

## 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: P24-0139 Monte Vista Residential

Project Location – Specific: 1800 Monte Vista Drive, Vista, CA 92084 (APN 181-022-05-00)

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

**Description of Project:** The proposed project consists of a Tentative Subdivision Map inclusive of a Site Development Plan and Density Bonus to construct 19 single-family homes on a 6.47 acre site located at 1800 Monte Vista Drive (APN 181-022-05-00). Improvements include the construction of a stormwater treatment basin, a private street, sidewalks, and new utility connections. The proposed land use is consistent with the Vista General Plan 2030 and meets applicable development standards.

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

Name of Person or Agency Carrying out Project: Matt Thorne – CWC Monte Vista LP  
5827 Priestly Drive, Suite 110  
Carlsbad, CA 92008  
(760) 803-0297

**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:
- Other (Sec. 21083.3; 15183) State section number: Section 15183 – Projects Consistent with a Community Plan or Zoning

**Reasons why project is exempt:** The proposed residential project to develop 19 homes and associated improvements is consistent with the Low Density land use designation of the Vista General Plan 2030. An environmental analysis (Monte Vista Residential CEQA Guidelines Section 15183 Environmental Review Checklist - April 2025) of the project was completed and determined that the General Plan PEIR adequately anticipated and described the impacts of the project, identified mitigation measures to reduce potential impacts to the extent feasible, and the project would implement these mitigation measures as applicable. The analysis further concluded that the project qualifies for an exemption from additional environmental review and that all the required findings can be made in accordance with CEQA Guidelines Section 15183.

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:  Date: 6/19/2025 Title: Senior Planner

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