

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

County Clerk
 County of: San Diego

Project Title: Planning Case No. P22-0181 – N. Santa Fe Apartments

Project Location – Specific: 1304 N. Santa Fe Avenue

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

Description of Project:

The proposed project consists of a Site Development Plan to develop 36 market rate apartment units, parking, drainage improvements, wet and dry utilities, landscaping, private deck areas, opens space amenities, and all associated infrastructure on a 1.29-acre parcel located at 1304 N. Santa Fe Avenue. The proposed project involves the demolition of the existing site improvements and the construction of two four-story apartment buildings and associated site improvements. The proposed project would also require a Building Permit.

Name of Public Agency Approving Project: City of Vista Planning Division

Name of Person or Agency Carrying out Project: Kire Builders, Inc. – Stephan Gaspar
10625 Scripps Ranch Road
San Diego, CA 92131
Contact: Stephan Gaspar - (858) 775-3259

Exempt Status: (check one)

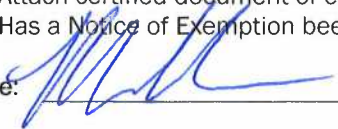
- Ministerial (Sec. 21080(b)(1); 15268);
 Declared Emergency (Sec. 21080(b)(3); 15269(a));
 Emergency Project (Sec 21080(b)(4); 15269(b)(c));
 Categorical Exemption. State type and section number: Section 15332 – In-Fill Development Projects
 Statutory Exemptions. State code number:

Reasons why project is exempt: This project qualifies for an in-fill exemption in the State CEQA Guidelines, therefore this project has been determined to be exempt from environmental review in accordance with CEQA Guidelines Section 15332 – In-Fill Development Projects. The proposed project 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 adequately served by all required public utilities and services. The proposed project involves the development of 36 apartment units and associated site improvements on a 1.29-acre parcel of land.

Lead Agency Contact Person: Michael Ressler, Principal Planner Telephone Number: 760-643-5382

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:  Date: 1/17/23 Title: Principal Planner

- Signed by Lead Agency Date received for filing at OPR: _____
 Signed by Applicant