NOTICE OF EXEMPTION

City of Oceanside, California

Post Date:
Removal:
(180 days)

1. **APPLICANT:** SAF Ventures LLC
2. **ADDRESS:** 1609 -1615 South Coast Highway
3. **REPRESENTATIVE/PHONE NUMBER:** Aaron Borja (619-333-4863)
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Dane Thompson, Senior Planner - (760) 435-3562
6. **PROJECT TITLE:** 1609 South Coast Highway Mixed-Use (D25-00007, RC25-00008, DB25-00006)
7. **DESCRIPTION:** Demolition of two commercial buildings and the construction of a four-story 22-unit (3 affordable units) mixed use development with 1,622 square feet of commercial space on the ground floor. The project site has a General Plan land use designation of General Commercial (GC), a Local Coastal Program land use designation of General Commercial (GC), and a zoning designation of General Commercial (C-2).

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] 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 meets all of the applicable Class 32 criteria:

a. The proposed project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
b. The proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses.
c. The project site has no value as habitat for endangered, rare, or threatened species.
d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
e. 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. (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).

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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: 2026.09.16 08:38:47 -07'00'

Date: September 16, 2026

Dane Thompson, Senior Planner

cc: [x] Project file [x] Counter file [ ] Library Posting:[ ] County Clerk $50.00 Admin. Fee