

**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: Planning Case No. P25-0117 - Caserra Apartments - 141 units

Project Location - Specific: 1070 S. Santa Fe Avenue

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

**Description of Project:**

The proposed project consists of a Site Development Plan to construct a 141-unit apartment building, inclusive of 22 affordable units, on a 2.38-acre site with associated parking, landscaping, and site improvements located at 1070 S. Santa Fe Avenue (APN 180-310-15-00)

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

Name of Person or Agency Carrying out Project: AMB SSF, LLC.  
179 Calle Magdalena  
Encinitas, CA 92024  
Contact: Jon Rilling (760) 230-1000

**Exempt Status:** (check one)

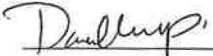
- Ministerial (Sec. 21080(b)(1); 15268);  
 Declared Emergency (Sec. 21080(b)(3); 15269(a));  
 Emergency Project (Sec 21080(b)(4); 15269(b)(c));  
 Categorical Exemption. State type and section number: Section 15332 - In-Fill Development Projects  
 Statutory Exemptions. State code number:

**Reasons why project is exempt:** This project qualifies for an in-fill exemption in the State CEQA Guidelines, therefore this project has been determined to be exempt from environmental review in accordance with CEQA Guidelines Section 15332 - In-Fill Development Projects. The proposed project meets the following five 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 adequately served by all required public utilities and services. The proposed project involves the development of a 141-unit apartment building, inclusive of 22 affordable units, on a 2.38-acre site.

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: 4/22/2026 Title: Junior Planner

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