

Notice of Determination

CEQA Appendix D

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

County Clerk
County of San Diego
PO Box 1750
San Diego, CA 92112-4147

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

Contact: Chris Winters, Senior Planner
(760) 643-5394

SUBJECT: *Filing of Notice of Determination in compliance with Section 21152 of the CA Public Resources Code, Division 13.*

PROJECT TITLE: Sunset Drive Townhomes Project – P22-0182

STATE CLEARINGHOUSE NUMBER: 2023060773

PROJECT LOCATION: The 4.3-acre project site is located at 2112 Sunset Drive in Vista, California. The project site consists of three parcels (166-450-39; 166-450-40; 166-751-44). The project site is located on the west side of Sunset Drive/S. Emerald Drive and is split by an existing driveway that serves the Green Valley mobile home community.


PROJECT DESCRIPTION: The applicant seeks approval of a General Plan Amendment, Zone Change, Site Development Plan, Condominium Housing Permit, and Tentative Subdivision Map, to develop 38 two-story townhomes, and associated amenities and improvements. Of the 38 proposed townhomes, 24 units would be located north of the Green Valley mobile home driveway on 3.09 acres, and 14 units would be located south of the existing driveway on 1.18 acres. The 38 townhomes would be split amongst 10 buildings on-site.

PROJECT APPLICANT: Legacy Partners 949-291-8559
5141 California Avenue, Suite 100
Irvine, California 92617

This is to advise that the Vista City Council (the Lead Agency) has approved the above described project on 11/14/2023 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.*



Signature (Public Agency) 11/14/2023 Senior Planner
Date Title

Date received for filing at OPR: _____