

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

[X] County Clerk
County of: San Diego

Project Title: P23-0318- TPM Three-Lot Subdivision at 1619 Foothill Drive

Project Locations - Specific: 1619 Foothill Drive (APN 174-141-45-00)
Project Location - City: Vista Project Location - County: San Diego

Description of Project: The proposed project consists of a request for approval of a Tentative Parcel Map to divide an existing 1.55-acre parcel into three lots: Parcel 1 would be .50-acres; Parcel 2 would be .50-acres; and Parcel 3 would be .55-acres. The division would be in conformance with the City's General Plan and Zoning Ordinance designations of LD (Low Density Residential) and the E-1 (Estates Residential) Zone; it does not require any variances or exceptions; and all required services and access to such utilities as sewer, water, etc. would be available within the surrounding area. In addition, the parcel was not involved in a division of a larger parcel within the past two years. Future improvements to the lots are proposed as single-family residential and approved under a separate permit.

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

Name of Person or Agency Carrying out Project: Thomas Clark - Clark Edith M Lifetime Benefit Trust 02-24-92
1619 Foothill Drive
Vista, CA 92084
(760)468-5537

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));
[X] Categorical Exemption. State type and section number: Class 15, Section 15315 - Minor Land Divisions
[] Statutory Exemptions. State code number:

Reasons why project is exempt: The proposed project is exempt under State CEQA Guidelines Section 15315 - Minor Land Divisions, which is a Class 15 categorical exemption. Class 15 exemptions, "consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use-into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent." The proposed project consists of a request for approval of a Tentative Parcel Map to divide an existing 1.55-acre parcel into three lots. As noted above in the project description, the project meets the conditions of a Class 15 exemption.

Lead Agency Contact Person: Michael Ressler 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: [Handwritten Signature] Date: 4/22/25 Title: City Planner

[X] Signed by Lead Agency Date received for filing at OPR:
[] Signed by Applicant