

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. P23-0269 – Santa Fe Place

Project Location – Specific: 952 and 958 Postal Way

Project Location – City: Vista

Project Location – County: San Diego

Description of Project:

The proposed project consists of a Site Development Plan to repurpose two existing commercial office buildings into multi-family residential housing totaling 36 apartment units, inclusive of seven low-income units, on a 1.36-acre site located at 952 and 958 Postal Way (APN 179-130-31). The project proposes the adaptive reuse of two existing two-story office buildings, exterior building enhancements, and associated site improvements.

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

Name of Person or Agency Carrying out Project: Escondido Ventures, LLC. – Bhavesh Patel

1650 Hotel Circle N, Suite 120

San Diego, CA 92108

Contact: Bhavesh Patel - (619) 293-3349

Exempt Status: (check one)

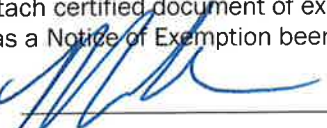
- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: Section 15332 – In-Fill Development Projects
- Statutory Exemptions. State code number:

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 conversion of two existing office buildings into 36 apartment units and associated site improvements on a 1.36 parcel of land.

Lead Agency Contact Person: Michael Ressler, City 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: 4/16/24 Title: City Planner

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR: _____