



**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 (MND) for the following project:

P22-0182, Sunset Drive Townhomes

The applicant (Legacy Partners) seeks the approval of a General Plan Amendment, Zone Change, Site Development Plan, Condominium Housing Permit, and Tentative Subdivision Map to construct 38 two-story townhomes and associated improvements on a 4.32-acre site located at 2112 Sunset Drive in Vista, California. The project site consists of three parcels (APNs 166-450-39; 166-450-40; and 166-751-44) located on the west side of Sunset Drive/S. Emerald Drive, approximately one-quarter mile south of State Route 78. The project site currently has an existing vacant residence and accessory structures that would be demolished prior to project development. The 38 townhomes would be developed as attached units divided into 10 separate buildings. The project site is not listed on any lists enumerated under Section 65962.5 of the California Government Code.

COPIES of the 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/city-services/city-departments/community-development/building-planning-permits-applications/vista-general-plan-2030/environmental-resources>. The public 30-day review period is from June 29 to July 28, 2023.

A "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 project's environmental impacts as discussed in the MND/IS must be made in writing by 5:00 p.m. on July 28, 2023. Please reference P22-0182 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