

Notice of Determination

CEQA Appendix D

TO: ☐ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: City of Vista Planning Division
200 Civic Center Drive
Vista, CA 92084-6275

Contact: Chris Winters, Senior Planner
(760) 643-5394

☒ County of San Diego
Assessor/Recorder/County Clerk
Attn: Fish and Wildlife Notices
1600 Pacific Hwy, Suite 260
San Diego, CA 92101
MS: A-33

SUBJECT: *Filing of Notice of Determination in compliance with Section 21152 of the CA Public Resources Code, Division 13.*

PROJECT TITLE: 552 West Bobier Drive Project (P24-0164)

**STATE CLEARINGHOUSE
NUMBER:** 2026040186

PROJECT LOCATION: 552 W. Bobier Drive, on the south side of W. Bobier Drive between Marabou Lane to the east and N. Melrose Drive to the west, within the City of Vista.

PROJECT DESCRIPTION: The proposed project consists of an entitlement approval for a Tentative Subdivision Map and Site Development Plan to allow for the construction of 15 single-family attached residences, a private road, and associated improvements on a vacant 1.67-acre parcel located at 552 W. Bobier Drive (APN: 161-030-07-00). On 6/16/2026, the project was approved by the Planning Commission. On 6/26/2026, an appeal was filed. The project appeal was heard by the City Council on 8/11/2026.

PROJECT APPLICANT: SWS Engineering, Inc
1635 Lake San Marcos Drive, Suite 200
San Marcos, CA 92078
Contact: Michael Schweitzer, (760) 744-0011

This is to advise that the City of Vista City Council (the Lead Agency) has approved the above-described project on 8/11/2026, and has made the following determinations regarding the above-described project:

1. The project [will ☐ will not ☒- 2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- 3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
- 4. A Statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
- 5. Findings [☐ were ☒ were not] made pursuant to the provisions of CEQA.

This is to certify that the final ☐ EIR ☒ Negative Declaration, with comments and responses, and record of project approval is available to the General Public at: *The City of Vista Planning Division, 200 Civic Center, Vista, CA 92084.*



8/12/2026

Senior Planner

Signature (Public Agency)

Date

Title

Date received for filing at OPR: _____