



City of Oceanside Planning Division Environmental Information Form

TO BE COMPLETED BY APPLICANT

MAPS REQUIRED:

The project site and surrounding area within 1000-ft. from the project's property lines must be shown on a recent aerial map.

GENERAL INFORMATION: (attach additional sheets as necessary)

1. Name of Applicant: Neptune Investments, LLC / Reza Shera
Address: P.O. Box 9890
City: Rancho Santa Fe, State: CA Zip: 92067
Telephone: (858) 401-9090 / rezashera@gmail.com
2. Name of Applicant's Representative: Alta Consultants / Fernanda Rivero
Address: 1283 E. Main Street #109
City: El Cajon State: CA Zip: 92021
Telephone: (619) 749-8818
3. Project Title and/or Application Number(s): Vista Way Homes
4. If a Specific Plan has been prepared on the project site, give Specific Plan title:
N/A
5. List any other related permits or approvals, required from agencies other than the City of Oceanside: N/A
6. Has the project site had any prior environmental review as part of this or another project? If so, please provide the Planning Application file number(s) of the permits previously applied for (e.g. CUP19-00001 (Conditional Use Permit), D18-00001 (Development Plan), etc.) and/or the name of the project:
NO
7. Is the project part of a larger project or series of projects? NO If so, describe the project's relationship to the project or series of projects:
8. If the project is included in an approved Specific Plan, is it in conformance with the plan? If not, explain how it differs:
N/A
9. Existing zoning: RM-A Proposed zoning: RM-A
Existing General Plan Land Use Designation: Residential
Proposed General Plan Land Use Designation: Residential - Senior Housing

LOCATION:

10. Address of project: 3710 Vista Way
11. Project site is located on the N / S / E / W (circle one) side of Vista Way
(street name) between Lile Street and North Way
(streets).
12. Is the project located within the Airport Influence Area? NO
13. Is the project located within the Coastal Zone? NO
14. What is the distance in miles on existing roadways from the project site to the nearest: Fire
Station 1.3 MILE Airport 6.0 MILES
Hospital 0.6 MILES
Public Transportation 0.4 MILES
15. Is the site within 1/2 mile of a former sanitary landfill? NO

PROJECT DESCRIPTION:

16. Site size: 1.97 ACRES (acres or square feet)
17. Please describe all off-site improvements proposed as part of the project. (Such
improvements might include: drainage facilities, street improvements, extension of utilities,
cut and fill slopes, pedestrian and bicycle paths, etc., that would be constructed outside of
the project boundaries)
No offsite improvements are proposed with this project.

**FOR RESIDENTIAL PROJECTS (IF PROJECT IS
COMMERCIAL OR INDUSTRIAL, SKIP ITEMS 18 THROUGH 26):**

18. Number of lots/dwelling units: 20 DU
19. Maximum building height: 36 FEET
20. Amount of off-street parking: 47
(a) Number required: 40
(b) Number proposed: 47
(c) Type of parking (size, covered or uncovered): 20 COVERED / 27 UNCOVERED
21. Please describe any recreational facilities to be provided: None
22. What is the distance in miles on existing roads from the project site to the nearest:
Elementary School 2.1 MILES Shopping Center 0.6 MILES
High School 2.6 MILES Public Library 6.3 MILES
23. If applicable, describe the project's relationship to a larger project or series of projects and
how it relates or conforms to the larger project:
N/A

24. Will air conditioning or mechanical ventilation be provided? YES
25. Describe the proposed scheduling or phasing of the project: N/A
26. What percentage of the project site will be covered by:
Paving 26% %; Buildings 25% %; Landscaping 44% %

FOR COMMERCIAL, INDUSTRIAL OR AGRICULTURAL PROJECTS: (IF PROJECT IS RESIDENTIAL, SKIP ITEMS 27 THROUGH 39.)

27. Describe the type of uses proposed: _____
28. Size of proposed buildings: _____ square feet.
29. Number of buildings proposed: _____
30. Maximum building height: _____
31. Amount of off-street parking to be provided: _____
(a) Will there be a parking structure? If so, how many above-ground levels? _____
32. Projected number of employees: _____ total _____ per shift. For agricultural projects, give maximum number of employees at harvesting time: _____; and specify harvesting times: _____
33. What will be the business hours of operation? _____
34. Describe the proposed scheduling or phasing of the project: _____
35. For restaurants, how many seats will there be? _____
36. If applicable, describe the project's relationship to larger projects or series of projects: _____
37. What percentage of the project site will be covered by:
Paving _____%; Buildings _____%; Landscaping _____%
38. Does the project involve the handling, storage or disposal of any toxic or hazardous substance? _____ If so, what safety measures have been incorporated into the project: _____
39. Will the project result in the emission of any odor, vibration, glare or electrical disturbance? _____

ENVIRONMENTAL SETTING:

40. Please attach copies of any special studies that have been prepared in regard to this project or the project site. Examples would include: archaeological survey, biological survey, noise study, geotechnical report, slope analysis, traffic analysis, environmental impact reports, etc.
41. Describe the following environmental conditions as they presently exist (use additional sheets, if necessary):

(a) Topography Project Site:

Project site is generally flat, following the street grade on the south. residential slopes are to the west and north

Within 1/2 mile: gentle hillside residential and commercial

(b) Water Bodies Project Site:

none

Within 1/2 mile: none

(c) Vegetation Project Site:

Some large trees and non-native grasslands

(d) Wildlife Project Site:

Typical rodents and birds for an infill project

(e) Historical/Archaeological/Paleontological Resources Project Site:

Not aware of any

Within 1/2 mile: Not aware of any

(f) Land Use Project Site:
Residential

Within 1/2 mile: Residential / Commercial

42. Has the project site been previously graded? yes
If so, what percent of the site was graded? 100%
43. If mature trees, wetlands, or riparian vegetation exist on site, please attach a map indicating their location.
44. Does the project contain slopes of more than 10 percent? yes If the project area includes hillsides with slopes of 20 percent or more, the Hillside Development Regulations require that a slope analysis be provided, even if the slopes are not to be graded. The slope analysis must be done on an accurate and recent topographic map with minimum five (5) foot contour lines and a scale of at least 200 feet. The slope categories must be as follows: slopes of less than 20 percent; slopes of 20-40 percent; and slopes over 40 percent. Within these areas, the following must be depicted and labeled: areas with slopes of 20-40 percent and a minimum 50-foot differential, and areas with slopes of more than 40 percent and having a 25-foot differential.
45. Describe any existing structures on the project site and the current use of the structures
N/A

ENVIRONMENTAL IMPACT:

46. What is the street classification of any proposed new streets? (e.g., "two-lane collector" or "four-lane major street", per Circulation Element of the General Plan)
No new streets are proposed within this project
47. What is the percentage grade of the steepest street involved in the project? N/A
48. What is the right-of-way standard for proposed new streets? (e.g., private, dedicated, to be acquired, etc.) N/A
49. If new water mains for this project will serve areas beyond the project boundary, please indicate the approximate service area on the map.
50. If new sewer mains for this project will serve areas beyond the project boundary, please indicate the approximate service area on the map.
51. Describe the improvements and extensions of existing electrical lines that will be required to serve the project. Existing electrical lines along syte frontage. New facilities will be on-site
52. If improvements are to be demolished or removed by the project, please describe them briefly.
The only visible improvements remaining that need to be removed are retaining walls.
53. Identify any roadway or train track located within 500 feet of the project site. Vista Way, Lile Street. Gail Drive, North Way , Freeway 78
54. List any other potential noise sources which could affect the project site (e.g. industrial projects, etc.) and give approximate distances. Not aware of any
55. Describe any noise that will be produced by the project during construction and after the project is completed (include equipment operation, blasting, etc.) Grading & Construction equipment during the daylight hours while construction operations are on-going.
After construction, no major noise should be generated by this project.
56. Estimate the number of motor vehicle trips generated by the project site currently:
0 ; after development see attached traffic report.
57. If the project is commercial or industrial, list any air pollutants that the project will emit. N/A
58. To what extent will be project be located within a floodplain? (Specify whether U.S. Army Corps

of Engineers Standard Project Flood or 100-year flood.) Fema Map 06073C0766G not in flood plain

59. If the drainage from the project will not be discharged into an existing public stormwater drainage system, please describe how it will be accommodated. N/A
60. What percentage of the project site will be graded? 82 %
61. Volume of cutting: 3,000 cubic yards; maximum cut-slope ratio will be 2:1; maximum cut-slope height will be 4 feet.
62. Volume of fill: 4,000 cubic yards; maximum fill-slope ratio will be 2:1; maximum fill-slope height will be 4 feet.
63. Does the cut-and-fill volume balance? No. If not, how will import/export be handled? Import will be trucked from a legal site
64. Will the entire site be graded with the first phase? Yes If not, indicate those areas that will be left natural and those areas that will be used as temporary borrow sites. If so, please describe: N/A
65. Will the project extract or preclude the extraction of any rock, sand, gravel, or other mineral resources? No If so, please describe: N/A
66. Describe or indicate on a map any areas of vegetation to be removed by the project (May be combined with Item 40). See Clearing and Grubbing Plan

CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge or belief.

Date _____

Signature of Preparer _____

For Alta Consultants

1000' RADIUS MAP - CITY OF OCEANSIDE
PLANNING AND ENVIRONMENTAL FORM ATTACHMENT

