



**CITY OF VISTA  
NOTICE OF PUBLIC HEARING OF THE CITY COUNCIL**

**P24-0254 – Amendment Request to the Vista Development Code – 6th Cycle  
Housing Element Program 8**

Amendment request to permit by-right approval as required by state law on vacant sites listed in two prior housing element site inventories as well as on non-vacant sites listed in a previous housing element site inventory, in order to ensure compliance with the adopted 6th cycle Housing Element 2021-2029. The proposed code amendment is covered by the Negative Declaration (SCH # 2021030046) that was prepared for the 2021-2029 Housing Element and previously approved by the City Council on June 22, 2021. Section 15162 of the California Environmental Quality Act (CEQA) Guidelines addresses the use of a previously approved environmental document for later project-related action and states:

a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

City staff has reviewed the previously approved Negative Declaration and has found the following:

1. No substantial changes are proposed to the project that would require major revisions of the previously adopted Negative Declaration.
2. No substantial changes are proposed to the project with respect to the circumstances that would require major revisions to the previously adopted Negative Declaration.
3. No new information of substantial importance has been identified since the approval of the prior Negative Declaration.

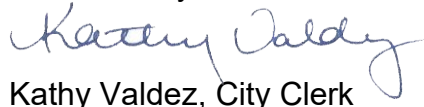
Based on the above, City staff believes the previously approved Negative Declaration is sufficient pursuant to Section 15162 of the CEQA Guidelines and that no subsequent or supplemental environmental review is required for the proposed project.

ALL INTERESTED PARTIES ARE INVITED to attend said hearing and express opinions on the matter outlined above.

QUESTIONS regarding this project should be directed to the Planning Division, City Hall, 200 Civic Center Drive, Vista, Monday through Thursday, 7:30 a.m. to 5:30 p.m., or by telephoning (760) 639-6100. If you wish to send correspondence, the mailing address is: City of Vista, Planning Division, 200 Civic Center Drive, Vista, CA 92084.

#### **CERTIFICATION**

I, Kathy Valdez, City Clerk of the City of Vista, California, certify that I caused the foregoing public notice to be posted on September 12, 2024 on the City's website, cityofvista.com, and at the Vista Civic Center, 200 Civic Center Drive, Gloria McClellan Adult Activity Center and Vista Library.



Kathy Valdez, City Clerk