# NOTICE OF AVAILABILITY OF

DRAFT ENVIRONMENTAL IMPACT REPORT **City of Oceanside**

**Subject:** 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. Surrounding uses include vacant land, a mobile home park, and single-family residences to the north and west (within the City of Vista); a church and rural-residential uses to the south and east (within unincorporated San Diego County); and vacant land and single-family residences to the south (within the City of Oceanside). The Project site is located approximately 0.3 miles southeast of State Route 78. The Project site has a General Plan land use designation of High Density Residential (HD-R) and a zoning designation of High Density Residential (RH), and is within the Lake Neighborhood Planning Area.

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 State of California's Density Bonus Law (SDBL) (Government Code §65915-65918) was established to promote the construction of affordable housing units and allows projects to exceed the maximum designated density and to use development standard waivers, incentives, and concessions in exchange for providing affordable housing units in compliance with all current density bonus regulations. The density bonus application does not propose an increase in density (the proposed total of 192 apartment units falls below the 225 units permitted in the RH zoning district), but would utilize waivers of development standards and may also use incentives/concessions if available. To accommodate the project as allowed under Density Bonus Law, the project seeks waivers of development standards, including setbacks, building height, retaining wall heights, hillside development standards and active open space minimums. The Project would result in a density of 24.67 dwelling units per gross acre and 32.45 dwelling units per net acre.

The proposed buildings would have a contemporary Spanish architectural style and would be three to four stories with a maximum height of 49 feet. 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.

Landscaping coverage would be approximately 70,186 square feet (27.2 percent of the site) and would include ornamental trees, shrubs, and ground covers. The proposed tree canopy coverage is 31,285 square feet (12.1 percent) of the site. Retaining walls are proposed along the Project boundaries due to the existing site topography and would be up to 28 feet in height along the southern and eastern site boundaries and up to 22 and 23 feet in height along Sunset Drive and Sky Haven Lane. Trees, shrubs, and other landscaping plantings are proposed to screen the retaining walls.

Access to the site would be provided by a 28-foot-wide driveway along Sunset Drive at the northeast corner of the site. In addition, the Project includes installation of sidewalks along the Project site frontages of Sunset Drive and Sky Haven Lane. The Project would provide a total of 314 parking spaces located in garages, carports, and surface parking areas. The Project would also provide a total of 119 bicycle parking spaces. A Development Plan is required to be approved for the proposed residential Project.

**NOTICE IS HEREBY GIVEN** that the City, pursuant to Public Resources Code Section 21092 and the State CEQA Guidelines (Title 14 of the California Code of Regulations, Section 15087), has completed a Draft Environmental Impact Report (Draft EIR) for the proposed Project described above, and that the Draft EIR is available for public review. The Draft EIR identifies that the proposed Project would result in impacts mitigated to less-than-significant levels related to biological resources.

**WHERE TO ACCESS THE DRAFT EIR:** The Draft EIR is available for review during the 45-day public review period at the City of Oceanside Planning Division counter, located at 300 North Coast Highway, Oceanside, CA 92054; the City of Oceanside Civic Center Library, located at 330 North Coast Highway, Oceanside, CA; the City of Oceanside Mission Branch Library located at 3861-B Mission Avenue, Oceanside, CA; or online at the City of Oceanside website:

https://www.ci.oceanside.ca.us/gov/dev/planning/ceqa/default.asp

Please direct any questions or comments regarding the Draft EIR to Manuel Baeza, Principal Planner at the City of Oceanside's Planning Division, 300 North Coast Highway, Oceanside, CA, 92054, by email to mbaeza@oceansideca.org.

**DRAFT EIR PUBLIC REVIEW PERIOD:** Agencies, organizations, and the public must submit comments in response to this notice within the required public review period beginning July 31, 2026 and ending the close of business on September 14, 2026. All comments must be submitted in writing via mail or email to:

Development Services Department
Attn: Manuel Baeza, Principal Planner
300 N. Coast Highway.
Oceanside, California 92054
E-Mail: mbaeza@oceansideca.org

**PUBLIC HEARING:** Following the close of the public review period for the Draft EIR and preparation of the Final EIR, the proposed Project will be reviewed by the Planning Commission. Notification of the public hearing(s) will be provided in accordance with State law and the City's public notification requirements.

Entitlement application materials for this Project have been submitted to the City and are currently being reviewed by staff and are available for public review either at the City or on the City's eTRAKIT website https://crw.cityofoceanside.com/etrakit3/ under project number D25-00010.

**Signature:** Manuel Baeza

Digitally signed by Manuel Baeza
DN: cn=Manuel Baeza, ou=Development Services, email=MBaeza@oceansideca.org
Date: 2026.07.27 15:36:10 -07'00'

Manuel Baeza, Principal Planner

**Date:** July 31, 2026