NOTICE OF EXEMPTION

City of Oceanside, California

Post Date:
Removal:
(180 days)

1. **APPLICANT:** Hallmark Development Corp.
2. **ADDRESS:** 740 Lomas Santa Fe Dr Ste 204, Solana Beach, CA 92075
3. **APPLICANT REP:** Sean Santa Cruz, 858-481-3310 x108
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT PLANNER:** Dane Thompson, Associate Planner
6. **PROJECT TITLE:** Tentative Map (T24-00005), Development Plan (D24-00016) and Density Bonus (DB22-00007) – Grace Street Subdivision

7. DESCRIPTION: Tentative Map (T24-00005), Development Plan (D24-00016) and Density Bonus (DB22-00007) for the subdivision of an approximately 1.68-acre portion of the existing lot at 240 Grace Street into 19 residential lots, four (4) lettered lots, and one (1) remainder lot and the development of nineteen single-family residences (APN: 148-320-42).

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

[x] The project qualifies for a Class 32 categorical exemption under Section 15332 (In-Fill Development Projects), as the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations, the project would occur within city limits on a project site of no more than five acres substantially surrounded by urban uses, the project site has no value as habitat for endangered, rare or threatened species, approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all required utilities and public services.

[ ] "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. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA" (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).

Dane Thompson

Digitally signed by Dane Thompson
DN: cn=Dane Thompson, ou=Building, email=DThompson@oceansideca.org
Reason: I agree to the specified portions of this document
Date: 2025.10.15 11:45:48 -07'00'

Date: October 15, 2025

Dane Thompson, Associate Planner