NOTICE OF EXEMPTION

City of Oceanside, California

Post Date:
Removal:
(180 days)

1. **APPLICANT:** JPI Real Estate Acquisition II, LLC
2. **ADDRESS:** ~~901 Mission Avenue~~ 9001 Cypress Waters Blvd. Ste. 2 Coppell, TX 75019
3. **REPRESENTATIVE/PHONE NUMBER:** Colin Hofmann, (858) 299-4748 Applicant
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Nathalie Vazquez, Associate Planner - (760) 435-3558
6. **PROJECT TITLE:** 901 Mission Avenue Mixed-Use Project (RD24-00002, DB24-00004)
7. **DESCRIPTION:** Construction of a mixed-use development project comprised of 273 residential units, including 28 units reserved for low-income households, and 4,006 square feet of commercial floor area on a 1.51-acre site located at 901 Mission. The project site has a General Plan Land Use Designation of Downtown (D) and a zoning designation of Downtown District 2 (D-2), and is within the Townsite 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:

[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 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).

Nathalie Vazquez

Nathalie Vazquez, Associate Planner

Date: October 20, 2025

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