

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: P25-0012 - TPM Two-Lot Subdivision 721-723 Plumosa Avenue

Project Locations - Specific: 721-23 Plumosa Avenue (APN 217-601-21-00)

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 0.637-acre parcel into two lots. The division would be in conformance with the City's General Plan and Zoning Ordinance designations of MLD (Medium Low Density Residential); 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, and it has an average slope of approximately 16 percent. No improvements to the lots are proposed at this time.

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

Name of Person or Agency Carrying out Project: Krishnan Vijayaraghavan
4653 Carmel Mountain Rd, Suite 308-422
San Diego, CA 92130
(858)997-3659

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: 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 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 0.637-acre parcel into two lots. As described above, the project meets the standards of the exemption.

Lead Agency Contact Person: Daisy Diep 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: 2/12/2020 Title: Junior Planner

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