NOTICE OF EXEMPTION

City of Oceanside, California

Post Date:
Removal:
(180 days)

1. **APPLICANT:** JH Real Estate Partners, Inc.
2. **ADDRESS:** 520 Newport Center Drive, Suite 780 Newport Beach CA 92660
3. **REPRESENTATIVE/PHONE NUMBER:** Ernie Rivas – (949) 723-8989
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Manuel Baeza, Principal Planner - (760) 435-3519
6. **PROJECT TITLE:** 401 Mission Mixed Use (RT23-00001, RD23-00002, DB23-00005 and RRP23-00002) (APN: 147-271-14)
7. **PROJECT LOCATION:** 401 Mission Avenue, Oceanside, CA 92054
8. **DESCRIPTION:** The proposed project is a request for the construction of a mixed-use development project comprised of a 326 residential units, including 33 units reserved for low-income households and 26,490 square feet of commercial/retail area on a 2.72 acre site located at 401 Mission Avenue 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:

[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).

Manuel Baeza

Digitally signed by Manuel Baeza
DN: cn=Manuel Baeza, ou=Planning, email=MBaeza@oceansideca.org
Date: 2025.10.02 16:09:03 -07'00'

Date: October 2, 2025

Manuel Baeza, Principal Planner

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