

**NOTICE OF INTENT
TO ADOPT A NEGATIVE DECLARATION
FOR AN AMENDMENT TO THE DEVELOPMENT CODE**

In accordance with Section 15072 of the California Environmental Quality Act Guidelines, NOTICE IS HEREBY GIVEN that the City of Vista (City) has prepared a Negative Declaration for the following project:

P22-0018, City of Vista Small Lot Residential Development Requirements

In general, the proposed project consists of an ordinance that adds Chapter 18.33, Small Lot Residential Development Requirements, of the City's Development Code to introduce certain small lot requirements and associated standards. Specifically, the ordinance is also intended to provide code simplification and clarity for creation of owner-occupied housing opportunities and small lot single-family residential developments as another way to promote homeownership. New small lot residential development requirements would be applicable only within the R-1-B and R-M zones (up to a density of 15 dwelling units per acre), where the small lot development pattern most closely resembles the existing zoning requirements within these zones. Sidewalks and landscaped parkways would be required on both sides of the street with minimum 6-foot wide landscaped parkways. On-street parking would be required on both sides of the street whether a public or private street. Common and private open space requirements would apply. Other standards would include treatment for walls and fences, landscaping requirements and storage space for each unit. Small lot development projects would be processed and reviewed via submittal of a discretionary application for a Tentative Parcel Map or Tentative Subdivision Map along with a Site Development Plan. These applications would be reviewed by the Planning Commission and would be appealable to the City Council, consistent with all other major subdivision applications.

COPIES of the Negative Declaration (ND), accompanying Initial Study (IS) are on file and may be reviewed at the City's Planning Division counter located in the Civic Center at 200 Civic Center Drive in Vista. The ND/IS may also be viewed on the City's web site under "Planning Division - Environmental Resources" by clicking on "Online Resources" at the following link (<http://www.cityofvista.com/services/city-departments/community-development>). The public review period for the ND is from March 24 to April 12, 2022.

"NEGATIVE DECLARATION" means that the City has tentatively concluded that the project will not have a significant effect on the environment.

NOTE: This project has not been approved or denied. It is being reviewed for environmental impacts only.

COMMENTS regarding the ND must be made in writing and received in the Planning Division office no later than 5:00 P.M. on the last day of the public review period. Please address comments to: Ms. Patsy Chow, Deputy Director of Community Development / City Planner, City of Vista Planning Division, 200 Civic Center Drive, Vista, California 92084. Comments may also be sent by e-mail to: pchow@cityofvista.com. Please reference P22-0018 in any correspondence.