

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: P22-0342 Taylor Terrace Townhomes

Project Location - Specific: 1860 E. Vista Way

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

Description of Project: The proposed project consists of approval of a Site Development Plan, Tentative Subdivision Map, and Condominium Housing Permit for the development of 51 townhomes and associated site improvements on a 3.6-acre site (APNs: 171-232-13, 171-232-16, and 171-232-17) located at the southwest corner of E. Vista Way and Old Taylor Street. The project would consist of the construction of 13 two-story buildings consisting of attached townhomes. The project proposes 13 two-bedroom units and 38 three-bedroom units (51 total). Each townhome includes a two-car, enclosed garage with interior access to the first-floor living space. Site improvements would include grading, connection of utilities, paving, and installation of landscaping. The existing and proposed general plan land use designation of the subject property is HD (High Density Residential), and the existing/proposed zoning designation is R-M (21) (Multi-Family Residential, maximum density of 21 dwelling units per acre). The subject property does not contain habitat for any endangered, rare, or threatened species. Further, it is substantially surrounded by urban uses; it is adequately served by all required public utilities and services; and project approval would not result in any significant air quality, noise, traffic, or water quality impacts.

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

Name of Person or Agency Carrying out Project: Michael Torres - TTLIC Vista East Vista, LLC
4350 Von Karman Ave, Suite 200
Newport Beach, CA 92660
(925) 331-7006

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: The proposed project is exempt under State CEQA Guidelines Section 15332 - In-Fill Development Projects, which is a Class 32 categorical exemption. As noted in the project description above, the proposed project meets the following five in-fill 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 is adequately served by all required public utilities and services.

Lead Agency Contact Person: Chris Winters, Senior 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: [Handwritten Signature] Date: 6/18/2024 Title: Senior Planner

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