

**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:** TTLC Vista Old Taylor, LLC ProjectLead Agency: City of VistaContact Person: Michael ResslerMailing Address: 200 Civic Center DrivePhone: (760)-643-5382City: VistaZip: 92084County: San Diego**Project Location:** County: San Diego County City/Nearest Community: VistaCross Streets: Taylor Street and Old Taylor StreetZip Code: 92084Longitude/Latitude (degrees, minutes and seconds): 33 ° 13 ' 42.4 " N / 117 ° 13 ' 44.5 " W Total Acres: 6.92Assessor's Parcel No.: 171-231-01-00, 171-231-12-00, 171 220 28 00, 171-231-05-00Section: 7Twp.: 11SRange: 3WBase: San MarcosWithin 2 Miles: State Hwy #: SR-76Waterways: N/AAirports: N/ARailways: SprinterSchools: Vista High, Springs Charter**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 28 Acres 4.31☐ 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:**

Medium Low Density Residential/ Estates Residential

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

The proposed TTLC Vista Old Taylor, LLC 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.

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 an "X".  
If you have already sent your document to the agency please denote that with an "S".

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

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

Starting Date July 10, 2025

Ending Date August 9, 2025

### Lead Agency (Complete if applicable):

Consulting Firm: Dudek

Address: 605 Third Street

City/State/Zip: Encinitas, CA 92024

Contact: Erin Lucett

Phone: (760)-479-4872

Applicant: TTLIC Vista Old Taylor LLC

Address: 4350 Von Karman Ave Suite 200

City/State/Zip: Newport Beach, CA

Phone: (925)-331-7006

Signature of Lead Agency Representative: \_\_\_\_\_

Date: 7/8/25

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