



NOTICE OF EXEMPTION

City of Oceanside, California

Post Date:
Removal:
(180 days)

1. **APPLICANT:** Oceanside Community Partners, LLC
2. **ADDRESS:** South side of Kelly Street between Hunsaker Street and Andy Lane (APN: 154-170-78)
3. **REPRESENTATIVE/PHONE NUMBER:** Steve Sheldon (949-230-7170)
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Shannon Vitale, Senior Planner - (760) 435-3927
6. **PROJECT TITLE:** Kelly Street (Lagoon Pacific) Project (T24-00001, D24-00008, DB24-00002)
7. **DESCRIPTION:** Construction of 35 detached single-family homes and associated site improvements, including 15,669 SF of common open space. Pursuant to State Density Bonus Law, six of the homes would be set aside as affordable housing units (three reserved for very-low income and three reserved for moderate-income households). The project site has a General Plan Land Use Designation of Estate B Residential (EB-R), a Zoning Designation of Residential Estate (RE-B), and is within the Fire Mountain Neighborhood Planning Area.

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:

- In accordance with Article 19, Section 15332 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA), the proposed project qualifies for a Class 32 "In-fill Development Projects" Categorical Exemption pursuant to Section 15332, as the project is located in an urbanized area and would not result in any significant environmental effects.
- "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).



Shannon Vitale, Senior Planner

Date: June 18, 2025

cc: Project file Counter file Library Posting:f: County Clerk \$50.00 Admin. Fee