



**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:

**P21-0339, 1430 Decision Street Redevelopment Project**

The applicant for the proposed project seeks approval of a Site Development Plan to allow demolition of an existing, vacant two-story, 98,000 square foot commercial office building and related infrastructure and redevelopment of the site with a 123,705 square foot light industrial building and 175-space parking lot. The new building would not be a refrigerated or cold storage warehouse. Additional project elements include recycling of the existing onsite parking lot pavements and portions of the existing concrete building walls and reuse in the new structure with new underground utilities and landscaping. The proposed site redevelopment project would encompass the entire parcel which is located within the Vista Business Park Specific Plan area. The subject property is comprised of one parcel (APN: 219-011-88), and is located at 1430 Decision Street, which is bounded by Scott Street to the north and Business Park Drive to the west. The project site is not listed on any lists enumerated under Section 65962.5 of the California Government Code.

COPIES of the Mitigated Negative Declaration (MND), accompanying Initial Study (IS) and all noted supporting documents are on file and may be reviewed at the City's Planning Division counter, 200 Civic Center Drive, in Vista. The MND/IS (only) may be viewed on the City's web site at the following link: <https://www.cityofvista.com/departments/community-development/permits-forms/vista-general-plan-2030/environmental-resources>. The public review period is from March 24 to April 12, 2023.

"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 by 5:00 p.m. on April 12, 2023. Please reference P21-0339 in any correspondence. All comments should be addressed to Mr. Chris Winters, Senior Planner, City of Vista Planning Division, 200 Civic Center Drive, Vista, CA 92084-6275. Comments may also be sent by e-mail to: [cwinters@cityofvista.com](mailto:cwinters@cityofvista.com)