

**NOTICE OF INTENT
TO ADOPT A NEGATIVE DECLARATION FOR THE
MAR VISTA SPECIFIC PLAN**

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 (ND) and Initial Study (IS) for the following project:

P24-0354 – Mar Vista Specific Plan - City of Vista

The applicant, City of Vista, seeks approval of the Mar Vista Specific Plan with a General Plan Amendment amending Figure LUCI-2 and a Zone Change from A-1 to SPI for the Mar Vista Specific Plan Area located south of Mar Vista Drive, west of Miramar Drive, east of Buena Vista Drive and north of California Oak Drive. The Project area is comprised of one hundred and eight (108) parcels, within a 143-acre area. The Project area has a General Plan land use designation of Rural Residential (RR) and would maintain this designation. A General Plan Amendment is needed to amend General Plan Figure LUCI-2 to designate these parcels as within the Mar Vista Specific Plan. The Project also seeks approval of the Mar Vista Specific Plan and a Zone Change from Agriculture (A-1) to Specific Plan Implementation (SPI), thereby incorporating the Mar Vista Specific Plan as the regulatory document governing the land uses and future development of the properties within the Project area. The Project will maintain existing minimum lot sizes of one acre and a maximum density of one dwelling unit per acre. 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. The Mar Vista Specific Plan has been prepared in accordance with the Vista Development Code, Chapters 18.20 and 18.50.

COPIES of the Negative Declaration (ND) and 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 ([Environmental Resources & Documents | City of Vista](#)). The public review period for the ND is from March 12 to April 1, 2025.

"NEGATIVE DECLARATION" means that the City has tentatively concluded that the proposed project could 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 MND/IS must be made in writing to Mr. Raffi Mangassarian, Associate Planner, by 5:00 p.m. on April 1, 2025. Please reference P24-0354 in any correspondence. Per State CEQA Guidelines, comments should focus on the proposed finding that the project would not have a significant effect on the environment. If the commenter believes that the project may have a significant environmental effect, it would be helpful to identify the specific effect, explain why the effect would occur, and why it would be significant. All comments should be addressed to Mr. Raffi Mangassarian, Associate Planner, City of Vista Planning Division, 200 Civic Center Drive, Vista, CA 92084-6275. Comments may also be sent by e-mail to: mangassarian@cityofvista.com.