

Notice of Exemption

To: [ ] Office of Planning and Research
PO Box 3044, 1400 Tenth Street, Rm. 212
Sacramento, CA 95812-3044

From: City of Vista
200 Civic Center Drive
Vista, CA 92084-6275

[x] County Clerk
County of: San Diego

Project Title: P22-0114 - Wilco Investments - Birch Cades, LLC.

Project Locations - Specific: 2515 Birch Street

Project Location - City: Vista Project Location - County: San Diego

Description of Project: The proposed project consists of a request for approval of a Plot Plan application to allow the construction of a 22,446 square foot industrial building and associated site improvements on 1.64 acres located at 2515 Birch Street. The project would require grading and building permits for the development of the site. The site of the proposed project has a General Plan land use designation of RLI (Research Light Industrial), a Zoning designation of Vista Business Park Specific Plan - Area "B", and is substantially surrounded by urban uses. The site does not contain habitat for endangered, rare, or threatened species; it is adequately served by all required public services and utilities; and project approval would not result in any significant air quality, noise, traffic, or water quality impacts.

Name of Public Agency Approving Project: City of Vista Planning Dept.

Name of Person or Agency Carrying out Project: Erich Wilms
PO Box 811
Fallbrook, CA 92028
Contact: Erich Wilms - (760)598-9100 x 306

Exempt Status: (check one)

- [ ] Ministerial (Sec. 21080(b)(1); 15268);
[ ] Declared Emergency (Sec. 21080(b)(3); 15269(a));
[ ] Emergency Project (Sec 21080(b)(4); 15269(b)(c));
[x] Categorical Exemption. State type and section number: Section 15332 - In-Fill Development Projects
[ ] Statutory Exemptions. State code number:

Reasons why project is exempt: The proposed project is exempt under State CEQA Guidelines Section 15332 - In-Fill Development Projects, which is a Class 32 categorical exemption. The proposed industrial building development meets the following five conditions of Class 32 exemptions: (a) it would be consistent with the applicable designations and policies of the City's General Plan and Zoning Ordinance; (b) it would be developed within City limits on a site no more than five acres that is substantially surrounded by urban uses; (c) the project site does not contain any habitat for endangered, rare or threatened species; (d) approval of the project would not result in significant effects related to traffic, noise, air quality, or water quality; and (e) the site is adequately served by all required public utilities and services.

Lead Agency Contact Person: Raffi Mangassarian, Telephone Number: (760) 643-5424

If filed by applicant:

- 1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? [ ] Yes [ ] No

Signature: [Handwritten Signature] Date: 12/12/22 Title: Associate Planner

[x] Signed by Lead Agency Date received for filing at OPR:
[ ] Signed by Applicant