

Notice of Determination

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

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

Contact: Patsy Chow, Acting Director of
Community Development / City
Planner (760) 643-5390

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: Kensho - P22-0282

STATE CLEARINGHOUSE NUMBER: 2023060471

PROJECT LOCATION: The 4.59-acre project site (consisting of APN: 179-024-09, 179-093-05, -18, -23, -30,
-32, -34) is located south of Guajome Street, east of Lado de Loma Drive, and west of
North County Transit District (NCTD) rail line in the City.

PROJECT DESCRIPTION: The project consists of a request for a General Plan Amendment, Zone Change,
Specific Plan Amendments, Site Development Plan, and Tentative Subdivision Map to
develop 183 multi-family residential units. The proposed project also includes private
driveway, utilities, landscaping, and related improvements.

PROJECT APPLICANT: Tideline Partners, LLC
P.O. Box 22036
San Diego, CA 92192
Contact: Lev Gershman, 760-295-9111

This is to advise that the Vista City Council (the Lead Agency) has approved the above-described project on 10/24/23,
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 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.

[Handwritten Signature]

October 25, 2023 Acting Director of Community Development/City Planner

Signature (Public Agency)

Date

Title

Date received for filing at OPR: _____