

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. P23-0215 – Vista 1070 Apartments

Project Location – Specific: 1070 S. 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 repurpose an existing commercial building into multi-family housing and construct two additional apartment buildings for a total of 96 apartment units, inclusive of eight very low-income units, on a 2.34-acre site with associated parking, landscaping, and site improvements located at 1070 S. Santa Fe Avenue (APN 180-310-15-00).

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

Name of Person or Agency Carrying out Project: AMB SSF, LLC. – Robert Honer
179 Calle Magdalena
Encinitas, CA 92024
Contact: Robert Honer- (760) 230-1000

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 96 apartment units and associated site improvements on a 2.34-acre parcel of land.

Lead Agency Contact Person: Raffi Mangassarian, Associate Planner 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:  Date: 2/20/24 Title: Associate Planner

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