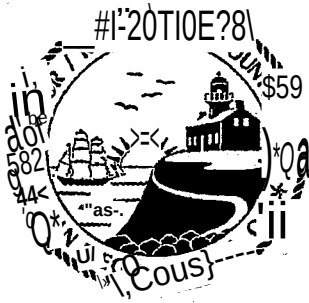




SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
Jan 16, 2026 12:13 PM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File #2026-000043
State Receipt #37011620260041

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the **County Clerk**

TYPE OR PRINT CLEARLY

Project Title

**BLOCKS 5AND 20 MIXED USE (RD23-00006, RT25-00001, s DB23-00010 AND
RRP23-00003) (APN' 147-370-07-00)**

Check Document being Filed'

- ☐ Environmental Impact Report (EIR)
☐ Mztigated Negative Declaration (MND) or Negative Declaration (ND)
☒ Notice of Exemption (NQEI)
☐ Other (Please fill m type)

**FILED IN THE OFFICE OF THE SAN DIEGO
COUNTY CLERK ON January 16, 2026
Posted January 16, 2626 Removed _____
Returned to agency on _____
DEPUTY _____**

Filing fees are due at the time a Notice of DetermnlatonfExemption Is filed with our office.For more inormatioh
on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section ?535.



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)
1. **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).

Manuel Baeza, Principal Planner

Date: January 15, 2026

cc: [x] Project file [x] Counter file

Posting:[x] County Clerk [x] OPH



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW753.5a (Rev. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER

37-01/16/2026-0041

STATE CLEARING House NUMBER(If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF OCEANSIDE	LEAD AGENCY EMAIL	DATE 01/16/2026
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2026-0041	
PROJECT TITLE BLOCKS 5 AND 20 MIXED USE (RD23-00006 RT25-00001 DB23-00010 AND RRp23-00003) (APN: 147-370--07-00)		

PROJECT APPLICANT NAME RYAN COMPANIES US, INC	PROJECT APPLICANT EMAIL	PHONE NUMBER 858-812--7993
PROJECT APPUCANT ADDRESS 4275 EXECUTIVE SQUARE, SUITE 370	CITY LA JOLLA	STATE CA
		ZIP CODE 92037

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency	☐ School District	☐ Other Special District	☐ State Agency	☒ Private Entity
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CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	\$4,227.50	\$	0.00
☐ Mitigated/Negative Declaration (MND)(ND)	\$3,043.75	\$	0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,437.25	\$	0.00

☒ Exempt from fee

☒ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
☐ County documentary handling fee		\$	50.00
☐ Other		\$	0.00

PAYMENT METHOD

☐ Cash	☒ Credit	☐ Check	☐ Other	TOTAL RECEIVED	\$	50.00
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SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, SILVIA LUNA, Deputy
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payment Reference #z AUTH: _29787Z/ORDER:214370038