

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: P21-0340 – Monte Mar Center Modification

Project Location – Specific: 1401 E. Vista Way

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

Description of Project:

The proposed project consists of a request by Hesperia Outpost, LP, for approval of an amendment to a previously approved Special Use Permit and Site Development Plan (P16-0276), to replace an 8,000 square foot retail building with a 6,000 square foot retail building to include a new drive through facility within a previously approved retail shopping center located on 4.47 acres located at 1401 E. Vista Way.

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

Name of Person or Agency Carrying out Project: Hesperia Outpost, LP
P. O. Box 1958
Corona, CA 92878
Contact: Ino Cruz - (951)280-3833

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: Class 32, Section 15332 – Existing Facilities
 Statutory Exemptions. State code number:

Reasons why project is exempt: The proposed project is categorically exempt from environmental review under State CEQA Guidelines Section 15332 – In-Fill Development Projects, which is a Class 32 Categorical Exemption. The proposed project includes amendment to a previously approved Special Use Permit and Site Development Plan, to replace an 8,000 square foot retail building with a 6,000 square foot retail building to include a new drive through facility within a previously approved retail shopping center and meets the following five conditions of Class 32 exemptions: (a) the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (b) the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban areas; (c) the project site has no value as habitat for endangered, rare or threatened species; (d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) the site is adequately served by all required utilities and public services.

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: 5/2/23 Title: Principal Planner

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