Print Form

Appendix C

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: 1160 Hacienda Drive Townhome Project

Lead Agency: City of Vista
Contact Person: Chris Winters
Mailing Address: 200 Civic Center Drive
Phone: (760) 643-5394
City: Vista
Zip: 92084
County: San Diego

Project Location: County: San Diego
City/Nearest Community: Vista
Cross Streets: Hacienda Drive, Pomelo Drive
Zip Code: 92081
Longitude/Latitude (degrees, minutes and seconds): 33 ° 11 ′ 34.1 ″ N / 117 ° 15 ′ 55.6 ″ W
Total Acres: 4.6
Assessor's Parcel No.: 166-440-27-00
Section: 26
Twp.: 11S
Range: 4W
Base: San Bern
Within 2 Miles: State Hwy #: 78
Waterways: Buena Vista Creek
Airports:
Railways: NCTD Sprinter
Schools: Breeze Hill Elementary

Document Type:

CEQA:
- ☐ NOP
- ☐ Early Cons
- ☐ Neg Dec
- ☒ Mit Neg Dec
- ☐ Draft EIR
- ☐ Supplement/Subsequent EIR (Prior SCH No.) ____
- Other: ____

NEPA:
- ☐ NOI
- ☐ EA
- ☐ Draft EIS
- ☐ FONSI

Other:
- ☐ Joint Document
- ☐ Final Document
- ☐ Other: ____

Local Action Type:

- ☐ General Plan Update
- ☐ General Plan Amendment
- ☐ General Plan Element
- ☐ Community Plan
- ☐ Specific Plan
- ☐ Master Plan
- ☐ Planned Unit Development
- ☒ Site Plan
- ☐ Rezone
- ☐ Prezone
- ☐ Use Permit
- ☒ Land Division (Subdivision, etc.)
- ☐ Annexation
- ☐ Redevelopment
- ☐ Coastal Permit
- ☐ Other: ____

Development Type:

- ☒ Residential: Units 63 Acres 4.6
- ☐ Office: Sq.ft. ____ Acres ____ Employees ____
- ☐ Commercial: Sq.ft. ____ Acres ____ Employees ____
- ☐ Industrial: Sq.ft. ____ Acres ____ Employees ____
- ☐ Educational: ____
- ☐ Recreational: ____
- ☐ Water Facilities: Type ____ MGD ____
- ☐ Transportation: Type ____
- ☐ Mining: Mineral ____
- ☐ Power: Type ____ MW ____
- ☐ Waste Treatment: Type ____ MGD ____
- ☐ Hazardous Waste: Type ____
- ☐ Other: ____

Project Issues Discussed in Document:

- ☒ Aesthetic/Visual
- ☒ Agricultural Land
- ☒ Air Quality
- ☒ Archeological/Historical
- ☒ Biological Resources
- ☐ Coastal Zone
- ☒ Drainage/Absorption
- ☒ Economic/Jobs
- ☐ Fiscal
- ☒ Flood Plain/Flooding
- ☒ Forest Land/Fire Hazard
- ☒ Geologic/Seismic
- ☒ Minerals
- ☒ Noise
- ☒ Population/Housing Balance
- ☒ Public Services/Facilities
- ☒ Recreation/Parks
- ☒ Schools/Universities
- ☒ Septic Systems
- ☒ Sewer Capacity
- ☒ Soil Erosion/Compaction/Grading
- ☒ Solid Waste
- ☒ Toxic/Hazardous
- ☒ Traffic/Circulation
- ☒ Vegetation
- ☒ Water Quality
- ☒ Water Supply/Groundwater
- ☒ Wetland/Riparian
- ☒ Growth Inducement
- ☒ Land Use
- ☒ Cumulative Effects
- ☐ Other: ____

Present Land Use/Zoning/General Plan Designation:

Land Use: HD (High Density Residential); Zoning: R-M (Multi-Family Residential)

Project Description: *(please use a separate page if necessary)*

The project proposes a Tentative Subdivision Map, Site Development Plan, and Condominium Housing Permit for the construction of seven buildings comprised of 63 multi-family townhome style residential units on a vacant site. The units would range from 1,323 SF to 1,731 SF. The total project building area would be 136,191 SF. Access to the project would be provided via one driveway located on Hacienda Drive approximately 550 feet west of the intersection of Pomelo Drive and Hacienda Drive. The project's proposed 63 multi-family dwelling units, which provide a net density of 15.75 units per acre, would be consistent with the General Plan land use and zoning designations for the project site.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

_____ Air Resources Board
_____ Boating & Waterways, Department of
_____ California Emergency Management Agency
_____ California Highway Patrol
_____ Caltrans District #_____
_____ Caltrans Division of Aeronautics
_____ Caltrans Planning
_____ Central Valley Flood Protection Board
_____ Coachella Valley Mtns. Conservancy
_____ Coastal Commission
_____ Colorado River Board
_____ Conservation, Department of
_____ Corrections, Department of
_____ Delta Protection Commission
_____ Education, Department of
_____ Energy Commission
X Fish & Game Region #5
_____ Food & Agriculture, Department of
_____ Forestry and Fire Protection, Department of
_____ General Services, Department of
_____ Health Services, Department of
_____ Housing & Community Development
X Native American Heritage Commission
_____ Office of Historic Preservation
_____ Office of Public School Construction
_____ Parks & Recreation, Department of
_____ Pesticide Regulation, Department of
_____ Public Utilities Commission
X Regional WQCB #9
_____ Resources Agency
_____ Resources Recycling and Recovery, Department of
_____ S.F. Bay Conservation & Development Comm.
_____ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
_____ San Joaquin River Conservancy
_____ Santa Monica Mtns. Conservancy
_____ State Lands Commission
_____ SWRCB: Clean Water Grants
_____ SWRCB: Water Quality
_____ SWRCB: Water Rights
_____ Tahoe Regional Planning Agency
_____ Toxic Substances Control, Department of
_____ Water Resources, Department of

_____ Other: _____
_____ Other: _____

Local Public Review Period (to be filled in by lead agency)

Starting Date December 12, 2025 Ending Date January 12, 2025

Lead Agency (Complete if applicable):

Consulting Firm: HELIX Environmental Planning, Inc.
Address: 7578 El Cajon Blvd
City/State/Zip: La Mesa, CA 91942
Contact: Jason Runyan
Phone: (619) 462-1515

Applicant: City Ventures
Address: 3121 Michelson Drive #150
City/State/Zip: Irvine, CA 92612
Phone: (909) 996-8585

Signature of Lead Agency Representative: _____ **Date:** 12/9/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.