

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: P25-0009 – Burkholz Four-Lot Tentative Parcel Map

Project Locations – Specific: 1106 Lime Place (APN 169-100-57-00)

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

Description of Project: The proposed project is a request for approval of a Tentative Parcel Map to divide one existing 2.41-acre parcel into four lots that would range from 0.55-acre to 0.59-acre in size. The existing parcel contains a single-family residence and accessory dwelling unit that would remain on one of the four proposed lots. The proposed density of 1.5 dwelling units per acre would be in conformance with the City's General Plan Land Use designation of Low Density (LD) Residential, which allows a maximum of two dwelling units per acre. The subdivision would also conform to the existing zoning under the E-1 Estates Zone, which requires a minimum lot size of ½-acre. The current project only involves the subdivision of the 2.41-acre parcel into four lots. The construction of new residences is not part of the current proposal.

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

Name of Person or Agency Carrying out Project: Randall Burkholz and Howard Burkholz
2568 W. Ranch Street, Apt. 301
Carlsbad, CA 92010
(760) 305-3020

Exempt Status: (check one)

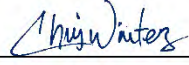
- ☐ Ministerial (Sec. 21080(b)(1): 15268);
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
☐ Emergency Project (Sec 21080(b)(4); 15269(b)(c));
☒ Categorical Exemption. State type and section number: Class 15, Section 15315 – Minor Land Divisions
☐ Statutory Exemptions. State code number:

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 project consists of a request for approval of a minor subdivision to divide one existing 2.41-acre parcel into four lots. The project meets the standards for this exemption because the project conforms to the General Plan and zoning as detailed above; no variances or exceptions are needed; all required services and access are available to the site; the parcel was not involved in a division of a larger parcel within the previous two years; and the parcel has an average slope of approximately (only) 6 percent.

Lead Agency Contact Person: Chris Winters **Telephone Number:** (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:** 6/22/2026 **Title:** Senior Planner

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