NOTICE OF EXEMPTION

City of Oceanside, California

Post Date:
Removal:
(180 days)

1. **APPLICANT:** Tim Barzal, Vista Bella Investments Group LLC.
2. **ADDRESS:** 2358 University Ave., #33 San Diego, CA 92130
3. **REPRESENTATIVE/PHONE NUMBER:** Sergio Pena, (909) 997-8054
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Manuel Baeza, Principal Planner - (760) 435-3519
6. **PROJECT TITLE:** Vista Bella Mixed Use (D23-00009 and DB23-00004) (APNs: 160-140-02-00, 160-140-06-00)
7. **PROJECT LOCATION:** 503 Vista Bella Oceanside CA 92057
8. **DESCRIPTION:** The proposed project is a request for the demolition of an existing two story office building and the construction of a six story mixed-use development consisting of 73 apartments, four live work units, and 688 square feet of ground floor commercial space on 1.739-acre site located generally at 503 Vista Bella within the Oceana Neighborhood Planning Area. The project site has a General Plan Land Use designation of General Commercial (GC) and zoning designations of Limited Commercial (CL) District and General Commercial (CG) District.

ADMINISTRATIVE DETERMINATION: Planning Division staff has completed a preliminary review of this project in accordance with the City of Oceanside's Environmental Review Guidelines and the California Environmental Quality Act (CEQA), 1970. Based on this review, staff has determined that further environmental evaluation is not required because:

[x] The proposed project constitutes In-fill development that is consistent with the applicable general plan and zoning designations, is located in an urbanized area, and would not result in any significant environmental effects. As such, the project is categorically exempt pursuant to **Class 32, "In-Fill Development Projects" (Section 15332)**;

[ ] "The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. (Section 15061(b) (3)); or,

[ ] The project is statutorily exempt, Section, ____ (Sections 15260-15277); or,

[ ] The project does not constitute a "project" as defined by CEQA (Section 15378).

Date: May 22, 2025

Manuel Baeza, Principal Planner

cc: [x] Project file [x] Counter file Posting: [x] County Clerk [x] OPR

SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
May 28, 2025 02:02 PM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2025-000438
State Receipt # 37052820250395

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

Project Title

VISTA BELLA MIXED USE (D23-00009 AND DB23-00004) (APNs: 160-140-02-00, 160-140-06-00)

Check Document being Filed:

- ○ Environmental Impact Report (EIR)
- ○ Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- ◉ Notice of Exemption (NOE)
- ○ Other (Please fill in type):

FILED IN THE OFFICE OF THE SAN DIEGO COUNTY CLERK ON May 28, 2025
Posted May 28, 2025 **Removed** _____
Returned to agency on _____
DEPUTY _____

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

State of California - Department of Fish and Wildlife

2025 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (Rev. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:
37-05/28/2025-0395

STATE CLEARING HOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF OCEANSIDE		05/28/2025

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
SAN DIEGO	37-2025-0395

PROJECT TITLE
VISTA BELLA MIXED USE (D23-00009 AND DB23-00004) (APNS: 160-140-02-00 160-140-06-00)

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
VISTA BELLA INVESTMENTS GROUP LLC.		909-997-8054

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
2358 UNIVERSITY AVE. #33	SAN DIEGO	CA	92130

PROJECT APPLICANT (*Check appropriate box*)
☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$4,123.50	$	0.00
☐ Mitigated/Negative Declaration (MND)/(ND)	$2,968.75	$	0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,401.75	$	0.00

☒ Exempt from fee
- ☒ Notice of Exemption (attach)
- ☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee(State Water Resources Control Board only)	$850.00	$	0.00
☒ County documentary handling fee		$	50.00
☐ Other		$	0.00

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other TOTAL RECEIVED $ 50.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X ERS	San Diego County Clerk, ELVA STOPKE, Deputy

Payment Reference #: CHECK #1847

ORIGINAL - PROJECT APPLICANT COPY - CDFW/ASB COPY - LEAD AGENCY COPY - COUNTY CLERK DFW 753.5A (Rev. 01012025)