

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

In accordance with Section 15072 of the California Environmental Quality Act (CEQA) Guidelines, NOTICE IS HEREBY GIVEN that the City of Vista (City) has prepared a Mitigated Negative Declaration (MND) for the following project.

P22-0282, KENSHO RESIDENTIAL PROJECT

The proposed Kensho Residential Project (project) would amend the Downtown Vista Specific Plan (DVSP) and extend the boundaries to include approximately five acres of additional territory on which the below-described multi-family residential structures would be constructed. The project, which would also include a General Plan Amendment, a Zone Change, Specific Plan Amendment, Site Development Plan, and a Tentative Subdivision Map, would construct 183 multi-family dwelling units, covered parking, and associated amenities. The project proposes off-site sidewalk improvements along the northern side of Guajome Street/Lado de Loma Drive from Eddie Drive to the northern side of the project site or North County Transit District rail line (i.e., the off-site improvements area). In addition, the project would construct a pedestrian connection to the east to connect to the sidewalk on Mercantile Street at Guajome Street. The project proposes a General Plan Amendment to change the designation to Mixed Use (MU), which would allow a maximum of 40 du/ac. The site would also be rezoned as DVSP/Paseo Santa Fe District, which permits a mix of commercial and/or residential land uses with a maximum residential density of 40 du/ac. The proposed project would also include a private driveway, utilities, landscaping, and related improvements.

Copies of the MND, accompanying Initial Study, and supporting documents are on file and may be reviewed at the City's Community Development Department counter located in the Civic Center at 200 Civic Center Drive, Vista, California 92084. The MND may also be viewed on the city's website at <https://www.cityofvista.com/departments/community-development/permits-forms/vista-general-plan-2030/environmental-resources>. The public review period for the MND is from June 16, 2023, to July 5, 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 must be made in writing and received no later than 5 p.m. on the last day of the public review period. 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. Please address comments to Ms. Patsy Chow, Acting Director of Community Development/City Planner, City of Vista, 200 Civic Center Drive, Vista, California 92084, and sent by e-mail to pchow@cityofvista.com. Please reference **P22-0282 - Kensho** in all correspondence.