



NOTICE OF EXEMPTION

City of Oceanside, California

Post Date:
Removal:
(180 days)

1. **APPLICANT:** Ryan Companies US, Inc.
2. **ADDRESS:** 4275 Executive Square, Suite 370 La Jolla CA 92037
3. **REPRESENTATIVE/PHONE NUMBER:** Daniel Bertao – (858) 812-7993
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Manuel Baeza, Principal Planner - (760) 435-3519
6. **PROJECT TITLE:** Blocks 5 and 20 Mixed Use (RD23-00006, RT25-00001, , DB23-00010 and RRP23-00003) (APN: 147-370-07-00)
7. **PROJECT LOCATION:** 401 Mission Avenue, Oceanside, CA 92054
8. **DESCRIPTION:** The proposed project is a request for the development of a two building mixed-use project comprised of 193 dwelling units consisting of 190 flats and 3 live work units, with 20 low-income units and approximately 7,868 square feet of commercial area on Block 5 and 180 dwelling units consisting of 177 flats and 3 live work units, with 18 low-income units and approximately 9,538 square feet of commercial area on Block 20 located on a 3.52 gross acre site bounded by Mission Avenue on the South, N. Myers Street on the west and the North County Transit District Right-of-Way on the east. within the Townsite Neighborhood Planning Area. The site has a General Plan designation of Downtown (D) and a zoning designation of (D) Downtown Subdistrict (D-1).

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:

- 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 pursuant to the California Public Resources Code Section 21080.66
- The project does not constitute a "project" as defined by CEQA (Section 15378).

Date: January 14, 2026

Manuel Baeza, Principal Planner

cc: Project file Counter file

Posting: County Clerk OPR