

**NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION
FOR A DEVELOPMENT PROJECT**

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 Mitigated Negative Declaration for the following project:

P21-0300, Camino Largo

The applicant (California West Communities) seeks approval of a General Plan Amendment, Zone Change, Tentative Subdivision Map, and Site Development Plan for the development and construction of 46 detached single-family residences on a 9.3-acre site at 2123 N. Santa Fe Avenue (Assessor's Parcel Number [APN] 159-240-07). The project site has a General Plan land use designation of Rural Residential (RR) and the project would require a General Plan Amendment to designate the site as Medium Density Residential (MD Residential) (10 dwelling units [du]/acre). The project would also require a zone change from Agricultural (A-1) to Residential (R-1-B, small lot subdivision, 3,600 square foot size lots). The property is located northeast of the intersection of North Santa Fe Avenue and Camino Largo, south of the City's boundary with the County of San Diego. Guajome Regional Park is located to the west across North Santa Fe Avenue and single-family residences land are to the south and east. The proposed project would also include private streets, utilities, landscaping, and related improvements.

COPIES of the Mitigated Negative Declaration (MND), accompanying 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 MND/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 (<https://www.cityofvista.com/departments/community-development/permits-forms/vista-general-plan-2030/environmental-resources>). The public review period for the MND is from May 11 to May 30, 2022.

"MITIGATED NEGATIVE DECLARATION" means that the City has tentatively concluded that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures have been identified and incorporated into this project and agreed to by the project proponent. Therefore, the project would 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 Ms. Patsy Chow, Deputy Director of Community Development / City Planner, by 5:00 p.m. on May 30, 2022. Please reference P21-0300 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 because revisions or mitigation measures have been made or agreed to by the City. 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 Ms. Patsy Chow, Deputy Director of Community Development / City Planner, City of Vista Planning Division, 200 Civic Center Drive, Vista, CA 92084-6275. Comments may also be sent by e-mail to: pchow@cityofvista.com.