



Notice of Preparation

Draft Environmental Impact Report for the Proposed AAT Solana 101 Project

Date: July 1, 2015

To: State Clearinghouse, Responsible Agencies, Trustee Agencies, Interested Parties and Organizations

From: City of Solana Beach, 635 S. Highway 101, Solana Beach, CA 92075

Subject: Notice of Preparation of a Draft Environmental Impact Report and Scoping Meeting for the proposed AAT Solana 101 Project

The City of Solana Beach (City) will initiate the preparation of an Environmental Impact Report (EIR) for the following “project” as defined by the California Environmental Quality Act (CEQA) and set forth in Public Resources Code, §21000-21178, and California Code of Regulations, Title 14, Chapter 3§15000-15387. The City is the Lead Agency under CEQA and will prepare an EIR for the proposed AAT Solana 101 project (proposed project).

This Notice of Preparation (NOP) provides information describing the AAT Solana 101 project and its potential environmental effects in order to solicit public and agency comments as to the scope of environmental issues, reasonable alternatives, and mitigation to have explored in the Draft EIR.

The Draft EIR will describe the project need, goals, and objectives, baseline environmental conditions in the project study area, and the potential environmental effects associated with implementation of the proposed project. Alternatives to the proposed project and the potential effects of those alternatives will also be described and analyzed in the Draft EIR.

Project Location

The proposed project site is located west of Highway 101, north of Dahlia Drive, and east of South Sierra Avenue within the City of Solana Beach in north coastal San Diego County, California. The project site encompasses approximately 1.91 acres, and is currently developed with abandoned commercial buildings, single-family residential homes, a mobile home park, and associated parking lots.

Project Description

The construction of a new mixed use development is the proposed project. The proposed development would include commercial office space, retail and restaurant space, 31 multi-family residential units, and two floors of underground parking totaling 341 spaces. Vehicle access to the project site would be provided via one full movement driveway from Dahlia Drive. Existing structures on site would be demolished.

The proposed project would include 24,284 square feet (SF) of commercial retail space and 10,215 SF of commercial restaurant/retail space on the first floor. The commercial retail space proposes to accommodate a specialty supermarket. The commercial restaurant/retail use proposes to accommodate a combination of quality restaurants, restaurants with a high turnover of patrons, and retail stores. In addition, the proposed project would include three separate commercial office spaces consisting of a total of 14,137 SF on the second floor. The proposed residential component would be

comprised of four separate two- and three-story buildings, each containing 4 to 10 units for a total of 31 units. The units would range in size from 650 SF for a one bedroom/one bathroom (1 BR/1BA) unit up to 1,025 SF for a two bedroom/two bathroom (2 BR/2 BA) unit. The proposed project would include a total of 16 units with 1 BR/1 BA, and 15 units with 2 BR/2 BA. AAT Solana 101 proposes to pay the Affordable Housing In-Lieu fee instead of constructing affordable housing units onsite.

Buildings would be a maximum height of 35 feet and designed in a California Contemporary style of architecture. This style emphasizes massing structures together with interlocking volumes of differing heights and widths, and is characterized by displaying a variety of different colors and materials. The proposed color palette would include warm earth tones, with accented balconies, wooden trellises, stone or tile finish, and metal roofing. Landscaping would include a variety of trees, shrubs, groundcover, seat walls, a water feature, trellis plantings, and green screen planters. A 6,150 SF green roof would be located on the second floor above the commercial retail area consisting of ornamental shrubs and 14 skylights.

Project construction is anticipated to occur over an 18-month period, beginning in the summer of 2017, and completing at the end of 2018.

City Discretionary Approvals

Required permits include: Development Review Permit (DRP) and Structure Development Permit (SDP).

Potential Environmental Effects to be Evaluated in the Draft EIR

Potential environmental effects anticipated to be evaluated in the Draft EIR include: aesthetics, air quality, greenhouse gas emissions, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, traffic and circulation, public services, and utilities. Potential impacts will be analyzed in the Draft EIR and mitigation measures will be provided as required.

Comments on the Notice of Preparation

The City needs to know the views of interested parties and other public agencies with discretionary approvals over the project. Any interested parties are invited to comment on the content of the NOP and forthcoming EIR. For agency review, please identify the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by the City when considering your permit or other approval for the project. Per Section 15082 of the CEQA Guidelines, the City will receive written comments on the scope of the Draft EIR for a 45-day period beginning on July 1, 2015, and ending on August 17, 2015. Written comments on the NOP and on the contents of the forthcoming EIR should be submitted by August 17, 2015 and addressed to: Ms. Corey Andrews – City of Solana Beach, 635 S. Highway 101 Solana Beach, California 92075; or e-mail: solana101eir@cosb.org. Documents related to the project will also be available for public review at the City of Solana Beach Clerk's Office, located at 635 S. Highway 101, Solana Beach, California 92075.

Public Scoping Meeting

A public scoping meeting will be held by the City's Planning Department on **July 20, 2015, beginning at 5:30 PM and running no later than 7:00 PM at the City Council Chambers – 635 S. Highway 101, Solana Beach, CA, 92075.** Please note that depending on the number of attendees, the meeting could end earlier than 7:00 PM. Written comments regarding the scope and content of the Draft EIR will be accepted at the meeting. Written comments may also be mailed or emailed to the abovementioned address, with attention to Corey Andrews, during the NOP public comment period.