

**NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION
FOR THE CAMINO LARGO RESIDENTIAL PROJECT (P21-0300)**

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the City of Vista, acting as the Lead Agency is releasing for review and comment to all agencies, organizations and interested persons, a Revised Initial Study and Proposed Mitigated Negative Declaration (IS/MND) for the Camino Largo Residential Project (project).

Project Location: The project site encompasses 9.3 acres northeast of the intersection of North Santa Fe Avenue and Camino Largo, south of the City's boundary with the County of San Diego (Assessor Parcel Number 159-240-07).

Project Description: 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 proposed project would also include private streets, utilities, landscaping, and related improvements. The project site is not listed on any database or list enumerated pursuant to Government Code Section 65962.5.

Availability: Copies of the Revised IS/MND and supporting documents are on file and may be reviewed at the City's Planning Division, 200 Civic Center Drive, in Vista or 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 review period is from September 14, 2022 to October 3, 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.

Comments: All comments regarding the Revised IS/MND must be made in writing and addressed to: Ms. Patsy Chow, Deputy Director of Community Development/City Planner, City of Vista Planning Division, 200 Civic Center Drive, Vista, California 92084. Please reference P21-0300 in any correspondence. Comments may also be sent by e-mail to pchow@cityofvista.com. Comments must be received in the Planning Division office no later than 5:00 P.M. on the last day of the public review period noted above.