



**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:

Las Lomas Grading Project

The applicant for the proposed project seeks approval of a Land Development Permit and Grading Plan to allow rough grading of APN 174-260-15 in the City of Vista. The 2.93-acre parcel is bound by private roads Las Lomas to the north and Tierra Del Cielo to the west. The proposed project would also widen these adjacent roadways to improve access and safety to the site and existing residential community north and east of the project home site. An additional project component is the creation of a 20-foot-wide fire equipment emergency access road from the eastern terminus of Kings Way, located west of the site, to Tierra Del Cielo. 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/city-services/city-departments/community-development/building-planning-permits-applications/vista-general-plan-2030/environmental-resources>. The public review period is from January 10, 2024, to February 8, 2024.

"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 February 8, 2024. Please reference Las Lomas Grading Project in any correspondence. All comments should be addressed to Mr. Michael Ressler, Principal Planner, City of Vista Planning Division, 200 Civic Center Drive, Vista, CA 92084-6275. Comments may also be sent by e-mail to: mressler@ci.vista.ca.us.