

**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:

P22-0218, Melrose Matagual 34-Lot Tentative Subdivision Map and Site Development Plan

The proposed Vista Melrose Residential Project consists of a residential development within the City of Vista at 560 S. Melrose Drive, 622 S. Melrose Drive and APN166-280-61-00. The approximately 5.55-acre site includes Assessor's Parcel Numbers [APNs] 166-280-60-00, 166-280-61-00, and 166-280-18-00. The properties at 560 S. Melrose Drive and APN 166-280-61-00 are both currently zoned O-P (Office Professional) and a corresponding General Plan designation of Commercial Office (CO). The property at 622 S. Melrose Drive is currently zoned R-1 (Residential) and has a corresponding General Plan designation of Medium Low Density Residential (MLD). The applicant, TTLC Vista Melrose, LLC, proposes to rezone all three properties to R-1-B (Residential) with a corresponding General Plan change to Medium Density Residential (MD). Furthermore, the applicant proposes a thirty-seven (37) lot Tentative Subdivision Map to redevelop the site to include thirty-four (34) single-family residences, which would result in a proposed density of 6.1 dwelling units per acre, a private street, private park with a tot lot and a dog park. The project will utilize the City of Vista Small Lot Subdivision standards per Vista Development Code Section 18.33 to achieve their project design. The proposed project would also include landscaping and offsite street and utility 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 April 12 to May 1, 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 to Mr. Raffi Mangassarian, Associate Planner, by 5:00 p.m. on May 1, 2023. Please reference P22-0218 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.