

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: Mar Vista Specific Plan

Lead Agency: City of Vista

Contact Name: Raffi Mangassarian

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Project Location: Vista San Diego
City *County*

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

The project area consists of one hundred and eight (108) parcels, within a 143-acre area. The purpose of establishing the Mar Vista Specific Plan (MVSP) is to maintain the rural setting experienced by property owners while under County of San Diego jurisdiction, prior to City of Vista annexation. This is accomplished through adoption of substantially consistent development standards and permitted land uses as compared to those previously governing this neighborhood under County of San Diego jurisdiction. The proposed MVSP would change the current zoning designation of this neighborhood from Agriculture (A-1) to the Specific Plan Implementation (SPI) zone pursuant to Chapter 18.20 of the Development Code. Additionally, an amendment to the Vista General Plan is needed to amend Figure LUCI-2 in the General Plan to designate these parcels as within the MVSP. The new SPI zone will continue to be consistent with the existing General Plan designation for the project site of Rural Residential (RR). The Project does not include any zoning entitlements, nor creates any physical changes to the environment. The Project does not propose or approve any development or construction activities, nor introduce any new land uses that would result in an adverse effect to the General Plan.

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

The Project does not include any zoning entitlements, nor creates any physical changes to the environment. The Project does not propose or approve any development or construction activities, nor introduce any new land uses that would result in an adverse effect to the General Plan. Based on the analysis in this Initial Study, the Project would not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. The Project does not propose or approve any specific development or construction and maintains the pattern of existing development and land uses, and is not anticipated to result in substantial new development. As such, the Project will not result in any significant impacts or cumulatively considerable impacts. Therefore, no impact results. Based on the analysis in this Initial Study, the Project would not have an environmental effect that would cause substantial adverse effects on human beings directly or indirectly. No other impacts have been identified that would result in adverse effects. No impacts would occur.

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

None

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

None