

**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:

P24-0164, 552 West Bobier Drive Project

The applicant (SWS Engineering, Inc.) seeks the approval of a Tentative Subdivision Map and Site Development Plan to construct 15 single-family attached residential units on a vacant property (APN: 161-030-07-00) that is approximately 1.67 acres in size. The property is located within the northern portion of Vista. Specifically, the parcel is located at 552 W. Bobier Drive, southeast of the intersection of W. Bobier Drive and Sports Park Way. The project site is surrounded by single-family and multi-family residential uses in all directions. 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 30-day public review period is from April 3 to May 4, 2026.

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 May 4, 2026. Please reference P24-0164 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