

**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: P23-0190 – Smoke Shop

Project Location – Specific: 1010 E. Vista Way, Suite E

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

**Description of Project:** The proposed project consists of a request for approval of a Special Use Permit to repurpose an existing 823 square-foot commercial suite located within an existing neighborhood commercial center into a smoke shop retail sales establishment. The modifications of the existing tenant space would only involve interior improvements to install a customer service counter and merchandise display cases. There will be no exterior improvements.

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

Name of Person or Agency Carrying Out Project: Everardo Ortega  
1010 E. Vista Way, Suite E  
Vista, CA 92084  
(760)576-6483

**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 1, Section 15301 - Existing Facilities  
 Statutory Exemptions. State code number:

**Reasons why project is exempt:** The proposed project is exempt under State CEQA Guidelines Section 15301(a) Existing Facilities, which is a Class 1 exemption. Class 1 exemptions, "consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination." The proposed project consists of a request for approval of a Special Use Permit to allow for the establishment of a smoke shop retail sales establishment. The project will allow for minor alterations to an existing private structure consisting of interior tenant improvements to an existing 823 square-foot commercial suite only, and there will be no expansion of the suite or exterior modifications.

Lead Agency Contact Person: Raffi Mangassarian, Associate Planner Area Code/Telephone/Ext.: 760-643-5394

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: 10/03/2023 Title: Associate Planner

- Signed by Lead Agency  
 Signed by Applicant

Date received for filing at OPR: \_\_\_\_\_