

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: 1160 Hacienda Drive Townhome Project (P24-0141)

STATE CLEARINGHOUSE NUMBER: 2025120516

PROJECT LOCATION: 1160 Hacienda Drive, on the south side of Hacienda Drive between Pomelo Drive to the east and S. Emerald Drive to the west, within the City of Vista.

PROJECT DESCRIPTION: The proposed project consists of an entitlement approval for a Site Development Plan, Condominium Housing Permit, and Tentative Subdivision Map to allow for the construction of a 63-unit condominium development on a vacant 4.6-acre parcel located at 1160 Hacienda Drive (APN: 166-440-27-00).

PROJECT APPLICANT: City Ventures
3121 Michelson Drive #150
Irvine, CA 92612
Contact: Eric Miller, (909) 996-8585

This is to advise that the City of Vista Planning Commission (the Lead Agency) has approved the above-described project on 2/17/2026, 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.*



2/18/2026

Senior Planner

Signature (Public Agency)

Date

Title

Date received for filing at OPR: _____