

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: P24-0311 Caritas Village

Project Location – Specific: 220 Camino Corto, Vista, CA 92083 (APN 163-300-08-00)

Project Location – City: Vista

Project Location – County: San Diego

Description of Project: The proposed project is a Site Development Plan and Density Bonus to construct a 100% affordable housing development consisting of 24 apartment homes on a 1.07-acre site located at 220 Camino Corto (APN 163-300-08-00). Specifically, the proposed project would construct 24 units within two buildings at three-stories in height, and a single-story clubhouse building. Associated site improvements would include grading, connection of utilities, paving, and installation of landscaping. The project is consistent with the Vista General Plan 2030 land use designation of the subject property as MD – Medium Density Residential. The 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: Gabe Chavez – Caritas Corporation
3 Park Plaza, Suite 1700
Irvine, CA 92614
949-250-0607

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

- ☒ Signed by Lead Agency
☐ Signed by Applicant

Date received for filing at OPR: _____