

**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:

P21-0130, Melrose Way 15-Lot Tentative Subdivision Map Project

The applicant seeks approval of a General Plan Amendment, Zone Change, Tentative Subdivision Map, and Density Bonus for a 15-lot subdivision on a 2.55-acre site at 1205 Melrose Way (Assessor's Parcel Number's [APN] 166-184-10-00, 166-184-09-00 and 166-183-17-00). The project site has a General Plan land use designation of Low-Density Residential (LD) and the project would require a General Plan Amendment to designate the site as Medium Low Density Residential (MLD) (5 dwelling units dwelling units/acre). The project would also require a zone change from Estates (E-1) to Residential (R-1). The project also seeks a Density Bonus pursuant to State Law allowing a 20 percent density bonus by providing one (1) very-low income unit. The property is located northwest of the intersection of Melrose Way and Centennial Drive. Vista Samoan Seventh-Day Adventist Church and Breeze Hill Elementary School are located directly to the east, multi-family residences to the north, and single-family residences land are to the south and west. 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 ([Environmental Resources & Documents | City of Vista](#)). The public review period for the MND is from May 18 to June 06, 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 Mr. Raffi Mangassarian, Associate Planner, by 5:00 p.m. on June 06, 2022. Please reference P21-0130 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 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](mailto:mangassarian@cityofvista.com).