



**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:

P23-0070, Vista Old Taylor Project

The proposed TTLC Vista Old Taylor, LLC Project (project) consists of a residential development within the City of Vista (City) located at 938 Taylor Street in Vista, California 92084 (APN: 171-231-01-00, 171-231-12-00, 171 220 28 00, 171-231-05-00). The 6.92-acre project site is located on the corner of Taylor Street and Old Taylor Street. The applicant, TTLC Vista Old Taylor LLC, proposes the demolition and removal of existing houses, agricultural uses, and other improvements to construct 28 single-family residences, which would result in a proposed density of 4.05 dwelling units per acre. The project would construct an internal roadway, trail, infrastructure connections, landscaping, and open space including an existing pond. The project also involves on- and off-site infrastructure improvements, including a stormwater detention basin and the off-site extension of water, sewer and storm drain lines to connect to the City's infrastructure.

COPIES of the Mitigated Negative Declaration (MND), accompanying Initial Study (IS) are on file and may be reviewed at the City's Planning Division counter located in the Civic Center at 200 Civic Center Drive in Vista. The MND/IS may also be viewed on the City's web site under "Planning Division - Environmental Resources" by clicking on "Online Resources" at the following link (Environmental Resources & Documents | City of Vista). The public review period for the MND started on July 10, 2025, and is being extended to close on August 28, 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 MND/IS must be made in writing to Mr. Michael Ressler, City Planner, by 5:00 p.m. on August 28, 2025. Please reference P23-0070 in any correspondence. Per State CEQA Guidelines, comments should focus on the proposed finding that the project would not have a significant effect on the environment because revisions or mitigation measures have been made or agreed to by the City. If the commenter believes that the project may have a significant environmental effect, it would be helpful to identify the specific effect, explain why the effect would occur, and why it would be significant. All comments should be addressed to Mr. Michael Ressler, City Planner, City of Vista Planning Division, 200 Civic Center Drive, Vista, CA 92084-6275. Comments may also be sent by e-mail to: mressler@vista.gov.