

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2026031255**Project Title:** SkyHaven Residential Project

Lead Agency: City of Oceanside

Contact Person: Manuel Baeza

Mailing Address: 300 N. Coast Highway

Phone: 760-435-3519

City: Oceanside

Zip: 92054

County: San Diego

Project Location: County: San Diego

City/Nearest Community: Oceanside

Cross Streets: Sky Haven Lane and Sunset Drive

Zip Code: 92056

Longitude/Latitude (degrees, minutes and seconds): 33 ° 18 ' 30 " N / 117 ° 27 ' 80 " W Total Acres: 7.78

Assessor's Parcel No.: 168-020-64-00 and 168-030-45-00

Section: 26

Twp.: 11 S

Range: 4 W

Base: SBPM

Within 2 Miles: State Hwy #: SR-78

Waterways: Lake Calavera

Airports:

Railways: North County Transit

Schools: Breeze Hill Elementary, Madison Middle, Lake Elementary

Document Type:CEQA: ☐ NOP☒ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☐ Mit Neg Dec

Other: _____

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☒ Site Plan☐ Land Division (Subdivision, etc.)☐ Other: _____**Development Type:**☒ Residential: Units 192 Acres 7.78☐ Office: Sq.ft. _____ Acres _____

Employees _____

☐ Transportation: Type _____☐ Commercial: Sq.ft. _____ Acres _____

Employees _____

☐ Mining: Mineral _____☐ Industrial: Sq.ft. _____ Acres _____

Employees _____

☐ Power: Type _____ MW _____☐ Educational: _____☐ Waste Treatment: Type _____ MGD _____☐ Recreational: _____☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____ MGD _____☐ Other: _____**Project Issues Discussed in Document:**☐ Aesthetic/Visual☐ Fiscal☐ Recreation/Parks☐ Vegetation☐ Agricultural Land☐ Flood Plain/Flooding☐ Schools/Universities☐ Water Quality☐ Air Quality☐ Forest Land/Fire Hazard☐ Septic Systems☐ Water Supply/Groundwater☐ Archeological/Historical☐ Geologic/Seismic☐ Sewer Capacity☐ Wetland/Riparian☒ Biological Resources☐ Minerals☐ Soil Erosion/Compaction/Grading☐ Growth Inducement☐ Coastal Zone☐ Noise☐ Solid Waste☐ Land Use☐ Drainage/Absorption☐ Population/Housing Balance☐ Toxic/Hazardous☐ Cumulative Effects☐ Economic/Jobs☐ Public Services/Facilities☐ Traffic/Circulation☐ Other: _____**Present Land Use/Zoning/General Plan Designation:**

Vacant/High Density Residential (RH)/ High Density Residential (HD-R)

Project Description: (please use a separate page if necessary)

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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

☐ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☐ Caltrans District # _____	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>9</u>
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # <u>5</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	☐ Other: _____
☐ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date July 31, 2026 Ending Date September 14, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>EPD Solutions</u>	Applicant: <u>Quarterra Multifamily Communities, LLC</u>
Address: <u>3333 Michelson Dr Suite 500</u>	Address: <u>20 Enterprise, Suite 125</u>
City/State/Zip: <u>Irvine CA, 92612</u>	City/State/Zip: <u>Aliso Viejo, CA 92656</u>
Contact: <u>Konnie Dobrev</u>	Phone: <u>949-448-1695</u>
Phone: <u>949-794-1180</u>	

Signature of Lead Agency Representative: Manuel Baeza Digitally signed by Manuel Baeza
DN: cn=Manuel Baeza, ou=Development Services, email=MBaeza@oceasidca.org
Date: 2026.07.27 15:37:05 -0700 Date: _____

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.