



**SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET**

FILED
Jun 27, 2024 01:28 PM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2024-000553
State Receipt # 37062720240511

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

MODERA NEPTUNE MIXED USE (RD22-00005, RP23-00001, RCUP22-00003,
DB22-00010 AND RRP22-00004) (APNS: 143-201-05 AND 143-201-11)

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

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| FILED IN THE OFFICE OF THE SAN DIEGO COUNTY CLERK ON <u>June 27, 2024</u> |
| Posted <u>June 27, 2024</u> Removed _____ |
| Returned to agency on _____ |
| DEPUTY _____ |

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.



NOTICE OF EXEMPTION

City of Oceanside, California

Post Date:
Removal:
(180 days)

1. **APPLICANT:** MCRT Investments LLC.
2. **ADDRESS:** 4320 La Jolla Village Drive, Suite 205 San Diego, CA 92121
3. **REPRESENTATIVE/PHONE NUMBER:** Dan Niebaum – (760) 692-1924
4. **LEAD AGENCY:** City of Oceanside 300 North Coast Highway, Oceanside, CA 92054
5. **PROJECT MGR.:** Manuel Baeza, Principal Planner - (760) 435-3519
6. **PROJECT TITLE:** Modera Neptune Mixed Use (RD22-00005, RP23-00001, RCUP22-00003, DB22-00010 and RRP22-00004) (APNs: 143-201-05 and 143-201-11)
7. **DESCRIPTION:** The proposed project is a request for the construction of a mixed-use development project comprised of a 360 residential units, including 36 units reserved for low-income households and a 62-room hotel with a 5,030 square foot lobby and ancillary use area on a 1.72 acre site located at 815 and 901 North Coast Highway 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-7B).

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, 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=M.Baeza@oceansideca.org
Date: 2024.06.27 12:14:34 -0700

Date: June 27, 2024

Manuel Baeza, Principal Planner

cc: Project file Counter file

Posting: County Clerk OPR