

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2026031255

Project Title: SkyHaven Residential Project

Lead Agency: City of Oceanside

Contact Name: Manuel Baeza

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Phone Number: 760-435-3519

Project Location: City of Oceanside

City

San Diego County

County

Project Description (Proposed actions, location, and/or consequences).

SkyHaven Residential Project: Development Plan (D25-00010) and Density Bonus (DB25-00007); SCH NO. 2026031255. The 7.78-gross-acre Project site is located in the City of Oceanside and is identified by Assessor's Parcel Numbers (APNs) 168-020-64-00 and 168-030-45-00. The site is located on the south side of Sunset Drive and on the east side of Sky Haven Lane. The Project proposes 1.86 acres of roadway improvements within Sky Haven Lane and Sunset Drive, resulting in 5.92 net acres of developable area. The residences would consist of 163 market-rate units and 29 units available to low-income households. The Project would result in a density of 24.67 dwelling units per gross acre and 32.45 dwelling units per net acre. The Project includes 13,500 square feet of common open space with a community pool area, and a 5,084-square-foot clubhouse containing leasing offices, lounge and co-working spaces, a fitness center, and an outdoor patio space adjacent to the pool area. Access to the site would be provided by a 28-foot-wide driveway along Sunset Drive at the northeast corner of the site.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Impacts related to biological resources include migratory birds onsite as well as potential habitat for special-status animal species, and would be mitigated to a less than significant level through the purchasing of mitigation bank credits, performing preconstruction surveys of the site, implementation of construction best management practices, worker training, onsite biological monitoring, native landscaping, and California Gnatcatcher nest avoidance measures.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Impacts to sensitive habitat and animal species.

Provide a list of the responsible or trustee agencies for the project.

CDFW Region 5
Regional WQCB 9