

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Mar Vista Specific Plan

Lead Agency: City of Vista Contact Person: Raffi Mangassarian
 Mailing Address: 200 Civic Center Drive Phone: 760-643-5424
 City: Vista Zip: CA County: San Diego

Project Location: County: San Diego City/Nearest Community: Vista

Cross Streets: Buena Vista Drive and Mar Vista Drive Zip Code: 92081

Longitude/Latitude (degrees, minutes and seconds): 33 ° 10 ' 34.0608 " N / 117 ° 14 ' 22.6104 " W Total Acres: 143

Assessor's Parcel No.: _____ Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: 78 Waterways: Buena Vista Creek

Airports: _____ Railways: _____ Schools: _____

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: Non-Development Application

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: None

Present Land Use/Zoning/General Plan Designation:

Rural Residential (RR)

Project Description: (please use a separate page if necessary)

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 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 Mar Vista Specific Plan 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 Mar Vista Specific Plan. 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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date March 12, 2025 Ending Date April 1, 2025

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>City of Vista</u>
Address: _____	Address: <u>200 Civic Center Drive</u>
City/State/Zip: _____	City/State/Zip: <u>Vista, CA 92084</u>
Contact: _____	Phone: <u>760-643-5424</u>
Phone: _____	

Signature of Lead Agency Representative: Raffi Mangassarian

Digitally signed by Raffi Mangassarian
Date: 2025.03.11 16:11:52 -0700

Date: 3/11/25

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.