

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: P24-0348 – Site Development Plan for a Scaffold Materials Storage Yard

Project Location – Specific: 2232 La Mirada Drive, on the south side of La Mirada Drive, approximately 360 feet east of Business Park Drive (APN 219-531-45-00).

Project Location – City: Vista

Project Location – County: San Diego

Description of Project: The proposed project consists of a Site Development Plan to allow for a scaffold materials storage yard on a 0.61-acre site (APN 219-531-45-00) located at 2232 La Mirada Drive. Sahara Scaffold will use the site for storage of wood planks and metal scaffolding parts. Onsite operations would include the use of a forklift to load scaffolding materials onto flat-bed trucks for delivery to construction sites. The hours of operation would be from 7:00 a.m. to 5:00 p.m., Monday through Friday. Site improvements include 720 square feet of landscaping along the street frontage, an 8-foot-tall split-face block wall to screen the open storage area from street view, a driveway approach, and a retaining wall along the property's interior property lines. The site of the proposed project has a general plan land use designation of IG (Industrial General), and is zoned M-1 (Light Manufacturing) by Specific Plan No. 14. The 0.61-acre project site is substantially surrounded by industrial uses, and it does not contain habitat for any endangered, rare, or threatened species. In addition, the site is adequately served by all required public services and utilities; and the 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: Jeff Smith, Owner
17311 Nolan Lane
Riverside, CA 92504
Phone: (909) 376-1906

Exempt Status: (check one)

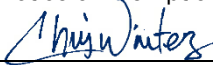
- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: Section 15332 - In-Fill Development Projects
- ☐ Statutory Exemptions. State code number:

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 above in the project description, the proposed storage yard 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 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: 10/21/2026 Title: Senior Planner

☒ Signed by Lead Agency
☐ Signed by Applicant

Date received for filing at OPR: _____