



**NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION**

October 2, 2021

In accordance with Section 15072 of the California Environmental Quality Act (CEQA) Guidelines, NOTICE IS HEREBY GIVEN that the City of Vista (city) has prepared a Mitigated Negative Declaration (MND) for the following project. The proposed MND, accompanying Initial Study, and selective supporting documents can be reviewed on the city's website at <https://www.cityofvista.com/city-services/city-departments/community-development/building-planning-permits-applications/vista-general-plan-2030/environmental-resources> or at the city's Community Development Department counter located in the Civic Center at 200 Civic Center Drive, Vista, California 92084.

VISTA GRANDE RESIDENTIAL PROJECT (PROJECT), P21-0114: The proposed Vista Grande Residential Project (project) involves the approval of a General Plan Amendment, zoning change, and Tentative Subdivision Map to construct 28 single-family detached lots, an access road, and associated utilities situated on two parcels in the northeastern part of the City of Vista. The project would also include road improvements at the intersection of East Vista Way and Warmlands Avenue. The site is currently designated Rural Residential (RR) in the Vista General Plan 2030, which allows up to one dwelling unit per acre. The project proposes to change the General Plan land use designation to Low Density Residential (LD), which would allow up to two dwelling units per acre. The property is currently zoned Agricultural Zone (A-1). The project also proposes to rezone the property as Estates Residential (E-1). An occupied single-family residence exists on the western parcel, and the remainder of the site is vacant.

In addition, the project is not located on a designated hazardous waste and substance site pursuant to Section 65962.5 of the California Government Code. This includes but is not limited to lists of hazardous waste facilities, land designated as hazardous waste property, and hazardous waste disposal sites and the information in the Hazardous Waste and Substances Statement required under subsection (f) of that section.

Copies of the MND, accompanying Initial Study, and selective supporting documents are on file and may be reviewed at the city's Community Development Department counter located in the Civic Center at 200 Civic Center Drive, Vista, California 92084. The MND may also be viewed on the city's website at the above link. The public review period for the MND is from October 2, 2021, to November 1, 2021. **All comments regarding the MND must be made in writing** and received no later than 5 p.m. on the last day of the public review period. Please address comments to Mr. John Conley, Director of Community Development, City of Vista, 200 Civic Center Drive, Vista, California 92084, or send by e-mail to jconley@ci.vista.ca.us. Please reference **Vista Grande** in all correspondence.