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:

P24-0141, 1160 Hacienda Drive Townhome Project

The applicant (City Ventures) seeks the approval of a Tentative Subdivision Map, Site Development Plan, and Condominium Housing Permit to construct a 63-unit townhome style development on a vacant, previously developed property (APN: 166-440-27-00). The property is located within the western portion of Vista. Specifically, the parcel is located at 1160 Hacienda Drive, southwest of the intersection of Hacienda Drive and Pomelo Drive. State Route (SR-) 78 is approximately 150 feet north of the project boundary and multi-family residential uses are adjacent to the east, south, and west. Buena Vista Creek is adjacent to the site to the east and continues across Hacienda 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 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.vista.gov/departments/community-development/permits-forms/vista-general-plan-2030/environmental-resources. The public 30-day review period is from December 12 to January 12, 2025.

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 January 12, 2025. Please reference P24-0141 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@vista.gov