist of 2-stories over basement garages). Development of the project would include utility connections and drainage improvements, vehicular parking with driveway access off Cedar Road, and landscaping. The project site was formerly developed with a single-family residence that has been demolished; however, remnants of the concrete slab-on-grade foundation is still in place, and would be removed as part of project construction. The project site also supports a 0.12-acre coastal and valley freshwater marsh (described as a drainage course and a wetland) that is located along the western boundary. The design of the project avoids this area, and there would be a 50-foot buffer between the outer edge of the wetland vegetation and the proposed development. The project site is 1.95 acres in size, and is comprised of one parcel (APN: 166-051-05). The property is located at 206 Cedar Road, on the west side of the street between West Drive to the north and State Route (SR) 78 to the south. The property has a General Plan 2030 Update land use designation of HD (High Density Residential) and a zoning designation of R-M (21) (Multi-Family Residential with 21 Dwelling Units per Acre).

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 the proposed project could result in direct temporary impacts to active bird nests if site development occurs during bird and raptor breeding season, and project would also directly impact 1.11 acres of non-native grassland. Mitigation measures include purchase of 0.56 acres of non-native grassland habitat in a City approved off-site mitigation bank, and a one-time pre-construction nest survey if avoidance cannot be achieved.

CULTURAL RESOURCES: Although no evidence of on-site cultural material, a potential exists for unknown resources uncovered during grading because of culturally rich area. Mitigation measures include cultural resource monitoring by a Qualified Archaeologist and traditionally and culturally affiliated Native American Monitor during ground-disturbing activities.

HAZARDOUS MATERIALS: Due to potential for lead and organochlorine pesticides (OCPs) from agricultural use, etc., seven soil borings were made in October 2014. Lead levels and OCP levels were reported above laboratory reporting limits in some samples. Mitigation includes additional soil sampling and analyses, with results to be included in the submittal to City to obtain a Grading Permit. Soil exported from the site must be properly managed and transported to an appropriately permitted facility if it is characterized as a regulated or hazardous waste.

PALEONTOLOGICAL RESOURCES: Due to high potential for uncovering fossils in Santiago Formation, mitigation measures include monitoring by a Qualified Paleontologist for all on-site mass grading activities.

NOISE: Grading operations are expected to exceed the standards in the City's Noise Ordinance. Mitigation consists of a Construction Management Plan included in the submittal to City to obtain a Grading Permit, which describes the measures included on the construction plans to ensure compliance with the ordinance.

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

NA

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

San Diego Regional Water Quality Control Board
CA Department of Fish & Wildlife