

CHAPTER 4.0

ENVIRONMENTAL ANALYSIS

Sections 4.1 through 4.15 in Chapter 4.0 of this PEIR contain a discussion of the potentially significant environmental effects resulting from implementation of the DVSP Update, including information related to existing site conditions, analyses of the type and magnitude of individual and cumulative environmental impacts, and feasible mitigation measures that could reduce or avoid environmental impacts.

SCOPE OF THE ENVIRONMENTAL IMPACT ANALYSIS

Implementation of the DVSP Update could result in potentially significant impacts to the following environmental topics:

- Aesthetics
- Air Quality
- Biological Resources
- Climate Change
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use
- Noise
- Population and Housing
- Public Services
- Recreation
- Traffic
- Utilities

Impacts to Agricultural Resources and Mineral Resources were determined to be “environmental effects found not to be significant,” according to Section 15128 of the State CEQA Guidelines. The rationale for these conclusions is given in Chapter 5.0 of this PEIR.

FORMAT OF THE ENVIRONMENTAL IMPACT ANALYSIS AND CEQA REQUIREMENTS

The following subsections comprise each of the 15 environmental topic sections in Chapter 4.0 of this PEIR.

Environmental Setting

According to Section 15125 of the State CEQA Guidelines, an EIR must include a description of the existing physical environmental conditions in the vicinity of a project to provide the “baseline condition” against which project-related impacts are compared. Normally, the baseline condition is the physical condition that exists when the NOP is published. The NOP for this PEIR was published on June 2, 2009. However, the State CEQA Guidelines and applicable case law recognize that the date for establishing an environmental baseline cannot be rigid. Physical environmental conditions may vary over a range of time periods; thus, the use of environmental baselines that differ from the date of the NOP is reasonable and appropriate when conducting the environmental analysis. The following subsections rely on a variety of data to establish an applicable baseline.

Regulatory Framework

This subsection provides a summary of regulations, plans, policies, and laws that are relevant to each environmental topic at the federal, State, and local levels.

Standards of Significance

Standards of significance are criteria used to determine whether potential environmental effects are significant. The standards of significance used in this analysis were primarily based upon Appendix G of the State CEQA Guidelines. This subsection defines the type, amount, and/or extent of impact that would be considered a significant adverse change in the environment. The significance criteria for some environmental topics are quantitative (such as for air quality, traffic, and noise), while qualitative standards are used for other topics (such as aesthetics). The standards of significance are intended to assist the reader in understanding how and why an EIR reaches a conclusion that an impact is significant.

Method of Analysis

This subsection describes the methodology used to evaluate the potential environmental impacts of the DVSP Update. The methodology may include references to major sources used in the analysis, definitions of terms, and/or the general steps taken in the analysis. Where technical reports are used as the basis of the analysis, the methodology of the report is briefly summarized.

Impacts and Mitigation

This subsection describes the potential environmental impacts of the DVSP Update. Based upon the categories provided in Appendix G of the State CEQA Guidelines, impacts are described as “Potentially Significant,” “Less Than Significant With Mitigation Incorporated,” or “Less Than Significant.” Every issue included in Appendix G of the State CEQA Guidelines is addressed in this PEIR; some of the applicable issues and significance criteria have been combined or reworded slightly to facilitate the environmental analysis.

Impact Analysis

The analysis of environmental impacts considers both the construction and operational aspects of implementation of the DVSP Update. As required by Section 15126.2(a) of the State CEQA Guidelines, direct, indirect, short-term, extended-term, on-site and/or off-site impacts are addressed, as appropriate, for the environmental issue being analyzed.

This PEIR utilizes the following categories to describe the level of significance of impacts identified during the course of the environmental analysis:

- ***Less than Significant.*** This term is used to refer to: 1) impacts resulting from implementation of the DVSP Update that are not likely to exceed the defined standards of significance; and 2) potentially significant impacts that are reduced to a level that does not exceed the defined standards of significance after implementation of mitigation measures.
- ***Significant.*** This term is used to refer to impacts resulting from implementation of the DVSP Update that exceed the defined standards of significance before identification of mitigation measures. A “significant effect” is defined by Section 15382 of the State CEQA Guidelines as “a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment [but] may be considered in determining whether the physical change is significant.”
- ***Significant and Unavoidable.*** This term is used to refer to significant impacts resulting from implementation of the DVSP Update that cannot be eliminated or reduced to below standards of significance through implementation of feasible mitigation measures.

Mitigation Measures

Section 15126.4 of the State CEQA Guidelines requires an EIR to “describe feasible measures which could minimize significant adverse impacts.” State CEQA Guidelines Section 15364 defines feasibility as capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, legal, social, and technological considerations. This subsection lists the “mitigation measures” and/or “performance measures” that could reduce the severity of impacts identified in the Impact Analysis subsection.

Cumulative Impacts and Mitigation

CEQA requires that EIRs discuss cumulative impacts, in addition to project impacts. According to Section 15355 of the State CEQA Guidelines:

“Cumulative impacts” refers to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.

- (a) The individual effects may be changes resulting from a single project or a number of separate projects.
- (b) The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.

Section 15130(a) of the State CEQA Guidelines requires that EIRs discuss the cumulative impacts of a project when the project’s incremental effect is cumulatively considerable. According to Section 15065(a)(3) of the State CEQA Guidelines, “cumulatively considerable” means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. In accordance with

Section 15130(b) of the State CEQA Guidelines, the discussion of cumulative impacts must reflect the severity of the impacts and the likelihood of their occurrence; however, this discussion need not be as detailed as the discussion of environmental impacts attributable to the project alone. Further, the discussion of cumulative impacts is guided by the standards of practicality and reasonableness. The State CEQA Guidelines allow for a project's contribution to be rendered less than cumulatively considerable with implementation of mitigation measure(s) designed to alleviate the cumulative impacts.

The geographic scope of the cumulative impact analysis varies depending upon the specific environmental topic being analyzed. In accordance with State CEQA Guidelines Section 15130(b)(3), Table 4.0-1 summarizes the geographic area within which past, present, and reasonably foreseeable future projects may contribute to a specific cumulative impact.

State CEQA Guidelines Section 15130(b)(1) indicates the following approaches for identifying cumulative projects:

- A list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency, or
- A summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or area wide conditions contributing to the cumulative impact.

In determining the present and probable future projects to include in the cumulative impact analysis, the following guidance is provided by the *Communities for a Better Environment v. California Resources Agency* (2002) [103 Cal. App. 4th, 98]. Probable projects include those which: 1) have an application on file at the time the NOP is released; 2) are included in an adopted capital improvement program, general plan, RTP, or similar plan; 3) are included in a summary of projections of projects (or development areas designated) in a general plan or similar plan; 4) are anticipated as later phases of approved projects; and/or 5) are included in money budgeted by public agencies.

This PEIR uses the “list” approach. The full range of past, present and probable future (proposed) projects that are considered as part of the baseline when evaluating cumulative impacts were provided by the City at the time of release of the NOP (June 2, 2009). The cumulative projects for the DVSP Update project are shown in Table 4.0-2. The cumulative impact analysis for each environmental topic addressed in Chapter 4.0 of this PEIR considers a unique set of projects from Table 4.0-2 that occur within the specific geographic areas described in Table 4.0-1. In accordance with State CEQA Guidelines Section 15130(b)(5), a determination is made of the significance of the baseline cumulative impact (prior to considering the cumulative contribution of the DVSP Update) resulting from the combination of cumulative projects (Table 4.0-2) that occur within the specific geographic areas described in Table 4.0-1.

References

This subsection identifies sources relied upon for each environmental topic analyzed in Chapter 4.0 of this PEIR.

Table 4.0-1. Geographic Scope of Cumulative Impact Analyses

Environmental Topic	Geographic Scope of Cumulative Impact Analyses
Aesthetics	For scenic vistas and daytime glare, no cumulative study area exists because impacts are specific to the SPA. For visual character or quality, the cumulative impact study area includes areas adjacent to the SPA. For regional light pollution, the cumulative impact study area includes North San Diego County urban areas (e.g., San Marcos, Escondido, Vista, Carlsbad, Oceanside, Fallbrook, Bonsall) that may contribute to “light dome” effects that disrupt “dark-sky” observations.
Air Quality	For consistency with applicable air quality plans, impact would be limited to the SPA. For violations of air quality standards, the cumulative impact study area includes the San Diego Air Basin (SDAB). For Carbon Monoxide (CO) “hot spots” affecting sensitive receptors near congested intersections, the cumulative impact study area includes the full range of cumulative projects listed in Table 4.0-2 because it is assumed that traffic volumes from some of these projects may contribute to CO emissions at some of the intersections projected to operate below Level of Service (LOS) E and at which the traffic contribution from DVSP Update implementation is significant. For Toxic Air Contaminants (TACs) and objectionable odors, impacts are limited to the SPA or projects along the boundary of the SPA.
Biological Resources	For resources identified as sensitive by the North County MHCP, the cumulative impact study area includes the designated open space preserves within the MHCP boundary (cities of Carlsbad, Encinitas, Escondido, Oceanside, San Marcos, Solana Beach, and Vista). For State and federally listed species, the cumulative impact study areas include California and the United States (U.S.), respectively.
Climate Change	The global atmosphere for greenhouse gas emissions and the SPA.
Cultural Resources	For prehistoric archaeological resources and human remains, the cumulative impact study area includes the entire archaeological record in the County of San Diego. For historical resources, the cumulative impact study area is the City. For paleontological resources, the cumulative study area is the entire paleontological record in the County of San Diego.
Geology and Soils	For applicable seismic hazards and other geologic/soils conditions (groundshaking, ground failure, ground surface lurching/cracking, liquefaction/collapse, lateral spreading, subsidence, expansive soils), no cumulative study area because impacts are specific to the SPA. For soil erosion, the cumulative impact study area includes the receiving waters within the CHU, downstream of the SPA to the Pacific Ocean.
Hazards and Hazardous Materials	For transport, disposal and accidental release of hazardous materials, the cumulative impact study area corresponds to the traffic analysis study area because a hazardous materials spill could occur along any of the routes in the surrounding circulation system in which hazardous materials are transported to and from the DVSP Update. For exposure of schools to hazardous emissions, the cumulative impact study area includes all schools with one-quarter mile of the DVSP Update facilities that use and/or store hazardous materials. For exposure of people or structures to contaminated sites on and adjacent to the SPA, impairment of emergency response and evacuation plans in the SPA, and wildland fires, no cumulative study area because impacts are specific to the DVSP Update.
Hydrology/ Water Quality	The cumulative study area receiving waters within the CHU, downstream of the SPA to the Pacific Ocean. The cumulative study area associated with flood hazard areas is the Buena Vista Creek watershed. There is no cumulative study for impacts related to levees, dam failure, and seiches because all of the cumulative projects listed in Table 4.0-2 are located at a sufficient distance from the nearest inland waterbody so that inundation would be unlikely to occur. The cumulative study area for impacts to groundwater recharge is groundwater in the City.
Land Use	The adjacent communities and applicable land use planning areas, primarily the City
Noise	For operational and construction impacts, the cumulative study area includes development directly adjacent to the SPA.
Population and Housing	Cities of Vista, San Marcos, and Oceanside, and adjacent unincorporated areas of the County of San Diego.

Table 4.0-1. Continued

Environmental Topic	Geographic Scope of Cumulative Impact Analyses
Public Services	For police services, the cumulative impact study area includes the service area of the San Diego County Sheriff's Department (SDCSD). For fire protection services, the cumulative impact study area includes the service area of the City of Vista Fire Department (VFD). For public school services, the cumulative impact study area includes the Vista Unified School District (VUSD).
Recreation	Recreational facilities in the City.
Traffic	For exceedance of LOS standards, the cumulative impact study area includes the circulation network within and adjacent to the SPA. For transportation hazards related to vehicle queuing, the cumulative impact study area includes the SPA and development along the project boundary. For emergency access and parking capacity, no cumulative study area because impacts are specific to the SPA. For alternative transportation, the cumulative impact study area includes the area served by NCTD.
Utilities	VID service area for water; the City for wastewater capacity; CHU for stormwater facilities, the San Diego region for landfill capacity and natural gas, electricity, and telecommunications demand.

Source: City of Vista, 2009

Table 4.0-2. Past, Present and Probable Future Cumulative Projects

Cumulative Project	Location	Project Description	Status
Pending Planning Projects			
<i>Subdivisions</i>			
Emerald Drive Subdivision	East side of Emerald Drive, south of Ravine Road	Processing a Tentative Subdivision Map for 20 lots in the R-1 Zone	Incomplete
Hilo Way Subdivision	South of Hilo Way, west of Thibodo Road	Processing a Tentative Subdivision Map for nine 0.5-acre lots in the E-1 Zone	Incomplete
Catalina Subdivision	East end of Catalina	Processing a Tentative Subdivision Map for twelve 0.5-acre residential lots in the E-1 Zone	Environmental review pending
East Drive Subdivision	East Drive west of N. Santa Fe Avenue	Processing a Tentative Subdivision Map for 8 lots in R-1-B Zone	Incomplete
Cypress Drive Subdivision	Cypress Drive between S. Santa Fe Avenue and Monte Vista Drive	Processing a Tentative Subdivision Map for 8 lots in R-1 Zone	Incomplete
Anna Lane Subdivision	Anna Lane south of Woodland Drive	Processing Tentative Subdivision Map for 5 lots in R-1 Zone	Incomplete
Vista Grande Subdivision	Northeastern portion of the City, between Vista Grande Drive on the east, and E. Vista Way on the west. Address is 2375 Vista Grande Drive.	Annexation and Tentative Subdivision Map for fourteen 1-acre lots on a 7.9 acre site	Incomplete
<i>Condominiums</i>			
Breeze Hill Condominiums	South side of Breeze Hill Road adjacent to courthouse	Specific Plan Amendment for 119 condominiums	Incomplete
Bobier Drive Condominiums	South side of Bobier Drive east of Melrose Drive	Zone Change from A-1 to R-M(15) for 16 condominiums	Incomplete
<i>Commercial</i>			
E. Sycamore 7-11	Northeast corner of Sycamore Avenue/Lobelia Drive	Specific Plan Amendment to operate for 24 hours within the N. County Square Specific Plan	Incomplete
Sam's Club Fueling Station	University Drive	Special Use Permit for new fueling facility within existing parking lot	Incomplete
S. Santa Fe Commercial Center	North side of S. Santa Fe Avenue between Cypress Drive and Service Place	24,000 SF commercial center	Incomplete
N. County Square Commercial Building	Northwest corner of University Drive and Sycamore Avenue	4,000 SF commercial building in the SE corner of Babies R Us parking area	Incomplete
E. Vista Way Commercial Building	SE corner of E. Vista Way/Williamston Street	Site Development Plan for retail/restaurant building on former Union 76 service station site	Incomplete
Escondido Avenue Commercial Center	NE corner of Escondido Avenue/Pala Vista Drive	Site Development Plan for 3-story commercial building	Incomplete
S. Santa Fe Commercial Center	S. Santa Fe Avenue between Morning Glory and the City boundary	Site Development Plan for three retail buildings (~40,000 SF)	Incomplete

Table 4.0-2. Continued

Cumulative Project	Location	Project Description	Status
Mixed Use			
Santa Fe Station	Northeast corner of S. Santa Fe Avenue/Main Street	Specific Plan Amendment, Site Development Plan, and Tentative Subdivision Map for mixed use center; 70 condominium units, 24,646 SF of commercial retail, and 12,640 SF of office space.	Revised plans submitted on 5/19/09; currently undergoing planning review
Industrial			
Watkins Manufacturing	Southeast corner of Sycamore Avenue/ Hot Springs Way	Parking area for semi fleet	Incomplete
La Mirada Industrial	La Mirada Drive east of Business Park in SP 14	Two story industrial building with outdoor storage	Incomplete
Executive Ridge Industrial Parcel Map	South of Executive Ridge, north of San Marcos Boulevard, and east of Business Park Drive	Five industrial lots on approximately 17 acres	Environmental review currently underway
Institutional			
Samoan Congregational Church	Southeast corner of Hacienda Drive and Matagual Drive	Special Use Permit for new church facility, hall, and residence	Incomplete
Jehovah's Witness Facility	Bobier Drive west of Knapp Drive	Special Use Permit to expand on adjacent lot	Incomplete
Approved Projects Under Construction			
North Coast Church	NE corner of N. Santa Fe Avenue and Osborne Street	Construction of a new church facility consisting of seven buildings	Grading and street improvements complete, expected completion of Phase 1 for four buildings in summer 2009.
Adobe Estates	1980 N. Santa Fe Avenue, west of N. Santa Fe Avenue/Taylor Street	General Plan Amendment, Zone Change, Specific Plan Amendment, Site Development Plan, and Tentative Subdivision Map to develop 159 single-family homes, 8 open space lots, public and private street improvements, and associated site improvements on 53.9 acres	Final Map on hold
Craftsman Condominiums	East side of Oak Drive between Foothill Drive and Monte Mar Road, addressed as 1375 Oak Drive	General Plan Amendment, Zone Change, Tentative Parcel Map, Site Development Plan, and Condominium Housing Permit to construct 42 condominium units, public and private street improvements, access, parking, landscaping, drainage, and associated site improvements on a 3.12-acre site	Grading permit issued, building permits issued for Phase 1. Building permits on remaining three condo buildings were not pulled and expired on 3/22/09.
North Avenue Industrial	775 North Avenue (APN 161-061-14), just east of Lee Drive	Site Development Plan and Tentative Parcel Map to create six lots and develop six industrial buildings on 4.68 acres	Rough grading complete; Parcel Map complete (6 lots); individual site development on hold
Cielita Linda (Gordon Property) Subdivision	North of Bonita Drive/Cielita Linda Drive	Construction of a 52-unit gated residential subdivision on a 20.24-acre site	Rough grading complete; residential unit development on hold

Table 4.0-2. Continued

Cumulative Project	Location	Project Description	Status
Copper Drive Condominiums	719 Copper Drive, north side of Copper Drive between Iron Drive and Delta Lane	Condominium Housing Permit, a Tentative Subdivision Map, and a Site Development Plan to develop a 55-unit detached condominium project with private drives and common open space on 6.4 acres	Rough grading complete; residential unit development on hold
American Medical Offices	W. Vista Way at Santa Barbara Court	Site Development Plan and Tentative Parcel Map to develop three medical office buildings totaling 25,000 SF, parking, landscaping and associated site improvements on a 3.1-acre site	Grading permit pending, no building plans submitted; time extension approved until October 2009
Hallmark Condominiums	232 Durian Street, west side of Durian Street between Date Street and Collyn Street	Tentative Parcel Map, Site Development Plan and Condominium Housing Permit to develop 94 multi-family condominium units, private, gated drive-ways, landscaping, common open space, utilities, and associated site improvements on a 9.23-acre site	Grading permit pending, no building plans submitted
Via Centre Office Park	1950 Via Centre Drive, south side of Via Centre Drive, south of Hacienda Drive	General Plan Amendment, Site Development Plan, and a Tentative Parcel Map to develop 63,313 SF of medical and professional office space, parking, landscaping, and general site improvements on a 10.26-acre site	Precise grading complete, buildings near completion
Edgehill Subdivision	2261 Edgehill Road, south side of Edgehill Road, east of Foothill Drive	Tentative Subdivision Map to develop fifteen residential lots, a private street, utilities, and associated site improvements on a 12.42-acre site	Grading permit issued for fifteen 0.5-acre residential lots; rough grading complete; residential unit development on hold
Alta Vista Drive Subdivision	2260 Alta Vista Drive, south side of Alta Vista Drive approximately 400 feet east of Alta Calle	Tentative Subdivision Map to create eight single-family residential lots on 3.1 acres	Final Map, grading, and building permits pending
Sycamore Estates I and II	Sycamore Estates I is located on the west end of Watson Way, west of Sycamore Avenue; Sycamore Estates II is located on the northwest corner of Green Oak Road and Sycamore Avenue	General Plan Amendment, Zone Change, Specific Plan Amendment, new Specific Plans, two Tentative Subdivision Maps, and two Site Development Plans for 58 single family residential units on two separate sites.	Grading permits issued, building permits for models issued and completed. Foreclosed in December 2008; 14 homes at Green Oak sold, remaining 24 on hold, no building permits for 24 units off Watson Way
Green Oak Villas Condominiums	NE corner of Green Oak Road and Sycamore Avenue	General Plan Amendment and Rezone from C-1 Commercial to Multi-Family for 116 condominiums	Grading and building permits pending
Calvary Chapel	Northwest of N. Melrose Drive/North Avenue	Special Use Permit for a church and school	Grading and building permits pending
S. Melrose/Faraday Medical Office	Located at 2643 S. Melrose Drive (APN: 221-011-21), west side of Melrose Drive south of Faraday Avenue	Specific Plan Amendment and a Site Development Plan to construct a two-story 40,250 SF medical condominium office building, parking lot, and landscaped areas. Other proposed improvements include wet and dry utility connections, trash collection areas, and site lighting.	Grading and building permits pending
Target	Northeast corner of Business Park Drive /Poinsettia Avenue	137,000 SF Target store and two retail buildings	Scheduled opening in July 2009

Table 4.0-2. Continued

Cumulative Project	Location	Project Description	Status
Hacienda Drive Retail	Vacant pad in the Bedrosian's and Circuit City Center	Retail building	Grading and building permits not submitted
Verizon Switching Facility	East side of Business Park Drive north of Sycamore Avenue	65,000 SF switching facility with offices	Grading and building permits issued, under construction
Common Grounds Café	South side of Broadway, east of Indiana Avenue	Restaurant/café	Building under construction
Wal-Mart Expansion	University Drive	Expand existing store by 28,000 SF	In litigation, Wal-Mart still pursuing project
N. Santa Fe Commercial Center	East side of N. Santa Fe north of East Drive	15,000 SF commercial center	Grading and building permits not submitted
Community Clinic	Grapevine Road north of W. Vista Way	Site Development Plan for 11,882 SF medical clinic building	Grading and building permits issued, under construction
Vista Village Plaza Mixed Use	North side of Vista Village west of Escondido Avenue	Specific Plan Amendment for commercial/residential mixed use project	Grading and building plans not submitted
Melrose Square Commercial/Hotel Center	NW corner of S. Melrose Drive/Sycamore Avenue	Revised Site Plan from previously approved commercial center to include 20,420 SF of commercial space and 87-room three-story hotel	Grading and building permits issued; under construction
J&D Labs	South side of Progress Street at Commerce Way	Plot Plan for a 140,000 SF industrial building	Grading and building permits pending
Iron Drive Condominiums	East side of Iron Drive south of Copper Drive	General Plan Amendment and Zone Change from R-1 to Multi-Family for 22 condominiums	Grading and building plans not submitted
Green Oak Medical Office Building	SW corner of Green Oak Road and Sycamore Avenue	18,500 SF medical building and spa	Grading and building plans not submitted
Sonic Burger	Southeast corner of S. Santa Fe Avenue/Main Street	Site Development Plan/Special Use Permit for drive in restaurant	Plan checks for grading and building permits complete as of 4/09; applicant has not pulled permits
Hyatt Place	SW corner of S. Melrose Drive/Faraday Avenue	151-room, 6-story Hyatt Place hotel	Grading and building plans not submitted
RV Storage Lot	NE corner of Melrose Drive/Sycamore Avenue	Site Development Plan for RV/Vehicle Storage	Grading and buildings plans pending
Emerald Commercial Building w/ Drive Through	SW corner of Emerald Drive/East Drive	Starbuck's drive through and commercial retail space	Grading and building plans not submitted
Olive/Melrose Trailer Park Expansion	NW corner of Melrose Drive/Olive Drive	Site Development Plan to expand existing trailer park w/ 60 travel trailer spaces	Grading and building plans not submitted
Olive Avenue Storage Yard	Olive Avenue between Melrose Drive and Plymouth Drive	Outdoor storage yard for construction material storage	Grading permit issued on 5/14/09
St. Francis of Assisi	W. Vista Way east of Melrose	Special Use Permit to expand the existing church and private school	Grading and building plans not submitted

Source: City of Vista, 2009