Print Form

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research

U.S. Mail: P.O. Box 3044, Sacramento, CA 95812-3044

Street Address: 1400 Tenth St., Rm 113, Sacramento, CA 95814

☒ County Clerk
County of: San Diego
Address: 1600 Pacific Hwy Ste 260.
San Diego, CA 92101

From:

Public Agency: City of Vista
Address: 200 Civic Center Drive
Vista, California 92084
Contact: Michael Ressler, City Planner
Phone: 760.643.5424

Lead Agency (if different from above):

Address:

Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2025070373

Project Title: Vista Old Taylor

Project Applicant: TTLC Vista Old Taylor LLC

Project Location (include county): 938 Taylor Street in Vista, California 92084

Project Description:

The proposed Vista Old Taylor Project (project) consists of a residential development within the City of Vista (City) located at 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.

This is to advise that the City of Vista Planning Commission has approved the above
(☒ Lead Agency or ☐ Responsible Agency)

described project on 10/21/2025 (date) and has made the following determinations regarding the above described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
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 mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:
Cit of Vista Planning Division, 200 Civic Center Drive, Vista, CA 92084.

Signature (Public Age) _____ Title: City Planner

Date: 10/21/25 Date Received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011

SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
Oct 22, 2025 08:22 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2025-000929
State Receipt # 37102220250845
Document # 2025-NOD-124

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

Project Title

VISTA OLD TAYLOR

Check Document being Filed:

- ○ Environmental Impact Report (EIR)
- ◉ Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- ○ Notice of Exemption (NOE)
- ○ Other (Please fill in type)

FILED IN THE OFFICE OF THE SAN DIEGO COUNTY CLERK ON October 22, 2025

Posted October 22, 2025 **Removed** _____

Returned to agency on _____

DEPUTY _____

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office.For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

San Diego County

Transaction #: 8698283
Receipt #: 2025408930

JORDAN Z. MARKS
Assessor/Recorder/County Clerk
1600 Pacific Highway Suite 260
P. O. Box 121750, San Diego, CA 92112-1750
Tel. (619) 237-0502 Fax (619) 557-4155
www.sdarcc.gov

Cashier Date: 10/22/2025
Cashier Location: SD

Print Date: 10/22/2025 8:22 am

Payment Summary

Total Fees:	$3,018.75
Total Payments:	$3,018.75
Balance:	$0.00

Payments

CHECK PAYMENT #1027	$2,968.75
VITALCHEK PAYMENT	$50.00
Total Payments	$3,018.75

Filing

CEQA - NOD — FILE #: 2025-000929 Date: 10/22/2025 8:22AM Pages: 2

State Receipt # 37-10/22/2025-0845

Fees:	Fish & Wildlife County Administrative Fee	$50.00
Fees:	Fish & Wildlife Mitigated/Negative Declaration	$2,968.75
Total Fees Due:		$3,018.75

Grand Total - All Documents: $3,018.75

State of California - Department of Fish and Wildlife

2025 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753 5a (Rev 01/01/25) Previously DFG 753 5a

RECEIPT NUMBER
37-10/22/2025-0845
STATE CLEARING HOUSE NUMBER (*If applicable*)
2025070373

SEE INSTRUCTIONS ON REVERSE TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF VISTA		10/22/2025

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
SAN DIEGO	2025-NOD-0124

PROJECT TITLE
VISTA OLD TAYLOR

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
TTLC VISTA OLD TAYLOR LLC		619-536-8026

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
938 TAYLOR STREET	VISTA	CA	92084

PROJECT APPLICANT (*Check appropriate box*)

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$4,123 50	$	0 00
☒ Mitigated/Negative Declaration (MND)/(ND)	$2,968 75	$	2,968 75
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,401 75	$	0 00

☐ Exempt from fee
- ☐ Notice of Exemption (attach)
- ☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850 00	$	0 00
☒ County documentary handling fee		$	50 00
☐ Other		$	0 00

PAYMENT METHOD:

☐ Cash ☒ Credit ☒ Check ☐ Other **TOTAL RECEIVED** $ 3,018 75

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X [signature]	San Diego County Clerk, SILVIA LUNA, Deputy

Payment Reference # CK# 1027 / AUTH.864311- ORDER: 210478207

ORIGINAL - PROJECT APPLICANT COPY - CDFW/ASB COPY - LEAD AGENCY COPY - COUNTY CLERK DFW 753 5A (Rev 01012025)