

**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: P24-0340 – Drive-through Restaurant – 640 Hacienda Drive

Project Locations – Specific: 640 Hacienda Drive

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

**Description of Project:** The proposed project consists of a request for approval of an amendment to a previously approved Special Use Permit to convert a portion of an existing bank building with an existing ATM drive-through to a drive-through restaurant within an existing commercial center located at 640 Hacienda Drive (APN 166-150-80-00.) The proposed project consists of converting 2,300 square feet of the existing interior space into a restaurant utilizing the existing drive-through facility and maintaining the bank use for the remaining 3,000 square feet. The existing ATM drive-through would be repurposed as the drive-through for the proposed restaurant tenant.

Name of Public Agency Approving Project: City of Vista Planning Dept.

Name of Person or Agency Carrying out Project: Vince Kattoula  
P.O. Box 2735  
Spring Valley, CA 92081  
Contact: Vince Kattoula – (619)750-9650

**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:
- Statutory Exemptions. State code number:


Section 15332 – In-Fill Development Projects

**Reasons why project is exempt:** This project is categorically exempt from the requirement to prepare an environmental document pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15332 – In-Fill Development Projects. The proposed project primarily involves minor reconfiguration to an existing drive-through lane that serves an existing commercial building in order to accommodate a future restaurant tenant. The proposed use (drive-through restaurant) would be consistent with the General Plan and zoning regulations upon approval of the proposed Special Use Permit; the project site was previously developed for commercial use, is 0.94 acres in size, and has no habitat value; the project would not create any significant effects relating to traffic, noise, air quality or water quality and all necessary utilities and public services already serve the site. Therefore, the proposed project is exempt from further environmental review under CEQA as an in-fill development project.

Lead Agency Contact Person: Daisy Diep, Junior Planner Telephone Number: (760) 643-5400

**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: 1/22/2025 Title: Junior Planner

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