

# **APPENDIX A**

*Comments on the Notice of Preparation /  
Public Scoping Meeting*



# Appendix A

## Solana Highlands Project Comments on the Notice of Preparation / Public Scoping Meeting

The City of Solana Beach (City) released a Notice of Preparation (NOP) in accordance with CEQA Guidelines §15082(a) on November 13, 2014 for an extended review period of 65 days, through January 9, 2015 to solicit input from public agencies and the public as to the issues of concern that should be evaluated in the Environmental Impact Report (EIR). The City held a public scoping meeting in accordance with CEQA Guidelines §15082(c) on November 20, 2014 at 5:30 pm at City Hall to provide information to the public and facilitate public involvement in the process. All public and agency comments were provided in writing and are summarized in the table below. The table also identifies the relevant section of the EIR where the comment has been considered, if appropriate, several comments provided are not relevant to the CEQA process, which addresses specifically the potential physical effects on the environment that may result from the proposed project, but are included in the record for the consideration of the City. A copy of the stamped NOP, Public Scoping Meeting materials, sign in sheet and all comment letters are provided following this table.

DATE DATED or RECEIVED	COMMENTS SUMMARY	CONSIDERED IN EIR	COMMENTOR
November 20, 2014	<p>Concerns for homeowners on Solana Circle West and East</p> <ol style="list-style-type: none"> <li>1) When the construction trucks are blocking Nardo to Stevens, we will have heavier traffic on Solana Circle as a short cut to Via de la Valle. Can you please place a Detour sign on the corner of LSF and Nardo directing through traffic to Stevens?</li> <li>2) For years there have been rumors of mold and asbestos in those apartments. Will samples be tested and abatement measures taken to avoid airborne contamination to our neighboring homes and St. James School?</li> <li>3) I hope that the new project will provide 2 off-street parking spaces per unit. Currently, the extra cars park on Nardo. With 60 more units they may start parking on Solana Circle also.</li> </ol>	<ul style="list-style-type: none"> <li>-Traffic</li> <li>- Hazardous Materials</li> </ul>	Ana Maria Grace
December 23, 2014	<ol style="list-style-type: none"> <li>1) What is wrong with the way the apartments are right now? Why do they have to be demolished?</li> <li>2) Already overcrowded in that area</li> <li>3) The turn heading down Nardo to Stevens is narrow and dangerous</li> </ol>	<ul style="list-style-type: none"> <li>- Population and Housing</li> <li>-Traffic</li> </ul>	Annie Johnson Solana Beach Resident
November 18, 2014	<p>As a resident at 821 Stevens Ave. this project would have direct effects on the traffic flowing in and around my driveway.</p> <ol style="list-style-type: none"> <li>1) The intersection of Stevens and Nardo is already a very busy one, with residents of the homes and 2 apartment complexes intersecting at the light in front</li> </ol>	<ul style="list-style-type: none"> <li>- Traffic</li> <li>- Aesthetics</li> <li>- Population and Housing</li> </ul>	Candace Goldstein 821 Stevens Ave. Solana Beach, CA., 92075

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	<p>of my house, and also the church traffic going up to St. Andrews.</p> <p>2) I specifically oppose the increased density from 194 units to the proposed 260 units for its effect on traffic and parking. I also oppose increasing the height from 30 to 68 feet, as it will obscure views of the track and ocean for those of us living in the neighborhood.</p> <p>3) Oppose altering the 4 entrances down to 2 and moving them closer to Stevens Ave. as this will greatly increase the noise and flow of residents entering and exiting the complex right next to my place.</p> <p>4) There are many middle to low income families living in the Highlands, who serve our community as restaurant and hotel servers. I am very concerned that these families will be priced out of renting here, and we will become a community of wealthy families only. These families deserve our respect and caring. Where will they go? Do all the poor people have to move to Escondido?</p>		
December 18, 2014	<p>Lirio St. for the most part has heavy, speeding traffic during early morning and early evening hours as people cut across the hill rather than taking Stevens. It's absolutely unacceptable to be in fear for your life walking on Nardo and Lirio and Grenados. The current traffic is dangerous – sooner or later someone will be badly injured.</p> <p>This project means:</p> <ol style="list-style-type: none"> <li>1) Lower neighborhood quality of life</li> <li>2) Immense disruption for people on Nardo trying to access the freeway for years,</li> <li>3) Increased permanent traffic</li> <li>4) Fewer affordable units in the city</li> <li>5) Trees would all be removed</li> </ol> <p>This is a single-family residential neighborhood with quite expensive values and incredible views that the City gets benefit from due to steadily increasing property tax revenues. People who purchase these homes want to stay, remodel or rebuild, and continue contributing to the beauty of this community. We do not want our values to decline because of proximity to multi-family increased density. We do not need more cars parking. We do not want more traffic. And we do</p>	<p>-Traffic -Population and Housing -Aesthetics</p>	Carla Hayes 465 Lirio St.

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	<p>want mature greenspace and trees.</p> <p>If you want to install traffic circles and barriers similar to other progressive cities such as Santa Monica or Berkeley, then you might be able to permit higher density housing. Then you can provide more affordable housing plus preserve single-family unit neighborhoods.</p> <p>Additionally; Requires off-street parking to serve all 260 units</p>		
	<p>As a homeowner at 662 S. Nardo Ave. across the street from the Solana Highlands apartment complex there are many things that are concerning about the project:</p> <ol style="list-style-type: none"> <li>1) The 3 year proposed construction site will cause undue hardship especially to us homeowners that are right across the street.</li> <li>2) The plan will cause an increase in dust/air pollution, construction vehicle emissions pollution and excessive noise pollution</li> <li>3) The plan to increase density by 34% will also affect us by additional daily automobile trips up to 200/300 per day.</li> </ol> <p>Nardo has become a very busy street over the years with no traffic calming measures in place now. Many times throughout the day it is very hard to exit our driveway. With the addition of 66 units and possibly 132 cars it will be extra hard to pull out of our driveway</p>	<ul style="list-style-type: none"> <li>-Traffic</li> <li>-Air Quality</li> <li>-Noise</li> <li>-Population and Housing</li> </ul>	Gayle Wells
	<p>I support redevelopment of Solana Highlands as long as they increase, more than proportionately, the number of parking spaces to accommodate the additional cars. The cars parking on our streets (i.e. Nardo) is already overflowing from the apartment complex.</p>	<ul style="list-style-type: none"> <li>-Traffic</li> </ul>	Gerard Lawrence 759 E. Solana Circle
	<ol style="list-style-type: none"> <li>1) I took a second look at the cut and fill proposed for this project and believe the public presentation on height and view impacts was severely misleading. The aesthetics of large buildings and retaining walls was also marginalized by showing large shade trees towering over the project. Recommend either staying within existing</li> </ol>	<ul style="list-style-type: none"> <li>-Aesthetics</li> <li>-Recreation</li> <li>-Traffic</li> <li>-Noise</li> <li>-Land Use and</li> </ul>	Jack Black

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	<p>height limits or providing another public presentation as this will change the look of the neighborhood</p> <ol style="list-style-type: none"> <li>2) The existing grass areas are being reduced forcing dogs and children into the neighborhood. How is this mitigated?</li> <li>3) When the large building at 620 Solana Circle was built it is my understanding the developer was required to provide large grass areas with public paths as mitigation. Why is that not the case here?</li> <li>4) The parking and traffic appear to be based on conservative assumptions. How is the developer planning on mitigating the likely community impacts in the event their assumptions are incorrect? As this project construction is phased over several years is the developer willing to reconsider if community impacts materialize or is this all or nothing?</li> <li>5) Recognizing their will be impacts to the existing residents, be it service disruption, construction traffic, construction noise, dust, or debris, how is the developer planning on being a good neighbor? Recognizing the neighborhood tolerance is proportional to the quality of their relationship.</li> <li>6) I understood from the public presentation the City needs low income housing and is willing to grant variances for this project if the developer will accommodate. As this is already the most affordable area of SB it seems unreasonable the City would seek to devalue this area further. Suggest not granting variances and building fewer nice homes rather than exploiting the existing residence.</li> <li>7) How is the 5 years of disruption to the neighborhood mitigated? Will temporary (5-yr) construction offices, trailers, equipment, fences, etc be tolerated under the construction permits? Also, will traffic disruption account for school, fair, and racetrack traffic?</li> </ol> <p>I am not against the construction as long as the developer is respectful of the existing community and proposes a scaled back version of the current plan</p>	Planning	
	<p>We as home owners in direct proximity to the proposed expansion project have concerns that would like to be considered:</p> <ol style="list-style-type: none"> <li>1) The project is slated for 3yrs. This is directly in front of</li> </ol>	<p>-Noise -Traffic and Circulation -Land Use and</p>	<p>Jason and Adrienne Davenport 710 South Nardo Ave.</p>

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	<p>my home. The noise and construction dust will be a constant noise pollution.</p> <p>2) Additional units create more cars parking on the street and directly in front of my home. We already have oil spills, trash, parking into our driveway and speeding cars. The streets are never swept in front of my house due to the current parking situation. We have difficulty pulling out of our driveway without fearing that a speeding car will hit us.</p> <p>3) The current housing density already has a large parking overflow into the street. This will get worse with the increase in density. The 34% increase in density brings at least 130 more cars making near 300 trips daily.</p> <p>4) The developer is requesting a variance to increase housing density and building heights (34% increase in density). This is not acceptable. The height and density was established and should not be changed. Building a 68' building across the street from my home, in a residential neighborhood, will be a very negative impact to my homes values from the visual pollution.</p> <p>5) How will dust control be handled during grading? My home will be constantly covered in dust. Who will clean this? I will expect that the developer will.</p> <p>6) The primary entrance has been called out as the southern entrance. I do not believe that people will use this as the primary entrance with the inconvenience of the roundabout in this route. People will elect to use the north entrance, as it is more direct access to the complex</p> <p>7) The greenscape will be permanently altered with the trees removed and open green spaces removed. The green open spaces are a large reason that we moved to our home. The trees in the area are 40+ years old and cannot be replaced.</p> <p>8) A waiver has been requested for fences, walls and retaining walls. I believe that all of these structures should be carefully considered and properly engineered. Walls of this nature can have a terrible aesthetic impact.</p>	<p>Planning</p> <p>-Aesthetics</p> <p>-Air Quality</p>	

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	We love our home and neighborhood! We want to see the complex improve but in a reasonable fashion		
	<p>1) The proposed project will increase the amount of residential units on the site. This will increase the amount of traffic from residents and vendors to the site. It will also increase the demand for parking, including off-site parking for residents and guests, particularly since the proposed project does not include adequate resident and guest parking. The EIR must evaluate reasonable projections for parking demand, even if proposed parking complies with City zoning for parking. Based on other projects in the City it is clear that City parking requirements are not adequate. Therefore, realistic parking demand must be studied</p> <p>2) There is an existing large apartment complex and several large parcels of land that are zoned and available for development located in the immediate vicinity of the proposed project. All of these nearby sites are in various stages of planning for development or redevelopment. The new development or redevelopment on these nearby sites will substantially increase the density of housing units on these sites and for the immediate area nearby the proposed project. It is my understanding that developers for one or more of these nearby sites have made inquiries with the City Planning Department.</p> <p>Therefore, in order to adequately study the traffic and parking impacts that will result from the proposed project, the traffic and parking impacts must be studied in the context of the increased density and traffic load caused by the totality of development or redevelopment of all these sites in the nearby area, including the forthcoming development and redevelopment of the nearby sites that are being studied or in the planning stages for development.</p> <p>The traffic and parking impacts must be studied based on full build out of all the nearby sites, not simply based on the current conditions. The term "full build out" means the development to the maximum amount of units permitted</p>	<ul style="list-style-type: none"> <li>-Land Use and Planning</li> <li>-Traffic and Circulation</li> <li>-Cumulative Effects</li> <li>-Population and Housing</li> <li>-Public Services and Utilities</li> <li>-Alternatives</li> <li>-Aesthetics</li> </ul>	<p>Jim Ratzer 360 S. Nardo Ave., Solana Beach</p>

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	<p>under applicable zoning. In order to have a fair assessment of the impacts of the proposed project, the surrounding sites should be considered to be built out to the maximum zoned density and the EIR analysis must consider the corresponding impacts on traffic and parking from such full build out permitted under zoning.</p> <p>3) The proposed project will cause the elimination of moderately priced rental units that provide housing for persons with low and moderate incomes. The current apartments provide housing at moderately priced rents, which provide housing for persons with low and moderate incomes, such as seniors on fixed incomes, teachers, retail workers, janitors, students, single income adults, and blue collar workers. The proposed project is projected to have rents at significantly higher amounts that will eliminate the opportunity for rental by low and moderate income residents.</p> <p>The EIR should study the impact that the loss of this low and moderate rental housing will have on housing in our community. How will the City meet its obligation to provide housing for all income levels?</p> <p>4) The current residents of Solana Highlands include multiple families with children enrolled in the Solana Beach schools. Will the new development change the makeup of residents in a way that will impact enrollment in the schools? The potential impact of redevelopment on our schools should be included in the EIR analysis</p> <p>5) The proposed project will increase the quantity of units on the site. This will increase the amount of energy used on the site. The proposed project does not provide solar energy generation. It is possible with the use of solar panels to satisfy the demand for electricity for the entire project. It is essential to study the impacts that are caused by the proposed project because it does not mitigate the increase in the consumption of energy. Also, it is important to study the impacts that result from not maximizing the</p>		

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	<p>opportunity to install and use solar panels to generate energy for the site. The EIR must study how the proposed project mitigates the energy usage that could have been provided by having the entire site powered by solar energy generation with photovoltaic panels.</p> <p>6) The County of San Diego has declared a water emergency. The proposed project will increase the quantity of units on the site. The increase units will increase the demand for water and the consumption of water. However, there is already a shortage of available water. Therefore, where will the water come from to support the increase in the quantity of residential units? If there are not sufficient water supplies, then the proposed project cannot increase the demand for water because there are not sufficient water supplies.</p> <p>7) As an alternative to the proposed project, the EIR should study an alternative whereby the existing units and buildings are renovated or rebuilt</p> <p>8) The proposed project will result in the destruction of all the mature landscaping on the project site including a substantial amount of very large trees. The large trees and mature landscape provide numerous environmental and quality of life benefits to both the project site and the surrounding neighborhood. The destruction of the substantial quantity of large trees will have a significant negative impact on the project site and the neighborhood. This significant negative impact must be prevented.</p> <p>9) With the increase in traffic from the proposed project there will be negative impacts on traffic circulation in the area surrounding the project. There needs to be a study of the location and quantity of entry and exit locations to and from the project. There should only be one entry location and it should be located as close to Stevens Avenue as possible. All exit locations must be right turn only towards Stevens Avenue. Traffic to and from the site must be directed away from the surrounding neighborhood and neighborhoods to the west, and all exits shall only allow traffic to travel towards Stevens Avenue. No left turns out of the</p>		

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	<p>project toward Solana Circle. In addition, install medians in the middle of the street to force traffic circulation toward Stevens Avenue and provide landscaping to provide a screen of the project.</p>		
	<p>The reason we chose this location as a home was because the apartment buildings were not that unappealing as far as apartment complexes go. I am very disappointed at this proposal. The new look is unsightly and takes away the charm of the neighborhood. The height of the complex will be visible, the noise pollution inescapable, the new traffic distressful.</p>	<p>-Aesthetics -Noise</p>	<p>John Modesitt 707 Fresca Ct.</p>
	<p>I believe the following comments are pertinent to the scope and content of the proposed EIR.</p> <ol style="list-style-type: none"> <li>1) The basis for most of the lasting negative environmental effects is the proposed increase in the number of housing units from 194 to 260. The most significant impact of this many additional units would be the increase in traffic on Nardo Ave caused by 66 additional units, that is at least 130 additional cars making 300+ trips daily. And that is just from the additional residents, not potential visitors, etc. The impact would be felt not only from Stevens to the top of the hill, but all along Nardo Ave to Lomas Santa Fe, along Solana Circle, Lirio, Corto, Granados, Rios... All of these residential streets would experience an increase in traffic, both in volume and speed, with more people in the neighborhood, trying to find a short-cut or quick-cut to/from the coast to/from I-5, going north and/or south. An additional 130 cars in the immediate area would definitely and undeniably be a negative impact on the residents and the environment, with increased noise and air pollution in addition to issues caused by increased traffic. Although perhaps less easily determined, the impact of such a dramatic increase in density would also be felt in other local public services, such as schools, fire and police protection.</li> <li>2) According to the Notice of Preparation you sent, SBMC Section 17.20.030(B)(4) allows for 206.6 units, and regardless of compliance with Affordable Housing</li> </ol>	<p>-Traffic -Population and Housing -Aesthetics -Land Use and Planning</p>	<p>Karen Griglak</p>

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	<p>Ordinance and density bonuses sections, the remaining 54 units are entirely at the discretion of the City of Solana Beach via the signed development agreement. It is not in the best interest of the community to increase the density of Solana Highlands; the City should not approve a project with more than 206 units. Further, the proposed density can only be accomplished in the current design by granting the developer multiple waivers and variances for grading and construction, causing further environmental disruption for no good reason.</p> <p>3) Another environmental aspect that would be negatively impacted by the proposed development is aesthetic. The existing trees in the complex and the existing buildings integrated nicely into the contours of the hill make it visually very appealing – unlike many apartment complexes. This is important not only to those driving along the street but also to the residents in the apartments. The proposed buildings, requiring a waiver to more than double the allowed height from 30' to 68' would introduce a type of building that is foreign to Solana Beach. The natural beauty of Solana Beach is one of the reasons to live here, vs. a Carmel Valley atmosphere. We don't need a bland tract housing project with no trees, no contours of the land, and 68' building blocks. If the developer indeed removes all of the existing trees, it will be decades, if ever, before there are beautiful trees like the ones there now. This point is probably beyond the scope of what the City can control in the project, but it would be nice if the developer tried to preserve the trees. On the other hand, there is absolutely no good reason for the City to grant waivers for fences, walls and retaining wall regulations, or grant waivers and variances to allow grading on the project site to lower the elevation of the site to create lower flatter pads, and increase the building height limit to 68' to enable increased density, all the while destroying the landscape and creating an eyesore.</p> <p>I am disappointed that the city didn't notify residents in the</p>		

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	<p>entire area who would be affected by the proposed changes. The 300-500' rule might be appropriate for a single family residence; but a project of this size and scope will impact a much larger area. I understand the City is going through the process, and we were told by city officials that the City of Solana Beach would not benefit from this project. However, most people present at the 11/20/2014 meeting believe that without vigilance and vigorous objections from residents, the city of Solana Beach will give the developer the variants and waivers needed, and approve the proposed project. Why is that? Why would the City approve such a project? The fact that many of us heard about it from our neighbors, not the City, goes to the issue of trust. I would like to see you and our elected officials act on our behalf – not those of a developer. Protect our environment and the beautiful community that we have. To that end, I would suggest notifying a larger segment of the affected neighborhood of the project and extending the comment period in order to get a true assessment of community sentiment.</p> <p>H.G. Fenton certainly has every right to update their property, but it should be done within the constraints of existing codes and regulations and Without Variances or Waivers. The City shouldn't offer variances and waivers of the scale and scope required by this project when: a) it does not offer a clear benefit to the community, and b) it actually diminishes the quality of life in the surrounding area. 32 affordable housing units do not justify the overall negative impact it would have on multiple aspects of life in this neighborhood, both practical and aesthetic. A project that was a benefit to the community would be 194 units, of which 32 would be affordable housing units, with additional off-street parking, no significant grading changes, no waivers for retaining walls or fences, no buildings above 30', and every effort made to save as many trees as possible. Bring a proposal like that, and the residents will just have to put up with the pollution, noise, disruption and nuisance of a 2.5-3 year major construction project. The project as currently defined is a benefit to the developer, money in his pocket at the major</p>		

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	expense of the community. I hope you will not approve it.		
	We are the owners of 618 East Solana Circle and have discussed and viewed the site for the proposed project. We agree with our board that the addition of both the height and number of units will have a negative effect on our property and the environment. We support our board in opposing this project.	-Land Use and Planning	Louise McCreedy R. Michael Craig 618 East Solana Circle
	This street is already very busy! With the construction, it will be too many people and cars for a residential neighborhood	-Land Use and Planning	Marc Levin 301 S. Granados
	<ol style="list-style-type: none"> <li>1) Water-adding 60 living units puts even more stress on our severe drought</li> <li>2) Fenton's plan calls for cutting down all of the trees on their property. Carmel, CA. has a very strict tree ordinance for the protection of the ambience of their community. I would champion a similar ordinance for Solana Beach</li> <li>3) Traffic equals more noise and air pollution. The traffic on Nardo is too much right now. There is a grade school at the church and a school bus stop below the apartment complex. This is a tragedy waiting to happen. Don't allow the situation to get worse.</li> </ol> <p>Fenton has a jewel of an investment just the way it is. They want to increase the revenue from that investment at the expense of the quality of life for the families in Solana Beach. It is your obligation and responsibility to maintain and increase the quality of life for the families in Solana Beach, not degrade it.</p>	<ul style="list-style-type: none"> <li>-Utilities</li> <li>-Aesthetics</li> <li>-Noise</li> <li>-Air Quality</li> <li>-Traffic and Circulation</li> </ul>	Mark Wells 662 S. Nardo Ave.
	<ol style="list-style-type: none"> <li>1) The proposed project will increase the amount of residential units on the site. This will increase the amount of traffic from residents and vendors to the site. It will also increase the demand for parking, including off-site parking for residents and guests, particularly since the proposed project does not include adequate resident and guest parking. The EIR must evaluate reasonable projections for parking demand, even if proposed parking complies with City zoning for parking. Based on other projects in the City</li> </ol>	<ul style="list-style-type: none"> <li>-Land Use and Planning</li> <li>-Traffic and Circulation</li> <li>-Cumulative Effects</li> <li>-Population and Housing</li> <li>-Public Services and Utilities</li> </ul>	Marty Snyderman 638 South Nardo Ave., Solana Beach

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	<p>it is clear that City parking requirements are not adequate. Therefore, realistic parking demand must be studied</p> <p>2) There is an existing large apartment complex and several large parcels of land that are zoned and available for development located in the immediate vicinity of the proposed project. All of these nearby sites are in various stages of planning for development or redevelopment. The new development or redevelopment on these nearby sites will substantially increase the density of housing units on these sites and for the immediate area nearby the proposed project. It is my understanding that developers for one or more of these nearby sites have made inquiries with the City Planning Department. Therefore, in order to adequately study the traffic and parking impacts that will result from the proposed project, the traffic and parking impacts must be studied in the context of the increased density and traffic load caused by the totality of development or redevelopment of all these sites in the nearby area, including the forthcoming development and redevelopment of the nearby sites that are being studied or in the planning stages for development. The traffic and parking impacts must be studied based on full build out of all the nearby sites, not simply based on the current conditions. The term "full build out" means the development to the maximum amount of units permitted under applicable zoning. In order to have a fair assessment of the impacts of the proposed project, the surrounding sites should be considered to be built out to the maximum zoned density and the EIR analysis must consider the corresponding impacts on traffic and parking from such full build out permitted under zoning.</p> <p>3) The proposed project will cause the elimination of moderately priced rental units that provide housing for persons with low and moderate incomes. The current apartments provide housing at moderately priced rents, which provide housing for persons with low and moderate incomes, such as seniors on fixed incomes, teachers, retail workers, janitors, students, single</p>	-Alternatives	

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	<p>income adults, and blue collar workers. The propose project is projected to have rents at significantly higher amounts that will eliminate the opportunity for rental by low and moderate income residents.</p> <p>The EIR should study the impact that the loss of this low and moderate rental housing will have on housing in our community. How will the City meet its obligation to provide housing for all income levels?</p> <p>4) The current residents of Solana Highlands include multiple families with children enrolled in the Solana Beach schools. Will the new development change the makeup of residents in a way that will impact enrollment in the schools? The potential impact of redevelopment on our schools should be included in the EIR analysis.</p> <p>5) The proposed project will increase the quantity of units on the site. This will increase the amount of energy used on the site. The proposed project does not provide solar energy generation. It is possible with the use of solar panels to satisfy the demand for electricity for the entire project. It is essential to study the impacts that are caused by the proposed project because it does not mitigate the increase in the consumption of energy. Also, it is important to study the impacts that result from not maximizing the opportunity to install and use solar panels to generate energy for the site. The EIR must study how the proposed project mitigates the energy usage that could have been provided by having the entire site powered by solar energy generation with photovoltaic panels.</p> <p>6) The County of San Diego has declared a water emergency. The proposed project will increase the quantity of units on the site. The increase units will increase the demand for water and the consumption of water. However, there is already a shortage of available water. Therefore, where will the water come from to support the increase in the quantity of residential units? If there are not sufficient water supplies, then the proposed project cannot increase the demand for water because there are not sufficient water supplies.</p>		

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	7) As an alternative to the proposed project, the EIR should study an alternative whereby the existing units and buildings are renovated or rebuilt		
	<p>The Native American Heritage Commission (NAHC) has reviewed the Notice of Preparation (NOP) referenced above. The California Environmental Quality Act (CEQA) states that any project that causes a substantial adverse change in the significance of an historical resource, which includes archeological resources, is a significant effect requiring the preparation of an EIR (CEQA Guidelines 15064(b)). To comply with this provision the lead agency is required to assess whether the project will have an adverse impact on historical resources within the area of project effect (APE), and if so to mitigate that effect. To adequately assess and mitigate project-related impacts to archeological resources, the NAHC recommends the following actions:</p> <ol style="list-style-type: none"> <li>1) Contact the appropriate regional archaeological information Center for a record search.</li> <li>2) If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the finding and recommendations of the records search and field survey.</li> <li>3) Contact the Native American Heritage Commission for a Sacred Lands File Check and a list of appropriate Native American contacts for consultation concerning the project site and to assist in the mitigation measures.</li> <li>4) Lack of surface evidence of archeological resources does not preclude their subsurface existence</li> </ol>	-Cultural Resources	Native American Heritage Commission Katy Sanchez Associate Government Program Analyst
	How was the bonus decided? Why 54 units if only 32 low income units are being proposed?	-Population and Housing	Norma Hasselman 519 S. Nardo
	Out with the old and in with the new. The existing development is long past its useful life and is not in keeping with the development pattern we have seen since 1988 when the City incorporated. However, Nardo will require traffic calming measures from Lomas Santa Fe to Valley to be effective. Not just in front of the project. How can traffic calming measures for the entire length of Nardo be implemented with this project?	-Traffic and Circulation	Paul McNeil 144 S. Nardo Ave.

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	I live across the street from Solana Highlands so it will very much affect me. I am not in favor of the project because of 3 years of construction, adding more traffic to Nardo and surrounding streets, too many units, noise and pollution. I also feel it will lower our property value	-Traffic and Circulation -Population and Housing -Noise	Rita Hart 740 S. Nardo Ave.
	Please get all the cars off the curve and hill. It is already dangerous- no more units than allow off street parking for 2 cars per unit	-Traffic and Circulation	Rob Yaenll 450 Lirio St.
	There is already no parking for existing homes in this area. The traffic cutting through Granados is already too heavy, too fast and dangerous	-Traffic and Circulation	Rowena Schubert 142 S. Granados Ave.
	<p>I am generally in favor of the proposed project and want to support H. G. Fenton's efforts to revitalize this residential rental project and provide this important element of housing diversity in the City.</p> <p>My comment addresses the issues of Traffic and Circulation and Water Quality, with emphasis on guest and resident parking that will occur on South Nardo Avenue. The existing guest and resident parking is inadequate and the increase in number of dwelling units will obviously add traffic to South Nardo Avenue and increase the demand for guest and resident parking. This will have a detrimental effect to both Traffic Safety and Water Quality.</p> <p>1) While the adjacent residential streets may be able to accommodate the additional trips generated by the proposed project, parking of vehicles on both sides of South Nardo Avenue creates a significant Traffic Safety Impact. The existence of this safety issue is recognized and partially mitigated by prohibiting on-street parking on the north side of South Nardo Avenue along the inside portion of one of the several roadway curves fronting the proposed project. However, this measure does not adequately mitigate the existing safety problem. The additional traffic trips on South Nardo Avenue, growth in number and concentration of ingress and egress turning movements, and the increase in demand for guest and resident parking along the project frontage</p>	-Traffic and Circulation -Water Quality	Russell E. Hunt South Nardo Avenue

DATE DATED or RECEIVED	COMMENTS SUMMARY	CONSIDERED IN EIR	COMMENTOR
	<p>created by the additional dwelling units will make this Traffic Safety Impact worse.</p> <p>The proposed access to the project to be regulated by security gates at both the primary and secondary points of ingress and egress will only intensify the demand for on-street parking by creating an impediment for residents, and especially guests, to use the required onsite parking spaces provided. This will apply to both short term (quick visits by guests or short stops by residents) as well as long term (overnight) parking needs. In addition, on-street parking will increase where currently allowed along the inside of the sharpest and most dangerous roadway curve on the proposed project frontage on South Nardo Avenue adjacent to the Fresca Street intersection and pedestrian cross walk. Any increase in on-street parking of high-profile vehicles such as vans, SUVs, trucks, commercial vehicles or RVs will adversely affect sight distance. The Traffic Safety Impacts created by increased on-street is caused by the inadequate sight distance from oncoming vehicles, the Fresca Street intersection, the multiple private driveways on north side of street, the two points of proposed project ingress and egress, and the existing and proposed pedestrian crossings, and jay-walking residents and guests for the existing and increase in vehicle trips on South Nardo Avenue. In addition, dangerous traffic conflicts are created by the difficulty for vehicles to maneuver into and out of on-street parallel parking spaces and for occupants to safely enter and exit vehicles.</p> <p>2) Water Quality degradation created by increased on-street parking is caused by untreated stormwater runoff from the impervious parking surface used by the increased number of resident and guest vehicles occupying the on-street parking spaces. Treatment of stormwater runoff for the increase in on-street parking created by the proposed project is difficult because the current on-street parking is an existing condition that pre-dates low impact development standards and involves steep impervious pavement gradients.</p>		

DATE DATED or RECEIVED	COMMENTS SUMMARY	CONSIDERED IN EIR	COMMENTOR
	<p>I have visited the proposed project site and reviewed the plans submitted with the project application, including the proposed traffic calming measures for South Nardo Avenue. I believe that the proposed repainted pedestrian crosswalks and traffic chokers are inadequate to mitigate the safety impacts created by the increased traffic trips and on-street parking by residents and guests. No treatment of stormwater runoff is proposed for the increased usage of on-street parking spaces.</p> <p>I respectfully request that the proposed project be modified to eliminate on-street parking along South Nardo Avenue. This would decrease the traffic safety and water quality impacts described above. This could be accomplished by either modifying the proposed project or requiring an alternative that proposes elimination of on-street parking along the proposed project frontage.</p> <p>This reduced on-street parking and stormwater degradation alternative would have the additional benefits of providing the opportunity to implement meaningful traffic calming measures, reduce the paved width to better accommodate pedestrians crossing, reduce the amount of impervious pavement used for vehicles along the proposed project frontage, increase the opportunity for both the landscape and pedestrian oriented amenities along the proposed project frontage and allow the flexibility to design stormwater treatment facilities along South Nardo Avenue.</p>		
	<p>The area is too dense already and the traffic on that area of Nardo is dangerous considering the volume of congestion. At least the existing apartments have a somewhat park like surrounding with mature trees and green which I understand will be lessened</p>	<p>-Traffic and Circulation -Recreation</p>	<p>Sandra Whitson 732 Solana Circle</p>
	<p>1) DENSITY: We'd like to see HG Fenton's proposed project numbers reduced substantially. 194 current Units to proposed 260 units is entirely too much. The occupant increase of approximately 190-200 residents is extremely concerning, and these are conservative numbers considering how many residents are</p>	<p>-Population and Housing -Traffic and Circulation -Air Quality</p>	<p>Scott and Angelique Sorensen 601 Sonrisa Street</p>

DATE DATED or RECEIVED	COMMENTS SUMMARY	CONSIDERED IN EIR	COMMENTOR
	<p>currently stuffed into those apartments without any policing by management.            *Increase in pets, pet waste, and pet pollution to our neighborhoods is a large concern as well</p> <p>2) PARKING: Currently 1.47 parking spaces per unit. Proposed 2.02 parking spaces per unit. We'd like to see MORE ON-PROPERTY PARKING: As proposed, the additional .55 parking spots will NOT be enough to support the increase of residents/drivers.</p> <p>3) TRAFFIC: Traffic controlling features should be added to the entire length of Nardo Avenue. Current proposed traffic control elements need re-thinking for aesthetics of the neighborhood and proper, effective speed control. The increase in density will create an overwhelming increase in traffic for the neighborhood. As proposed, we residents/homeowners will experience a substantial increase of cars/drivers on an already busy, poorly patrolled street. We would like to see the extension red curbs at Nardo and Fresca. As is, it remains a HUGE HAZARD. We'd like to see the on-street parking along Nardo and Fresca managed by metered parking, permit parking or time limit parking signs, and regularly patrolled. We would also like to see removal of on-street parking to allow the street sweepers to do their jobs.</p> <p>4) ON STREET PARKING: The on-street parking is currently a MESS. The proposed 2.02 parking will not proportionately resolve the problem of on-street parking.</p> <p>5) CONSTRUCTION: HG Fenton is proposing the project to take approximately 3 years to complete, and will be done in 3 phases.</p> <ul style="list-style-type: none"> <li>- What will be done to eliminate the inevitable delays and inconveniences to the homeowners of Nardo, Fresca, Fresca Court, Sonrisa, Nardito, Solana Circle, etc.?</li> <li>- Can the already congested Via de la Valle and Lomas Santa Fe Drive take on the additional traffic and delays during this proposed 3-year time period?</li> <li>- What will be done to eliminate construction dust, dirt and debris from over flowing onto Nardo, Fresca and the</li> </ul>	-Noise	

DATE DATED or RECEIVED	COMMENTS SUMMARY	CONSIDERED IN EIR	COMMENTOR
	<p>surrounding residents?</p> <p>- What will be done to accommodate the construction worker's parking, trash, loitering etc. avoiding over-flow onto Fresca?</p> <p>In closing, Solana Highlands Apartments/ HG Fenton Company is already a poor neighbor. Additionally, the City of Solana Beach has been unable to properly patrol and/or manage the overwhelming abuses of speed, street parking, loitering, trash, and pet pollution along Nardo and Fresca and Sonrisa Street. How will HG Fenton Company and the City of Solana Beach be able to properly manage a larger project when it is currently being managed so poorly?</p> <p>In closing, we would like to see the proposed numbers lowered substantially, along with answers/solutions to our above listed questions/concerns. It is our opinion that the project as currently proposed, will have an overwhelmingly negative effect on this neighborhood's property values, quality, and our quality of life.</p>		
November 20, 2014	<p>My mother and I are deeply concerned about the proposal to expand the apartment complex between 661 South and 781 South Nardo Avenue. Both my mother and I live just around the corner from there, a few houses north of the Catholic Church. We have difficulties enough backing out of the garage into South Nardo, with people using the road as a shortcut and with those taking their children to and from the school that the church runs. The new apartment complex would increase this difficulty many fold. The risk of auto accidents will be much higher, both with construction equipment blocking the road and the later increase in traffic from the new tenants. Parking is also at a premium along that stretch of road.</p> <p>Also, the project in question seems to be at odds with the ordinance voted on a couple of years back that restricts the cubic space that homes can be built or expanded to. Since many of the homes along this section of South Nardo (ours included) are adversely affected by the ordinance, shouldn't the apartment complex be, as well?</p> <p>Please reconsider any thought of approving the project and convince the others on the city council to do likewise. While we do understand that the community is growing, we would</p>	<p>-Traffic and Circulation -Land Use and Planning</p>	<p>Dana E Sanborn Carol J Sanborn 544 South Nardo Ave.</p>

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	like to keep this area as much as it was when we first came here, for safety's sake, if nothing else.		
January 5, 2015	<p>1) The proposed project will significantly increase the density of residential units on the site. This will increase the amount of traffic from residents and vendors to the site. It will also increase the demand for parking, including off-site parking for residents and guests, particularly since the proposed project does not include adequate resident and guest parking. The EIR must evaluate reasonable projections for parking demand, even if proposed parking complies with City zoning for parking. Based on other projects in the City it is clear that City parking requirements are not adequate. Therefore, realistic parking demand must be studied. Also, due to existing high, uncontrolled speeds on Nardo the increased volume presents additional safety issues for pedestrians crossing the street and should be studied.</p> <p>2) There is an existing large apartment complex and several large parcels of land that are zoned and available for development located in the immediate vicinity of the proposed project. All of these nearby sites are in various stages of planning for development or redevelopment. The new development or redevelopment on these nearby sites will substantially increase the density of housing units on these sites and for the immediate area nearby the proposed project. It is my understanding that developers for one or more of these nearby sites have made inquiries with the City Planning Department. Therefore, in order to adequately study the traffic and parking impacts that will result from the proposed project, the traffic and parking impacts must be studied in the context of the increased density and traffic load caused by the totality of development or redevelopment of all these sites in the nearby area, including the forthcoming development and redevelopment of the nearby sites that are being studied or in the planning stages for development.</p> <p>3) The proposed project will cause the elimination of moderately priced rental units that provide housing for</p>	<ul style="list-style-type: none"> <li>-Traffic and Circulation</li> <li>-Land Use and Planning</li> <li>-Population and Housing</li> <li>-Public Services</li> <li>-Utilities</li> <li>-Hazardous Materials</li> <li>-Noise</li> <li>-Air quality</li> </ul>	John Wilson III 754 S. Nardo Ave.

DATE DATED or RECEIVED	COMMENTS SUMMARY	CONSIDERED IN EIR	COMMENTOR
	<p>persons with low and moderate incomes. The current apartments provide housing at moderately priced rents, which provide housing for persons with low and moderate incomes, such as seniors on fixed incomes, teachers, retail workers, janitors, students, single income adults, and blue collar workers. The propose project is projected to have rents at significantly higher amounts that will eliminate the opportunity for rental by low and moderate income residents. The EIR should study the impact that the loss of this low and moderate rental housing will have on housing in our community. How will the City meet its obligation to provide housing for all income levels?</p> <p>4) The current residents of Solana Highlands include multiple families with children enrolled in the Solana Beach schools. Will the new development change the makeup of residents in a way that will impact enrollment in the schools? The potential impact of redevelopment on our schools should be included in the EIR analysis.</p> <p>5) The proposed project will increase the quantity of units on the site. This will increase the amount of energy used on the site. The proposed project does not provide solar energy generation. It is possible with the use of solar panels to satisfy the demand for electricity for the entire project. It is essential to study the impacts that are caused by the proposed project because it does not mitigate the increase in the consumption of energy. Also, it is important to study the impacts that result from not maximizing the opportunity to install and use solar panels to generate energy for the site. The EIR must study how the proposed project mitigates the energy usage that could have been provided by having the entire site powered by solar energy generation with photovoltaic panels.</p> <p>6) The County of San Diego has declared a water emergency. The proposed project will increase the quantity of units on the site. The increase units will increase the demand for water and the consumption of water. However, there is already a shortage of available water. Therefore, where will the water come</p>		

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	<p>from to support the increase in the quantity of residential units? If there are not sufficient water supplies, then the proposed project cannot increase the demand for water because there are not sufficient water supplies.</p> <p>7) Living directly across the street from the planned new major ingress-egress drive, I am concerned about traffic, noise and pollutants that will rain down on my home, not to mention potential hazardous materials that will become airborne from tear down of these old buildings and grading soil that has long gone undisturbed. As someone with chronic respiratory ailments I fear for both my safety and the safety of my 3 year old daughter whose lungs are still developing, not to mention he additional pollutants that will be in the air for years in such a massive multi-phased project.</p> <p>8) As an alternative to the proposed project, the EIR should study an alternative whereby the existing units and buildings are renovated or rebuilt with zero or negative density and improved beautification and improved safety on Nardo Avenue and that adequately addresses all of the important EIR issues called out above.</p>		
January 9, 2015	<p>1) Parking.....how many dedicated spaces per unit....how is parking allocated per unit....is all parking included in the base rent or will renters have to purchase parking as an extra?... how many spaces are reserved for guests only, not residences....how many company maintenance vehicle spaces?...are employees provided with parking...how many space and if not where are they to park?...how many office spaces? This list is not exclusive and all aspects of parking and how it affects the surrounding community needs to be fully addressed.</p> <p>2) Many of the proposed buildings significantly exceed the City's allowable building heights. If these heights were approved how would that affect future developments in the City? That is, others may take approval of building heights that exceed the allowable</p>	<p>-Traffic and Circulation  -Land Use and Planning  -Population and Housing  -Public Services and Utilities  -Recreation</p>	George Boyd & Devon Hedding 610 Sonrisa Street

DATE DATED or RECEIVED	COMMENTS SUMMARY	CONSIDERED IN EIR	COMMENTOR
	<p>heights as a green light to request the same... how this will affect the City needs to be fully addressed.</p> <p>3) Currently the proposed build out timeframe is 3 years. How would this affect the surrounding community...all aspects of this must be addressed including but not limited to: dust and debris, worker parking, renter parking, access, staging of trucks, security, etc. As for one instance, how will Nardo and Fresca be kept clean? Saying that it will be swept is not sufficient as there are always cars parked on these streets.</p> <p>4) Density and traffic. Some issues include: How will ingress and egress be controlled? Drivers take the path of least resistance and with two exits both will be used heavily. How with this affect the neighborhoods surrounding the proposed project. How will the increase in density affect all aspects of the community?</p> <p>5) Street parking. How many parking places are there currently along Nardo in the proposed development area? How many will there be if the project is approved as per their "traffic calming" and entrance/exit changes?</p> <p>6) Pets. Disrespectful pet owners are a continuing issue for the surrounding community. How does the developer plan to deal with the increase in the number of pets and how that will affect the surrounding community?</p> <p>7) Socioeconomic...presumably the proposed units will be significantly more costly than the existing. How will that removal of mid-income housing affect the community? How will the proposed new demographic affect the community. Some aspects for instance are: do higher income renters have more cars? More pets? More or less children? etc, etc, etc</p>		
November 20, 2014	Yesterday, January 8, I submitted several written comments on the subject project to you via the City receptionist. In my letter, I wrote"---- the intersection of South Nardo Avenue with Nardito and Solana Circle, coupled with the entrance and exit to the Catholic Church in the same area, is an accident waiting to happen."	-Traffic and Circulation	Frances B. Moore 545 South Nardo Ave.

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	<p>I feel I should expand further on this. There is not only a Catholic church in the same area, there is also a Catholic school for children at that place, which is serviced by many cars and SUVs all attempting to use the single narrow entrance road at the same time on several days of the week. Vehicles routinely line up in both directions on Nardo awaiting their entrance to this sharply angled turn, and we frequently see impatient drivers (who are not going to the school) pass the line by pulling into the other lane. We have seen this on many occasions and witnessed numerous near-accidents.</p> <p>This is, in my opinion, a problem which can only get worse with the increased traffic from the proposed higher-density redevelopment of the apartment complex.</p>		
January 5, 2015	<p>Overall Project Impact</p> <ol style="list-style-type: none"> <li>1) There is an existing large apartment complex and several large parcels of land that are zoned and available for development located in the immediate vicinity of the proposed project. All of these nearby sites are in various stages of planning for development or redevelopment. The new development or redevelopment on these nearby sites will substantially increase the density of housing units on these sites and for the immediate area nearby the proposed project. The traffic and parking impacts of this project must be studied based on full build out of all the nearby sites, not simply based on the current conditions. The term "full build out" means the development to the maximum amount of units permitted under applicable zoning. In order to have a fair assessment of the impacts of the proposed project, the surrounding sites should be considered to be built out to the maximum zoned density and the EIR analysis must consider the corresponding impacts on traffic and parking from such full build out permitted under zoning.</li> <li>2) The proposed project will result in the destruction of all the mature landscaping on the project site including a substantial amount of very large trees. The large</li> </ol>	<ul style="list-style-type: none"> <li>-Land Use and Planning</li> <li>-Aesthetics</li> <li>-Traffic and Circulation</li> </ul>	Kerily McEvoy 558 S. Nardo Ave.

DATE DATED or RECEIVED	COMMENTS SUMMARY	CONSIDERED IN EIR	COMMENTOR
	<p>trees and mature landscape provide numerous environmental and quality of life benefits to both the project site and the surrounding neighborhood. The destruction of the substantial quantity of large trees will have a significant negative impact on the project site and the neighborhood.</p> <p>3) With the increase in traffic from the proposed project there will be negative impacts on traffic circulation in the area surrounding the project. There needs to be a study of the location and quantity of entry and exit locations to and from the project as well as the flow of traffic onto residential versus commercial streets. Nardo and Solana Circle are already hazardous with many drivers using them as a cut-through to Lomas Santa Fe, Stevens or Via de la Valle (commercial streets). Increased traffic volume will make the situation worse. Traffic should be studied in its entirety not just within the immediate area of the project.</p> <p>4) The proposed project will increase the amount of residential units on the site. This will increase the demand for parking, including off-site parking for residents and guests, particularly since the proposed project does not include adequate resident and guest parking. The EIR must evaluate reasonable projections for parking demand, even if proposed parking complies with City zoning for parking. Based on other projects in the City it is clear that City parking requirements are not adequate. Therefore, realistic parking demand must be studied.</p>		
January 6, 2015	<p>1) Traffic. Traffic counters were placed on Nardo Avenue last November, presumably for the upcoming EIR study of the Solana Highlands Apartments proposed expansion. The traffic counter at lower part of Nardo Avenue was placed above the lower parking lot entrance to the Solana Highlands apartments. In this position the counter did not count cars, using the lower parking lot, that were coming from or going to Stevens Avenue. See Figure 1. The traffic counter located at the top of Nardo Ave. was placed above the intersection with Solana Circle. This traffic counter did</p>	<p>-Traffic and Circulation -Utilities -Hydrology &amp; Water Quality</p>	<p>Thomas Kaiser 619 Fresca Street</p>

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	<p>not count cars coming up Nardo and turning onto Solana Circle and also would not have counted cars coming from Solana Circle and heading down Nardo. See Figure 2. Positioning of both traffic counters would have resulted in undercounting vehicle traffic at both locations. The position of the traffic counters can be seen clearly in both Figure 1 and 2. The erroneous traffic counter positions need to be corrected before the data can be included in the upcoming EIR study.</p> <p>2) Public street parking congestion: Solana Highlands Apartments only provide their tenants one parking space per apartment. The tenants can rent additional parking spaces, but most choose not to. As a result, parked cars line both sides of Nardo Avenue and the South end of Fresca Street at all times of the day and on all days of the week. Concurrently, unused parking spaces can be seen at the underutilized Solana Highland Apartment complex parking lots since their tenants are unwilling to pay the additional rent for the parking spaces. Prior owners of the Solana Highlands Apartments allowed their tenants full use of the complex parking and, as a result, the street parking was never this bad. The public street parking situation needs to be addressed in the upcoming EIR study and the effect of the Fenton Company onsite parking policies needs to be included. The EIR also needs to address how the already bad parking situation will be exasperated by proposed additional 60 residential units. Examples of the Solana Highlands use of public street parking is shown in figures 3 and 4.</p> <p>3) Runoff Water Pollution: As a result of the public street parking congestion, long sections of Nardo and Fresco Street are almost never cleaned by the cities monthly street sweeping service. During recent rains, the runoff water on those streets had large amounts of trash and debris, including dog feces and discarded diapers. The runoff water also has an oily sheen too as a result of all the leaky cars being parked on the street with virtually no street sweeping being accomplished in years. All these debris and automotive fluids end up being on our beaches. To make matters worse, many of the Solana Highland</p>		

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	<p>tenants regularly work on their cars while parked on the public streets, further constraining road space and adding to the engine oil, brake fluid, and engine coolant being leaked onto the streets and into the street gutters. The runoff water quality, on these streets needs to be addressed in the EIR study. An example of vehicle repair being done on public streets is shown in figure 5.</p> <p>4) Vehicle Traffic: Traffic conditions, on an already very busy Nardo Avenue, are made even more dangerous by having to drive through a tunnel of parked cars on both sides of the road. Visibility at the Nardo/Fresca intersections is poor as a result. Space at that intersection, for moving vehicles, ends up being very constrained. Accidents are a regular occurrence. Figure 6 is an example of one such accident at exactly that intersection.</p> <p>Summary: The current parking and traffic problems created by the Solana Highlands Apartments are unacceptable at their current density. Adding over 60 additional residences to those apartments will create one of the worst problem areas for the City of Solana Beach for many generations to come. Simply adding additional parking to the complex will not address the problem because the apartments underutilize their current parking capacity as is and the City will have no authority to force the Solana Highlands owners to change their policies. 60 additional residences would mean at least another 120 more cars which would be making multiple daily trips on Nardo Avenue, Lirio, South Grandos, and Solana Circle. These are all residential streets, with houses very close to the street edge. Many of these streets are unsafe and unpleasant at their current vehicle traffic volume. Vehicle traffic on all of the above streets needs to be included in the EIR study.</p> <p>Part of Fenton Companies proposal has addressed the addition of traffic calming features. Several of these types of traffic calming features have been installed on parts of Highland drive and, subsequently removed. The failure of those traffic calming attempts needs to be addressed as part of this EIR study. Traffic calming features have also been</p>		

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	<p>added as part of the Highway 101 renovation and many of the neighbors near those features are upset about the noise created by them. Again, this example needs to be included in the upcoming EIR study.</p> <p>All of the above issues have been repeatedly brought to the attention of staff and documented via email. Staff has been unable to address these problems and we have no reason to expect otherwise after the redevelopment of the apartments, therefore these problems have to be addressed as part of the project and as part of the EIR study.</p>		
January 7, 2015	<p>Project Issues:  Aesthetic/Visual; Air Quality; Archaeologic-Historic; Biological Resources; Coastal Zone; Drainage/Absorption; Flood Plain/Flooding; Geologic/Seismic; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Growth Inducing; Land use; Cumulative Effects</p> <p>Reviewing Agencies:  Resources Agency; California Coastal Commission; Department of Parks and Recreation; Department of Fish and Wildlife, Region 5; Department of Housing and Community Development; Office Emergency Services, California; Native American Heritage Commission; Public Utilities Commission; State Lands Commission; California Highway Patrol; Caltrans, District 11; Air Resources Board; State Water Resources Control Board, Division of Drinking Water; Department of Toxic Substances Control; Regional Water Quality Control Board, Region 9</p>	<ul style="list-style-type: none"> <li>-Aesthetic</li> <li>-Air Quality</li> <li>-Cultural</li> <li>-Biological Resources</li> <li>-Public Services</li> <li>-Utilities</li> <li>-Geology &amp; Soils</li> <li>-Noise</li> <li>-Population &amp; Housing</li> <li>-Recreation</li> <li>-Hazards &amp; Hazardous Materials</li> <li>-Traffic &amp; Circulation</li> <li>-Hydrology &amp; Water Quality</li> <li>-Land Use &amp; Planning</li> <li>-Cumulative Effects</li> </ul>	<p>Scott Morgan  Director, State Clearinghouse</p> <p>State of California  Governor's Office of Planning and Research  State Clearinghouse and Planning Unit</p>

2014111028

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 #

Project Title: Solana Highlands Revitalization Project

Lead Agency: City of Solana Beach Contact Person: David Ott, City Manager
Mailing Address: 635 South Highway 101 Phone: 859-720-2400
City: Solana Beach Zip: 92075 County: San Diego

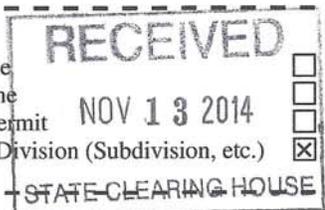
Project Location: County: San Diego City/Nearest Community: Solana Beach
Cross Streets: South Nardo and Stevens Avenue Zip Code: 92075
Longitude/Latitude (degrees, minutes and seconds): 32 0 59 '6.3 " N / 117 0 15 '41.8 " W Total Acres: 13.41
Assessor's Parcel No.: 298-430-26 Section: Twp.: Range: Base:
Within 2 Miles: State Hwy #: I-5 Waterways: Pacific Ocean, San Dieguito and San Elijo Lagoons
Airports: None Railways: NCTD Schools: Multiple

Document Type:

CEQA: [X] NOP [X] Draft EIR NEPA: [ ] NOI Other: [ ] Joint Document
[ ] Early Cons [ ] Supplement/Subsequent EIR [ ] EA [ ] Final Document
[ ] Neg Dec (Prior SCH No.) [ ] Draft EIS [ ] Other:
[ ] Mit Neg Dec Other:

Local Action Type:

[ ] General Plan Update [ ] Specific Plan [ ] Rezone [ ] Annexation
[ ] General Plan Amendment [ ] Master Plan [ ] Prezone [ ] Redevelopment
[ ] General Plan Element [ ] Planned Unit Development [X] Use Permit [ ] Coastal Permit
[ ] Community Plan [X] Site Plan [ ] Land Division (Subdivision, etc.) [X] Other: DRP/SDP



Development Type:

[X] Residential: Units 260 Acres 13.41
[ ] Office: Sq.ft. Acres Employees
[ ] Commercial: Sq.ft. Acres Employees
[ ] Industrial: Sq.ft. Acres Employees
[ ] Educational:
[X] Recreational: Community facilities, pool, spa, club house
[ ] Water Facilities: Type MGD
[ ] Transportation: Type
[ ] Mining: Mineral
[ ] Power: Type MW
[ ] Waste Treatment: Type MGD
[ ] Hazardous Waste: Type
[ ] Other:

Project Issues Discussed in Document:

[X] Aesthetic/Visual [ ] Fiscal [X] Recreation/Parks [X] Vegetation
[ ] Agricultural Land [X] Flood Plain/Flooding [X] Schools/Universities [X] Water Quality
[X] Air Quality [ ] Forest Land/Fire Hazard [ ] Septic Systems [ ] Water Supply/Groundwater
[X] Archeological/Historical [X] Geologic/Seismic [X] Sewer Capacity [ ] Wetland/Riparian
[X] Biological Resources [ ] Minerals [X] Soil Erosion/Compaction/Grading [X] Growth Inducement
[X] Coastal Zone [X] Noise [X] Solid Waste [X] Land Use
[X] Drainage/Absorption [X] Population/Housing Balance [X] Toxic/Hazardous [X] Cumulative Effects
[ ] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [ ] Other:

Present Land Use/Zoning/General Plan Designation:

Existing 194 unit residential community. High Residential (HR) Zone and High Density Residential General Plan Designation.

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

The H.G. Fenton Company (Applicant) has requested a Development Review Permit (DRP) and a Structure Development Permit (SDP) to construct 260 new apartments in 24 two and three story buildings with a recreation facility/club house building and recreation facilities, for a total of approximately 400,000 square feet. The Project includes 32 affordable housing units. There is an existing development on the site that includes 194 units in 16 buildings. The entire existing development will be demolished and the project will be constructed in phases over a period of approximately 30 months.

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 and "X".  
If you have already sent your document to the agency please denote that with an "S".

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

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

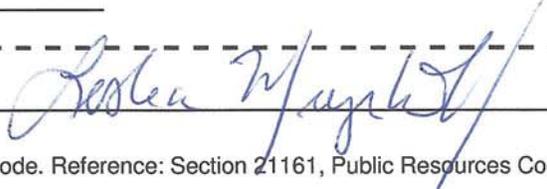
Starting Date November 13, 2014 Ending Date January 9, 2015

-----

### Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

-----

Signature of Lead Agency Representative:  Date: 11/12/14

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





**City of Solana Beach  
EIR Public Scoping Meeting  
Solana Highlands Revitalization Project**

**Thursday November 20, 2014 @ 5:30PM**

**Sign-In Sheet – Please Print**

<u>Name</u>	<u>Address</u>	<u>Agency/Organization</u>
Scott Sorenson	601 SONRISA ST. SB	Resident
Todd Mayo		Resident
Karen Griglat	330 S Nardo	Resident
GEORGE SCHNEIDER	747 FRESCA CT	RESIDENT
MARY JEAN SMITH	" " "	"
Maggie Duffy-Stermon	760 Sonrisa	Res
Susan Monken	Fresca St	Res
Chevy Burns	Sierra Ave	res



**City of Solana Beach  
EIR Public Scoping Meeting  
Solana Highlands Revitalization Project**

**Thursday November 20, 2014 @ 5:30PM**

**Sign-In Sheet - Please Print**

**Name Address Agency/Organization**

Thomas Kaiser 619 Fresca St. Resident

John Wilson 654 S. NARAO AVE. RESIDENT

Norma Hasselmann 519 S. Narco Hoys. Resident

BENK KAISER 619 FRESCA ST " "

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**Solana Highlands Revitalization Project**  
**Summary of Public Comments from November 20, 2014 EIR Scoping Meeting**

**Aesthetics Comments**

- Will tree replacements be non-invasive or drought tolerant?
- Street Scape concerns - visual simulations of projected mature trees and lack of open green space
- Should consider different/additional vantages for visual simulations – Solana Circle?
- View concerns from Nardito Street
- From simulations, will landscaping block street view on the west corner of the project site
- The trees in the visual simulations are not accurate as they show fully mature trees. They should be redone to show the tree size at the time of planting.
- The project is located in a lovely park like setting which will be ruined if all the mature trees are removed
- Amount of fill and increased height of the proposed clubhouse

**Air Quality Comments**

- Effects on local residents during construction from increased traffic and demolition/dust

**Alternatives Comments**

- Will there be any alternatives studied in the EIR?
- The EIR should consider alternatives that include fewer units/reduced density and rehabilitating the existing development.

**Hazardous Materials Comments**

- What are the proposed construction materials?
- Are there environmental hazards from demolishment of current complex?
- Concerns related to potential materials in the soils and the buildings and what the dust form demolition those materials might mean to nearby residents

**Hydrology and Water Quality/Geography Comments**

- Hardscape vs. softscape runoff
- Concerns that the reduction in mature vegetation would equate to increase runoff and pollutants in that runoff

**Land Use Comments**

- Concerns with increased overflow parking into neighborhoods with the project's increase in density.
- Density increase is too great and doesn't keep with community character.

- Options for tree-preservation being considered?
- Could a lower density still satisfy the City's affordable housing requirements?
- Consider alternative ways to achieve affordable housing goals, specifically amnesty on granny flats and counting them as affordable units like Encinitas is doing.
- Height waivers could set a precedent
- Does this project bring any benefits to the community?

### **Noise Comments**

- Noise – During construction will be an issue for the neighbors

### **Population/Housing Comments**

- Concern of increase in density of population/ building mass/ cars
- Density and massing concern with surrounding land uses and is not in character of the community
- What is the formula used to determine how many affordable units are required to be built? Some incentives really push the limit to the detriment of the surrounding community
- Concerns with monitored unit capacities, and how to enforce maximum occupancy
- What are the affordable unit rental rates?
- Will there be a loss of supply of moderate income housing?
- Why 54 units in bonus if only 32 low income units are being proposed?
- What are the occupancy rates? Does the applicant put a limit on the number of persons and dogs per unit?
- The City needs to protect the community not just give in to the developer so he can make money

### **Public Services/Utilities Comments**

- Will the project provide a children's play area? Adequate facilities?
- Will surrounding schools be affected? Adequate capacities?
- There is a grade school and school bus stop at the top of the hill which creates a public safety problem for the kids.
- Simulation of proposed project shows demolition of current informal "dog park". Will it be replaced? Where will dogs be able to go to the bathroom? Consider placing doggie bag dispensaries around complex?
- Will school capacity be affected ("if there are 3 occupants per 1 bed and 5 per 2 bed")
- What will the water consumption be from the proposed project? Is there an adequate supply?
- Concerns with water drainage and sewer system drainage flowing to lagoon and ocean
- What will the energy footprint be of the proposed project? Are there energy saving measures?

- Asking the city to get a net 0 project, including looking at electricity generation on-site
- More Sherriff's are needed in the area – they are never around the community.
- There is a parking problem along Nardo and no one is helping solve this issue.

### **Traffic/Circulation/Parking Comments**

- Will the traffic report look at existing and future traffic conditions?
- Are all surrounding intersections included in the traffic study?
- Existing concerns with traffic volumes and speeds on Nardo.
- Traffic safety issues need to be addressed.
- Will there be a traffic roundabout? People will not use this.
- Proposed project's impacts on LOS (level of service)
- Are there going to be current traffic counts done to determine existing traffic levels?
- Calming measures are needed in more appropriate sections of the streets surrounding the proposed project, specifically the top and bottom of Nardo and Solana Circle.
- Will the City phase the traffic calming measures?
- Is it the City's responsibility or the applicant to install traffic calming?
- How will current traffic issues in surround project areas be addressed?
- Traffic concerns from Fresca Street – only one in and one out for these residents
- Traffic study prepared from all surrounding streets, especially "cut-through" streets. Check traffic counts locations.
- Fewer driveways is not a good plan – too many cars in one location existing Nardo
- Consider expanding traffic analysis area to include "short-cut" routes to Lomas Santa Fe via Nardo – Address Granados and Solana Circle – consider traffic calming in these areas and along the flat stretch of Nardo.
- Crosswalk concerns to St. James church/school. School access safety concerns.
- What objective means are available to evaluate pedestrian safety?
- Is there a way to count pedestrian traffic similar to vehicle traffic?
- Glare effects on traffic safety – sun setting on westbound Nardo
- Parking of RV's on the street should not be allowed. There is one there now that is a real problem.
- Adequate sidewalks – consider improving sidewalks and installing one on the north side of Nardo which would help the school kids and improve safety in the neighborhood
- Concerns with increased overflow parking into neighborhoods with the project's increase in density
- Will there be adequate on-site parking per dwelling unit?
- Consider alternative entrances – off Stevens Avenue rather than Nardo.
- Not all traffic impacts can be mitigated.

## Steve Taffolla

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**From:** Matthew Valerio  
**Sent:** Friday, November 21, 2014 11:10 AM  
**To:** Alexandra Martini; Vanessa Currie  
**Subject:** FW: Comments on Solana Highlands Revitalization Project Public EIR Scoping Meeting

See below

---

**From:** Leslea Meyerhoff [mailto:Leslea.Meyerhoff@att.net]  
**Sent:** Friday, November 21, 2014 11:03 AM  
**To:** Matthew Valerio  
**Subject:** Fwd: Comments on Solana Highlands Revitalization Project Public EIR Scoping Meeting

FYI

Leslea Meyerhoff, AICP

Begin forwarded message:

**From:** David Ott <[dott@cosb.org](mailto:dott@cosb.org)>  
**Date:** November 21, 2014 at 10:46:16 AM PST  
**To:** "Leslea Meyerhoff ([Leslea.Meyerhoff@att.net](mailto:Leslea.Meyerhoff@att.net))" <[Leslea.Meyerhoff@att.net](mailto:Leslea.Meyerhoff@att.net)>  
**Cc:** Patricia Bluman <[pbluman@cosb.org](mailto:pbluman@cosb.org)>, Wende Protzman <[wprotzman@cosb.org](mailto:wprotzman@cosb.org)>  
**Subject:** **FW: Comments on Solana Highlands Revitalization Project Public EIR Scoping Meeting**

---

**From:** Mike Nichols  
**Sent:** Friday, November 21, 2014 8:35 AM  
**To:** David Ott  
**Subject:** FW: Comments on Solana Highlands Revitalization Project Public EIR Scoping Meeting

David,  
Please see below and include on the project record and in the project scoping.  
Thanks,  
Mike

---

**From:** Ana Maria Grace [[amgrace@earthlink.net](mailto:amgrace@earthlink.net)]  
**Sent:** Thursday, November 20, 2014 4:45 PM  
**To:** 'Lesa Heebner'; Tom Campbell; Mike Nichols; David Zito; Peter Zahn  
**Cc:** Lesa Heebner  
**Subject:** Comments on Solana Highlands Revitalization Project Public EIR Scoping Meeting

Hi Lesa, Tom, Mike, David, and Peter –

I won't be able to attend tonight's meeting. I'd appreciate it, if you'd please consider my concerns for us on Solana Circle West and East.

- 1- When the construction trucks are blocking Nardo to Stevens, we will have heavier traffic on Solana Circle as a short cut to Via de la Valle. Can you please place a Detour sign on the corner of LSF and Nardo directing through traffic to Stevens?
- 2- For years, there have been rumors of mold and asbestos in those apartments. Will samples be tested and abatement measures taken to avoid airborne contamination to our neighboring homes and St. James School?
- 3- I hope that the new project will provide 2 off-street parking spaces per unit. Currently, the extra cars park on Nardo. With 60 more units, they may start parking on Solana Circle also.

Thanks so much for considering my concerns.

Happy Thanksgiving!

Thanks and best wishes,

**Ana Maria**

~~~~~

Ana Maria Grace

[amgrace@earthlink.net](mailto:amgrace@earthlink.net)

742 West Solana Circle

---

**From:** City of Solana Beach [<mailto:dking@cosb.org>]

**Sent:** Wednesday, November 19, 2014 9:24 AM

**To:** [amgrace@earthlink.net](mailto:amgrace@earthlink.net)

**Subject:** Solana Highlands Revitalization Project Public EIR Scoping Meeting

▪

City of Solana Beach eBlast

## **Solana Highlands Revitalization Project Notice of Preparation and EIR Public Scoping Meeting**

*Thursday November 20th, 5:30 - 7:00 PM*

The City of Solana Beach is preparing an Environmental Impact Report (EIR) for the proposed Solana Highlands Revitalization Project (Proposed Project). The Project site consists of 13.41 acres and is located at 661 to 781 South Nardo Avenue, Solana Beach. The Proposed Project involves a request for a Development Review Permit (DRP) and a Structure Development Permit (SDP) to demolish 194 existing apartment units and to construct 260 new one- and two-bedroom apartments in 24 buildings (two and three stories tall) with a recreation facility/club house building and pool. The Project also involves grading and recontouring of the site to improve internal circulation, increase onsite parking availability and improve some views across the site.

The entire existing development will be demolished and the site will be fully

redeveloped. It is currently anticipated that the project will be constructed in three phases over a period of approximately 36 months.

The City has prepared a Notice of Preparation (NOP) for the EIR which is available by clicking on the link below. The NOP will be available for a 50+ day public review and comment period through January 9th, 2015. Additional Project details and information are provided in the NOP.

Previously there have been several public workshops given by the applicant on the proposed project. The next opportunity for the public to learn details of the proposed project is a public scoping meeting for the Solana Highlands Revitalization Project EIR which is scheduled for Thursday, November 20th at City Hall from 5:30PM - 7:00PM.

The public scoping meeting is another great opportunity to learn more details about the Solana Highlands Revitalization Project, anticipated project schedule for the EIR and, future opportunities for public involvement.

**Thursday November 20th, 5:30 - 7:00 PM**  
**Solana Beach City Hall - Council Chambers**  
**635 South Highway 101**  
**Solana Beach, CA 92075**

- [Notice of Preparation Draft Environmental Impact Report for the Proposed Revitalization of Solana Highlands Project](#)

**For more information,  
contact Patricia Bluman at 858-720-2442.**

[Forward email](#)

 **SafeUnsubscribe**



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City of Solana Beach | 635 South Highway 101 | Solana Beach | CA | 92075

## Steve Taffolla

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**From:** Alexandra Martini  
**Sent:** Friday, January 02, 2015 8:54 AM  
**To:** Matthew Valerio; Vanessa Currie  
**Subject:** RE: Solana Highlands Apartment Complex

Vanessa, can you please save these where you have been saving the others. ☺ Thank you

Alexandra Martini, LEED GA  
Environmental Planner  
T: 760.479.4267

---

**From:** Matthew Valerio  
**Sent:** Friday, January 02, 2015 6:49 AM  
**To:** Vanessa Currie; Alexandra Martini  
**Subject:** Fwd: Solana Highlands Apartment Complex

More Solana comments...

Matt

Begin forwarded message:

**From:** Leslea Meyerhoff <[leslea.meyerhoff@att.net](mailto:leslea.meyerhoff@att.net)>  
**Date:** December 30, 2014 at 3:24:51 PM PST  
**To:** Matthew Valerio <[mvalerio@dudek.com](mailto:mvalerio@dudek.com)>  
**Subject:** Fw: Solana Highlands Apartment Complex  
**Reply-To:** Leslea Meyerhoff <[leslea.meyerhoff@att.net](mailto:leslea.meyerhoff@att.net)>

FYI

Leslea Meyerhoff, AICP, Principal  
Harvey Meyerhoff Consulting Group, Inc.  
[Leslea@Harvey-Meyerhoff.com](mailto:Leslea@Harvey-Meyerhoff.com)  
[www.Harvey-Meyerhoff.com](http://www.Harvey-Meyerhoff.com)

Cell: 760-845-8028  
Office: 760-804-9144  
Fax: 760-804-9744

----- Forwarded Message -----

**From:** Leslea Meyerhoff <[lmeyerhoff@cosb.org](mailto:lmeyerhoff@cosb.org)>  
**To:** "[leslea.meyerhoff@att.net](mailto:leslea.meyerhoff@att.net)" <[leslea.meyerhoff@att.net](mailto:leslea.meyerhoff@att.net)>  
**Sent:** Tuesday, December 30, 2014 10:28 AM  
**Subject:** FW: Solana Highlands Apartment Complex

Leslea Meyerhoff, AICP

---

From: Annie Johnson [[amj789@cox.net](mailto:amj789@cox.net)]

Sent: Tuesday, December 23, 2014 8:41 AM

To: Leslea Meyerhoff; Lesa Heebner; David Zito; Peter Zahn; Mike Nichols

Subject: Solana Highlands Apartment Complex

To Whom It May Concern,

With regard to the above mentioned apartment complex on Nardo Avenue, what is wrong with the way the apartments are right now?

Why do they need to be torn down? It is already very crowded in that general area. Also, the turn heading down Nardo to Stevens is narrow and dangerous.

Thank you for your time.

Sincerely,

Annie Johnson

Solana Beach Resident

## Steve Taffolla

---

**From:** Matthew Valerio  
**Sent:** Wednesday, November 19, 2014 9:46 AM  
**To:** Alexandra Martini  
**Subject:** FW: NOP Proposed Revitalization of Solana Highlands

Another one..

-----Original Message-----

From: Leslea Meyerhoff [<mailto:lmeyerhoff@cosb.org>]  
Sent: Wednesday, November 19, 2014 9:07 AM  
To: David Ott; Wende Protzman  
Cc: Patricia Bluman; Matthew Valerio  
Subject: FW: NOP Proposed Revitalization of Solana Highlands

FYI

Leslea Meyerhoff, AICP

---

From: Candace Goldstein [[candacegoldstein@gmail.com](mailto:candacegoldstein@gmail.com)]  
Sent: Tuesday, November 18, 2014 9:04 PM  
To: Leslea Meyerhoff  
Subject: NOP Proposed Revitalization of Solana Highlands

Leslie Meyerhoff:

I recently received the notice for the Revitalization plan of Solana Highlands. As a resident at 821 Stevens Ave. this project would have direct effect on the traffic flowing in and around my driveway. The intersection of Stevens and Nardo is already a very busy one, with residents of the homes and 2 apartment complexes intersecting at the light in front of my house, and also the church traffic going up to St. Andrews.

I specifically oppose the increased density from 194 units to the proposed 260 units for its effect on traffic and parking. I also oppose increasing the height from 30 to 68 feet, as it will obscure views of the track and ocean for those of us living in the neighborhood.

Additionally I strongly oppose altering the 4 entrances down to 2 and moving them closer to Stevens Ave. as this will greatly increase the noise and flow of residents entering and exiting the complex right next to my place.

There are many middle to low income families living in the Highlands, who serve our community as restaurant and hotel servers. I am very concerned that these families will be priced out of renting here, and we will become a community of wealthy families only. These families deserve our respect and caring. Where will they go? Do all the poor people have to move to Escondido?

Please record and present my opposition to the project.

Sincerely,  
Candace Goldstein  
821 Stevens Ave.  
Solana Beach, CA 92075  
858-481-1175

## Steve Taffolla

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**From:** Matthew Valerio  
**Sent:** Friday, December 19, 2014 9:25 AM  
**To:** Vanessa Currie; Alexandra Martini  
**Subject:** FW: Solana Apartment Complex on 661-781 S. Nardo remarks from Lirio St. resident--terrible idea due to traffic and parking

[More comments for Solana Highlands to save in our files...](#)

Matt

---

**From:** Leslea Meyerhoff [<mailto:leslea.meyerhoff@att.net>]  
**Sent:** Friday, December 19, 2014 9:08 AM  
**To:** Matthew Valerio  
**Subject:** Fw: Solana Apartment Complex on 661-781 S. Nardo remarks from Lirio St. resident--terrible idea due to traffic and parking

FYI

Leslea Meyerhoff, AICP, Principal  
Harvey Meyerhoff Consulting Group, Inc.  
[Leslea@Harvey-Meyerhoff.com](mailto:Leslea@Harvey-Meyerhoff.com)  
[www.Harvey-Meyerhoff.com](http://www.Harvey-Meyerhoff.com)

Cell: 760-845-8028  
Office: 760-804-9144  
Fax: 760-804-9744

----- Forwarded Message -----

**From:** Leslea Meyerhoff <[lmeyerhoff@cosb.org](mailto:lmeyerhoff@cosb.org)>  
**To:** "[leslea.meyerhoff@att.net](mailto:leslea.meyerhoff@att.net)" <[leslea.meyerhoff@att.net](mailto:leslea.meyerhoff@att.net)>  
**Sent:** Friday, December 19, 2014 9:05 AM  
**Subject:** FW: Solana Apartment Complex on 661-781 S. Nardo remarks from Lirio St. resident--terrible idea due to traffic and parking

Leslea Meyerhoff, AICP

---

**From:** Carla [[ehccom@aol.com](mailto:ehccom@aol.com)]  
**Sent:** Thursday, December 18, 2014 2:58 PM  
**To:** Leslea Meyerhoff; [lhebner@cosb.org](mailto:lhebner@cosb.org); David Zito; Peter Zahn; Mike Nichols  
**Subject:** Solana Apartment Complex on 661-781 S. Nardo remarks from Lirio St. resident--terrible idea due to traffic and parking

Hello!

We moved to this part of Solana Beach a year ago as our permanent home, having had close relatives in San Diego county for a lifetime. Lirio St. for the most part has heavy, speeding traffic during early morning and early evening hours as people cut across the hill rather than taking Stevens.

It's absolutely unacceptable to be in fear for your life walking on Nardo and Lirio and Grenados. The current traffic is dangerous--sooner or later someone will be badly injured.

But to allow some landlord to kick out tenants at lower rents so that he can raise rents for more people in new units—which he will have to do to justify the capital investment—then you have the worst of all worlds. This project means

- lower neighborhood quality of life,
- immense disruption for people on Nardo trying to access the freeway for years,
- increased permanent traffic, and
- fewer affordable units in the city.

And the trees would all be removed.

This is a single-family residential neighborhood with quite expensive values and incredible views that the City gets benefit from due to steadily increasing property tax revenues. People who purchase these homes want to stay, remodel or rebuild, and continue contributing to the beauty of this community. We do not want our values to decline because of proximity to multi-family increased density. We do not need more cars parking. We do not want more traffic. And we do want mature greenspace and trees.

If you want to install traffic circles and barriers similar to other progressive cities such as Santa Monica or Berkeley, then you might be able to permit higher density housing. Then you can provide more affordable housing plus preserve single-family unit neighborhoods.

I am shocked that Solana Beach that's dedicated to preserving this lovely jewel of a city would let this project get even this far. Please stop it now.

Best regards,  
Carla Hayes  
465 Lirio St.  
Solana Beach, CA 92075



means more profit/sf  
for landowner at our  
expense. Who exactly is  
being revitalized?

# Solana Highlands Revitalization Project EIR Public Scoping Meeting (11/20/14)

## Comment Card – Please Print

Name: Carla Hayes

Street address: 465 LIRIO ST

City / State / Zip: SOLANA BEACH CA 92075

### Comments:

- NO MORE TRAFFIC - DENSITY TERRIBLE NOW
- PARKING ON STREET CAUSES NARROW TO BE DANGEROUS
- PROJECT THREATENS SINGLE-FAMILY HOUSING VALUES
- CONSTRUCTION TOO DISRUPTIVE FOR MAJOR ARTERY TO STEVENS
- REQUIRES OFF-STREET PARKING TO SERVE ALL 260 UNITS
- DESTROYS GREENSPACE

(XX) →

Please provide your comments in the space above. Please turn in at tonight's public scoping meeting on the EIR or mail to:

Leslea Meyerhoff, Project Manager  
City of Solana Beach  
635 South Highway 101  
Solana Beach, CA. 92075

BAD IDEA AS PROPOSED! MAKE HIM BUILD PARKING AND NEW  
MATURE LANDSCAPING !!

## Steve Taffolla

---

**From:** Matthew Valerio  
**Sent:** Friday, January 09, 2015 12:34 PM  
**To:** Vanessa Currie  
**Subject:** FW: Concerning the Proposed Solana Highlands Apartment Complex Renovation

Another one ☺

---

**From:** Leslea Meyerhoff [<mailto:leslea.meyerhoff@att.net>]  
**Sent:** Friday, January 09, 2015 12:01 PM  
**To:** Matthew Valerio  
**Subject:** Fw: Concerning the Proposed Solana Highlands Apartment Complex Renovation

FYI

Leslea Meyerhoff, AICP, Principal  
Harvey Meyerhoff Consulting Group, Inc.  
[Leslea@Harvey-Meyerhoff.com](mailto:Leslea@Harvey-Meyerhoff.com)  
[www.Harvey-Meyerhoff.com](http://www.Harvey-Meyerhoff.com)

Cell: 760-845-8028  
Office: 760-804-9144  
Fax: 760-804-9744

----- Forwarded Message -----

**From:** Leslea Meyerhoff <[lmeyerhoff@cosb.org](mailto:lmeyerhoff@cosb.org)>  
**To:** "[leslea.meyerhoff@att.net](mailto:leslea.meyerhoff@att.net)" <[leslea.meyerhoff@att.net](mailto:leslea.meyerhoff@att.net)>  
**Sent:** Friday, January 9, 2015 11:58 AM  
**Subject:** FW: Concerning the Proposed Solana Highlands Apartment Complex Renovation

Leslea Meyerhoff, AICP

---

**From:** Sanborn, Dana [[Dana.Sanborn@sdcounty.ca.gov](mailto:Dana.Sanborn@sdcounty.ca.gov)]  
**Sent:** Friday, January 09, 2015 9:01 AM  
**To:** Leslea Meyerhoff  
**Subject:** Concerning the Proposed Solana Highlands Apartment Complex Renovation

Dear Sir,

My mother and I are deeply concerned about the proposal to expand the apartment complex between 661 South and 781 South Nardo Avenue. Both my mother and I live just around the corner from there, a few houses north of the Catholic Church. We have difficulties enough backing out of the garage into South Nardo, with people using the road as a shortcut and with those taking their children to and from the school that the church runs. The new apartment complex would increase this difficulty many fold. The risk of auto accidents will be much higher, both with construction equipment blocking the road and the later increase in traffic from the new tenants. Parking is also at a premium along that stretch of road.

Also, the project in question seems to be at odds with the ordinance voted on a couple of years back that restricts the cubic space that homes can be built or expanded to. Since many of the homes along this section of South Nardo (ours included) are adversely affected by the ordinance, shouldn't the apartment complex be, as well?

Please reconsider any thought of approving the project and convince the others on the city council to do likewise. While we do understand that the community is growing, we would like to keep this area as much as it was when we first came here, for safety's sake, if nothing else.

Sincerely yours,

Dana E Sanborn

Carol J Sanborn

544 South Nardo Ave  
Solana Beach, CA 92075

## Steve Taffolla

---

**From:** Matthew Valerio  
**Sent:** Friday, January 09, 2015 9:57 PM  
**To:** Vanessa Currie  
**Subject:** Fwd: Additional Comments on Solana Highlands Revitalization Project

#5

Matt

Begin forwarded message:

**From:** Leslea Meyerhoff <[leslea.meyerhoff@att.net](mailto:leslea.meyerhoff@att.net)>  
**Date:** January 9, 2015 at 4:56:53 PM PST  
**To:** Matthew Valerio <[mvalerio@dudek.com](mailto:mvalerio@dudek.com)>  
**Subject:** Fw: Additional Comments on Solana Highlands Revitalization Project  
**Reply-To:** Leslea Meyerhoff <[leslea.meyerhoff@att.net](mailto:leslea.meyerhoff@att.net)>

FYI

Leslea Meyerhoff, AICP, Principal  
Harvey Meyerhoff Consulting Group, Inc.  
[Leslea@Harvey-Meyerhoff.com](mailto:Leslea@Harvey-Meyerhoff.com)  
[www.Harvey-Meyerhoff.com](http://www.Harvey-Meyerhoff.com)

Cell: 760-845-8028  
Office: 760-804-9144  
Fax: 760-804-9744

----- Forwarded Message -----

**From:** Leslea Meyerhoff <[lmeyerhoff@cosb.org](mailto:lmeyerhoff@cosb.org)>  
**To:** "Leslea Meyerhoff" <[leslea.meyerhoff@att.net](mailto:leslea.meyerhoff@att.net)> <[leslea.meyerhoff@att.net](mailto:leslea.meyerhoff@att.net)>  
**Sent:** Friday, January 9, 2015 4:51 PM  
**Subject:** FW: Additional Comments on Solana Highlands Revitalization Project

Leslea Meyerhoff, AICP

---

**From:** ramoore [[ramoore@cox.net](mailto:ramoore@cox.net)]  
**Sent:** Friday, January 09, 2015 4:13 PM  
**To:** Leslea Meyerhoff  
**Cc:** David Ott; Mo Sammak  
**Subject:** Additional Comments on Solana Highlands Revitalization Project

Friday, January 09, 2015

Ms. Leslea Meyerhoff, Project Manager  
Solana Highlands Revitalization Project  
City of Solana Beach

635 South Highway 101  
Solana Beach, CA 92075

Subject: Additional Comments on Solana Highlands Revitalization Project

Dear Ms. Meyerhoff,

Yesterday, January 8, I submitted several written comments on the subject project to you via the City receptionist. In my letter, I wrote"---- the intersection of South Nardo Avenue with Nardito and Solana Circle, coupled with the entrance and exit to the Catholic Church in the same area, is an accident waiting to happen."

I feel I should expand further on this. There is not only a Catholic church in the same area, there is also a Catholic school for children at that place, which is serviced by many cars and SUVs all attempting to use the single narrow entrance road at the same time on several days of the week. Vehicles routinely line up in both directions on Nardo awaiting their entrance to this sharply angled turn, and we frequently see impatient drivers (who are not going to the school) pass the line by pulling into the other lane. We have seen this on many occasions and witnessed numerous near-accidents.

This is, in my opinion, a problem which can only get worse with the increased traffic from the proposed higher-density redevelopment of the apartment complex.

Sincerely yours,

Frances B. Moore  
545 South Nardo Ave  
Solana Beach, CA  
858-755-5882  
[ramoore@cox.net](mailto:ramoore@cox.net)



# Solana Highlands Revitalization Project EIR Public Scoping Meeting (11/20/14)

## Comment Card – Please Print

Name: FRANCES B. MOORE

Street address: 545 So. NARDO AVENUE

City / State / Zip: SOLANA BEACH, CA 92075

### Comments:

Comments on H.G. FENTON PROJECT CONCERNING REDEVELOPMENT OF  
SOLANA HIGHLANDS: Comments are attached and incorporated by  
reference to this sheet.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please provide your comments in the space above. Please turn in at tonight's public scoping meeting on the EIR or mail to:

Leslea Meyerhoff, Project Manager  
City of Solana Beach  
635 South Highway 101  
Solana Beach, CA. 92075

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JAN 08 2015

Planning-Comm Dev Dept  
City of Solana Beach

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JAN 07 2015

CITY OF SOLANA BEACH  
CITY MANAGER'S OFFICE**Karen Griglak**

---

**From:** "Karen Griglak" <kgriglak@cox.net>  
**Date:** Tuesday, January 06, 2015 10:22 AM  
**To:** <LMeyerhoff@cosb.org>  
**Cc:** <lhebner@cosb.org>; <dzito@cosb.org>; <pzahn@cosb.org>; <mnichols@cosb.org>  
**Subject:** Proposed Revitalizing Solana Highlands Project

Ms. Meyerhoff:

I am writing in response to learning of the Proposed Revitalizing Solana Highlands Project. I believe the following comments are pertinent to the scope and content of the proposed EIR.

The basis for most of the lasting negative environmental effects is the proposed increase in the number of housing units from 194 to 260. The most significant impact of this many additional units would be the increase in traffic on Nardo Ave caused by 66 additional units, that is at least 130 additional cars making 300+ trips daily. And that is just from the additional residents, not potential visitors, etc.. The impact would be felt not only from Stevens to the top of the hill, but all along Nardo Ave to Lomas Sante Fe, along Solana Circle, Lirio, Corto, Granados, Rios... All of these residential streets would experience an increase in traffic, both in volume and speed, with more people in the neighborhood, trying to find a short-cut or quick-cut to/from the coast to/from I-5, going north and/or south. An additional 130 cars in the immediate area would definitely and undeniably be a negative impact on the residents and the environment, with increased noise and air pollution in addition to issues caused by increased traffic. Although perhaps less easily determined, the impact of such a dramatic increase in density would also be felt in other local public services, such as schools, fire and police protection. According to the Notice of Preparation you sent, SBMC Section 17.20.030(B)(4) allows for 206.6 units, and regardless of compliance with Affordable Housing Ordinance and density bonuses sections, the remaining 54 units are entirely at the discretion of the City of Solana Beach via the signed development agreement. It is not in the best interest of the community to increase the density of Solana Highlands; the City should not approve a project with more than 206 units. Further, the proposed density can only be accomplished in the current design by granting the developer multiple waivers and variances for grading and construction, causing further environmental disruption for no good reason.

Another environmental aspect that would be negatively impacted by the proposed development is aesthetic. The existing trees in the complex and the existing buildings integrated nicely into the contours of the hill make it visually very appealing – unlike many apartment complexes. This is important not only to those driving along the street but also to the residents in the apartments. The proposed buildings, requiring a waiver to more than double the allowed height from 30' to 68' would introduce a type of building that is foreign to Solana Beach. The natural beauty of Solana Beach is one of the reasons to live here, vs. a Carmel Valley atmosphere. We don't need a bland tract housing project with no trees, no contours of the land, and 68' building blocks. If the developer indeed removes all of the existing trees, it will be decades, if ever, before there are beautiful trees like the ones there now. This point is probably beyond the scope of what the City can control in the project, but it would be nice if the developer tried to preserve the trees. On the other hand, there is absolutely no good reason for the City to grant waivers for fences, walls and retaining wall regulations, or grant waivers and variances to allow grading on the project site to lower the elevation of the site to create lower flatter pads, and increase the building height limit to 68' to enable increased density, all the

while destroying the landscape and creating an eyesore.

I am disappointed that the city didn't notify residents in the entire area who would be affected by the proposed changes. The 300-500' rule might be appropriate for a single family residence; but a project of this size and scope will impact a much larger area. I understand the City is going through the process, and we were told by city officials that the City of Solana Beach would not benefit from this project. However, most people present at the 11/20/2014 meeting believe that without vigilance and vigorous objections from residents, the city of Solana Beach will give the developer the variants and waivers needed, and approve the proposed project. Why is that? Why would the City approve such a project? The fact that many of us heard about it from our neighbors, not the City, goes to the issue of trust. I would like to see you and our elected officials act on our behalf – not those of a developer. Protect our environment and the beautiful community that we have. To that end, I would suggest notifying a larger segment of the affected neighborhood of the project and extending the comment period in order to get a true assessment of community sentiment.

H.G. Fenton certainly has every right to update their property, but it should be done within the constraints of existing codes and regulations and Without Variances or Waivers. The City shouldn't offer variances and waivers of the scale and scope required by this project when: a) it does not offer a clear benefit to the community, and b) it actually diminishes the quality of life in the surrounding area. 32 affordable housing units do not justify the overall negative impact it would have on multiple aspects of life in this neighborhood, both practical and aesthetic. A project that was a benefit to the community would be 194 units, of which 32 would be affordable housing units, with additional off-street parking, no significant grading changes, no waivers for retaining walls or fences, no buildings above 30', and every effort made to save as many trees as possible. Bring a proposal like that, and the residents will just have to put up with the pollution, noise, disruption and nuisance of a 2.5-3 year major construction project. The project as currently defined is a benefit to the developer, money in his pocket at the major expense of the community. I hope you will not approve it.

Sincerely,  
Karen Griglak

Karen Griglak  
330 S Nardo Ave  
Solana Beach  
858-793-5480

Frances B. Moore  
545 South Nardo Avenue  
Solana Beach, CA 92075-2028  
858-755-5882  
ramoore@cox.net

Thursday, January 08, 2015

Ms. Leslea Meyerhoff, Project Manager  
City of Solana Beach  
635 South Highway 101  
Solana Beach, CA 92075

Subject: Solana Highlands Redevelopment

Dear Ms. Meyerhoff,

The purpose of this letter is to request a thorough review of traffic conditions rising from the redevelopment of the apartment complex at Solana Highlands. The increased density of the proposed project, added to the current traffic flow problems, results in a much lowered quality of life in the South Nardo neighborhood and decreased public safety on the roadways (please note here that in the absence of sidewalks along Nardo avenue north of its intersection with Solana Circle, there are many pedestrians on the street).

I am aware that the developer has proposed specific mitigation in the draft Environmental Impact Report (EIR) addressing some of the traffic problems. In my view, these proposed solutions won't provide the mitigation that is needed, and the public safety will be adversely impacted.

In my personal experience, the intersection of South Nardo Avenue with Nardito and Solana Circle, coupled with the entrance and exit to the Catholic Church in the same area, is an accident waiting to happen. Visibility around the corner, due to a sharp change in grade, is very poor. Scofflaws routinely run the stopsign from Solana Circle onto Nardo. While the developer does try to promote usage of Stevens Avenue rather than Nardo, common sense tells us there will be greatly increased use of Nardo.

I believe one of the alternatives usually found in EIR studies is status quo, i.e., non-approval of the project. I recommend this alternative.

Sincerely yours,



Frances B. Moore

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JAN 08 2015

Planning-Comm Dev Dept  
City of Solana Beach

---

**Subject:** Solana Highlands EIR Comments

---

**From:** jim ratzer (jimratzer@yahoo.com)

---

**To:** LMeyerhoff@cosb.org;

---

**Date:** Thursday, January 8, 2015 3:02 PM

---

Ms. Meyerhoff:

My comments are attached to this email. Please confirm receipt. Thank you.

Jim Ratzer  
360 S. Nardo Ave.  
Solana Beach, CA 92075  
858-663-6327

COPY

NOTICE: This message is intended only for the individual(s) to whom it is addressed, and may contain information that is confidential or privileged. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination or copying of this communication is strictly prohibited. If you have received this message in error, please notify sender immediately by reply e-mail, then delete this message. Thank you.

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Planning-Comm Dev Dept  
City of Solana Beach

DATE: January 7, 2015

FROM: Jim Ratzner 360 S. Nardo Ave., Solana Beach

RE: Solana Highlands Apartments – Scoping of issues to study for preparation of Environmental Impact Report for the proposed project.

---

1. The proposed project will increase the amount of residential units on the site. This will increase the amount of traffic from residents and vendors to the site. It will also increase the demand for parking, including off-site parking for residents and guests, particularly since the proposed project does not include adequate resident and guest parking. The EIR must evaluate reasonable projections for parking demand, even if proposed parking complies with City zoning for parking. Based on other projects in the City it is clear that City parking requirements are not adequate. Therefore, realistic parking demand must be studied.

2. There is an existing large apartment complex and several large parcels of land that are zoned and available for development located in the immediate vicinity of the proposed project. All of these nearby sites are in various stages of planning for development or redevelopment. The new development or redevelopment on these nearby sites will substantially increase the density of housing units on these sites and for the immediate area nearby the proposed project. It is my understanding that developers for one or more of these nearby sites have made inquiries with the City Planning Department.

Therefore, in order to adequately study the traffic and parking impacts that will result from the proposed project, the traffic and parking impacts must be studied in the context of the increased density and traffic load caused by the totality of development or redevelopment of all these sites in the nearby area, including the forthcoming development and redevelopment of the nearby sites that are being studied or in the planning stages for development.

The traffic and parking impacts must be studied based on full build out of all the nearby sites, not simply based on the current conditions. The term "full build out" means the development to the maximum amount of units permitted under applicable zoning. In order to have a fair assessment of the impacts of the proposed project, the surrounding sites should be considered to be built out to the maximum zoned density and the EIR analysis must consider the corresponding impacts on traffic and parking from such full build out permitted under zoning.

3. The proposed project will cause the elimination of moderately priced rental units that provide housing for persons with low and moderate incomes. The current apartments provide housing at moderately priced rents, which provide housing for persons with low and moderate incomes, such as seniors on fixed incomes, teachers,

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retail workers, janitors, students, single income adults, and blue collar workers. The propose project is projected to have rents at significantly higher amounts that will eliminate the opportunity for rental by low and moderate income residents.

The EIR should study the impact that the loss of this low and moderate rental housing will have on housing in our community. How will the City meet its obligation to provide housing for all income levels?

4. The current residents of Solana Highlands include multiple families with children enrolled in the Solana Beach schools. Will the new development change the makeup of residents in a way that will impact enrollment in the schools? The potential impact of redevelopment on our schools should be included in the EIR analysis.

5. The proposed project will increase the quantity of units on the site. This will increase the amount of energy used on the site. The proposed project does not provide solar energy generation. It is possible with the use of solar panels to satisfy the demand for electricity for the entire project. It is essential to study the impacts that are caused by the proposed project because it does not mitigate the increase in the consumption of energy. Also, it is important to study the impacts that result from not maximizing the opportunity to install and use solar panels to generate energy for the site. The EIR must study how the proposed project mitigates the energy usage that could have been provided by having the entire site powered by solar energy generation with photovoltaic panels.

6. The County of San Diego has declared a water emergency. The proposed project will increase the quantity of units on the site. The increase units will increase the demand for water and the consumption of water. However, there is already a shortage of available water. Therefore, where will the water come from to support the increase in the quantity of residential units? If there are not sufficient water supplies, then the proposed project can not increase the demand for water because there are not sufficient water supplies.

7. As an alternative to the proposed project, the EIR should study an alternative whereby the existing units and buildings are renovated or rebuilt.

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City of Solana Beach

## Steve Taffolla

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**From:** Matthew Valerio  
**Sent:** Monday, January 05, 2015 5:36 PM  
**To:** Vanessa Currie; Alexandra Martini  
**Subject:** Fwd: Comments Re: Proposed Revitalization of Solana Highlands Project

Another comment...

Matt

Begin forwarded message:

**From:** Leslea Meyerhoff <[leslea.meyerhoff@att.net](mailto:leslea.meyerhoff@att.net)>  
**Date:** January 5, 2015 at 4:42:47 PM PST  
**To:** "[mvalerio@dudek.com](mailto:mvalerio@dudek.com)" <[mvalerio@dudek.com](mailto:mvalerio@dudek.com)>  
**Subject:** **Fw: Comments Re: Proposed Revitalization of Solana Highlands Project**  
**Reply-To:** Leslea Meyerhoff <[leslea.meyerhoff@att.net](mailto:leslea.meyerhoff@att.net)>

FYI

Leslea Meyerhoff, AICP, Principal  
Harvey Meyerhoff Consulting Group, Inc.  
[Leslea@Harvey-Meyerhoff.com](mailto:Leslea@Harvey-Meyerhoff.com)  
[www.Harvey-Meyerhoff.com](http://www.Harvey-Meyerhoff.com)

Cell: 760-845-8028  
Office: 760-804-9144  
Fax: 760-804-9744

----- Forwarded Message -----

**From:** Leslea Meyerhoff <[lmeyerhoff@cosb.org](mailto:lmeyerhoff@cosb.org)>  
**To:** "[leslea.meyerhoff@att.net](mailto:leslea.meyerhoff@att.net)" <[leslea.meyerhoff@att.net](mailto:leslea.meyerhoff@att.net)>  
**Sent:** Monday, January 5, 2015 4:40 PM  
**Subject:** FW: Comments Re: Proposed Revitalization of Solana Highlands Project

Leslea Meyerhoff, AICP

---

**From:** Gayle Wells [[gwells@insurancejournal.com](mailto:gwells@insurancejournal.com)]  
**Sent:** Monday, January 05, 2015 1:37 PM  
**To:** Leslea Meyerhoff  
**Subject:** Comments Re: Proposed Revitalization of Solana Highlands Project

Ms. Meyerhoff,

I live at 662 S. Nardo Ave. across the street from the Solana Highlands apartment complex. There are many things about this project that I am very concerned about. The 3 year proposed construction site will cause undue hardship especially to us homeowners that are right across the street. Also, the whole neighborhood will be

adversely affected. This plan will cause an increase in dust/air pollution, construction vehicle emissions pollution and excessive noise pollution. The plan to increase density by 34% will also affect us by additional daily automobile trips up to 200/300 per day. Nardo has become a very busy street over the years with no traffic calming in place now. Many times throughout the day it is very hard to exit our driveway. With the addition of 66 units and possibly 132 cars it will be extra hard to pull out of our driveway.

I appreciate your consideration to my above concerns.

Sincerely, Gayle Wells

Gayle Wells  
Chief Relationship Officer | Wells Media Group, Inc.  
619.454.0910 | [gwells@wellsmedia.com](mailto:gwells@wellsmedia.com)

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## Steve Taffolla

---

**From:** Matthew Valerio  
**Sent:** Friday, January 09, 2015 9:54 PM  
**To:** Vanessa Currie  
**Subject:** Fwd: EIR for Revitalization of Solana Highlands Project

#2

Matt

Begin forwarded message:

**From:** Leslea Meyerhoff <[leslea.meyerhoff@att.net](mailto:leslea.meyerhoff@att.net)>  
**Date:** January 9, 2015 at 5:04:15 PM PST  
**To:** Matthew Valerio <[mvalerio@dudek.com](mailto:mvalerio@dudek.com)>  
**Subject:** Fw: EIR for Revitalization of Solana Highlands Project  
**Reply-To:** Leslea Meyerhoff <[leslea.meyerhoff@att.net](mailto:leslea.meyerhoff@att.net)>

FYI

Leslea Meyerhoff, AICP, Principal  
Harvey Meyerhoff Consulting Group, Inc.  
[Leslea@Harvey-Meyerhoff.com](mailto:Leslea@Harvey-Meyerhoff.com)  
[www.Harvey-Meyerhoff.com](http://www.Harvey-Meyerhoff.com)

Cell: 760-845-8028  
Office: 760-804-9144  
Fax: 760-804-9744

----- Forwarded Message -----

**From:** Leslea Meyerhoff <[lmeyerhoff@cosb.org](mailto:lmeyerhoff@cosb.org)>  
**To:** "[leslea.meyerhoff@att.net](mailto:leslea.meyerhoff@att.net)" <[leslea.meyerhoff@att.net](mailto:leslea.meyerhoff@att.net)>  
**Sent:** Friday, January 9, 2015 5:00 PM  
**Subject:** FW: EIR for Revitalization of Solana Highlands Project

Leslea Meyerhoff, AICP

---

**From:** Gayle Wells [[gwells@insurancejournal.com](mailto:gwells@insurancejournal.com)]  
**Sent:** Friday, January 09, 2015 12:47 PM  
**To:** Leslea Meyerhoff  
**Cc:** [lhebner@cosb.org](mailto:lhebner@cosb.org); David Zito; Peter Zahn; Mike Nichols  
**Subject:** EIR for Revitalization of Solana Highlands Project

Dear Leslea,  
I live at 662 S. Nardo Ave., right across the street from the Solana Highlands Apartment complex. I oppose the proposed revitalization project on so many levels it is hard to pick just a few issues. Nardo Avenue is a very busy street right now with no traffic calming measures in place. It can't imagine how it can handle an additional couple of

hundred automobile trips per day with the bare minimum of calming measures proposed by the developer. It is hard enough to exit my driveway now.

How will the Nardo and surrounding street residents survive 3 years of construction vehicles running up and down our streets? These vehicles will cause additional noise and air pollution. We are in a severe drought now, with an increase in density of 34% where will the additional water come from for this project? Will the local schools be able to handle the additional students?

It seems as if the project is all about an increase in profit for H.G. Fenton at the expense of the current local residents.

Thank you for your considerations.

Gayle Wells  
Chief Relationship Officer | Wells Media Group, Inc.  
619.454.0910 | [gwells@wellsmedia.com](mailto:gwells@wellsmedia.com)

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## Steve Taffolla

---

**From:** Matthew Valerio  
**Sent:** Friday, January 09, 2015 9:54 PM  
**To:** Vanessa Currie  
**Subject:** Fwd: Solana Highlands EIR

#4

Matt

Begin forwarded message:

**From:** Leslea Meyerhoff <[leslea.meyerhoff@att.net](mailto:leslea.meyerhoff@att.net)>  
**Date:** January 9, 2015 at 5:03:47 PM PST  
**To:** Matthew Valerio <[mvalerio@dudek.com](mailto:mvalerio@dudek.com)>  
**Subject: Fw: Solana Highlands EIR**  
**Reply-To:** Leslea Meyerhoff <[leslea.meyerhoff@att.net](mailto:leslea.meyerhoff@att.net)>

FYI

Leslea Meyerhoff, AICP, Principal  
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Cell: 760-845-8028  
Office: 760-804-9144  
Fax: 760-804-9744

----- Forwarded Message -----

**From:** Leslea Meyerhoff <[lmeyerhoff@cosb.org](mailto:lmeyerhoff@cosb.org)>  
**To:** "[leslea.meyerhoff@att.net](mailto:leslea.meyerhoff@att.net)" <[leslea.meyerhoff@att.net](mailto:leslea.meyerhoff@att.net)>  
**Sent:** Friday, January 9, 2015 5:00 PM  
**Subject:** FW: Solana Highlands EIR

Leslea Meyerhoff, AICP

---

From: devon jorge [[dhqb@hotmail.com](mailto:dhqb@hotmail.com)]  
Sent: Friday, January 09, 2015 3:38 PM  
To: Leslea Meyerhoff  
Subject: Solana Highlands EIR

Ms Meyerhoff,

Issues that should be addressed by EIR:

Parking.....how many dedicated spaces per unit....how is parking allocated per unit....is

all parking included in the base rent or will renters have to purchase parking as an extra?... how many spaces are reserved for guests only, not residences....how many company maintenance vehicle spaces?...are employees provided with parking...how many space and if not where are they to park?...how many office spaces? This list is not exclusive and all aspects of parking and how it affects the surrounding community needs to be fully addressed.

Many of the proposed buildings significantly exceed the City's allowable building heights. If these heights were approved how would that affect future developments in the City? That is, others may take approval of building heights that exceed the allowable heights as a green light to request the same...how this will affect the City needs to be fully addressed.

Currently the proposed build out timeframe is 3 years. How would this affect the surrounding community...all aspects of this must be addressed including but not limited to: dust and debris, worker parking, renter parking, access, staging of trucks, security, etc. As for one instance, how will Nardo and Fresca be kept clean? Saying that it will be swept is not sufficient as there are always cars parked on these streets.

Density and traffic. Some issues include: How will ingress and egress be controlled? Drivers take the path of least resistance and with two exits both will be used heavily..how with this affect the neighborhoods surrounding the proposed project.  
How will the increase in density affect all aspects of the community?

Street parking. How many parking places are there currently along Nardo in the proposed development area? How many will there be if the project is approved as per their "traffic calming" and entrance/exit changes?

Pets. Disrespectful pet owners are a continuing issue for the surrounding community. How does the developer plan to deal with the increase in the number of pets and how that will affect the surrounding community?

Socioeconomic...presumably the proposed units will be significantly more costly that the existing. How will that removal of mid-income housing affect the community? How will the proposed new demographic affect the community. Some aspects for instance are: do higher income renters have more cars? More pets? More or less children? etc, etc, etc

Thank you.

George Boyd & Devon Hedding  
610 Sonrisa Street



# Solana Highlands Revitalization Project EIR Public Scoping Meeting (11/20/14)

## Comment Card – Please Print

Name: Gerard Lawrence

Street address: 759 E Solana Circle

City / State / Zip: Solana Beach, CA 92075

**Comments:**

I support redevelopment of  
Solana Highlands as long as they increase,  
more than proportionately, the number of parking  
spaces to accommodate the additional cars. The cars  
parking on our streets (ie. Nardo) is already overflowing  
from the apartment complex.

Please provide your comments in the space above. Please turn in at tonight's public scoping meeting on the EIR or mail to:

Leslea Meyerhoff, Project Manager  
City of Solana Beach  
635 South Highway 101  
Solana Beach, CA. 92075

## Steve Taffolla

---

**From:** Matthew Valerio  
**Sent:** Tuesday, January 06, 2015 12:14 PM  
**To:** Vanessa Currie  
**Cc:** Alexandra Martini  
**Subject:** FW: Nardo Apartments EIR comments

Another one 😊

---

**From:** Leslea Meyerhoff [<mailto:leslea.meyerhoff@att.net>]  
**Sent:** Tuesday, January 06, 2015 12:10 PM  
**To:** Matthew Valerio  
**Subject:** Fw: Nardo Apartments EIR comments

FYI

Leslea Meyerhoff, AICP, Principal  
Harvey Meyerhoff Consulting Group, Inc.  
[Leslea@Harvey-Meyerhoff.com](mailto:Leslea@Harvey-Meyerhoff.com)  
[www.Harvey-Meyerhoff.com](http://www.Harvey-Meyerhoff.com)

Cell: 760-845-8028  
Office: 760-804-9144  
Fax: 760-804-9744

----- Forwarded Message -----

**From:** Leslea Meyerhoff <[lmeyerhoff@cosb.org](mailto:lmeyerhoff@cosb.org)>  
**To:** "[leslea.meyerhoff@att.net](mailto:leslea.meyerhoff@att.net)" <[leslea.meyerhoff@att.net](mailto:leslea.meyerhoff@att.net)>  
**Sent:** Tuesday, January 6, 2015 12:08 PM  
**Subject:** FW: Nardo Apartments EIR comments

Leslea Meyerhoff, AICP

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**From:** Jack Black [[ibjack92014@gmail.com](mailto:ibjack92014@gmail.com)]  
**Sent:** Monday, January 05, 2015 10:24 PM  
**To:** Leslea Meyerhoff  
**Subject:** Nardo Apartments EIR comments

Ms. Meyerhoff

I would like to submit the following comments to the Nardo Apartments EIR.

1) I took a second look at the cut and fill proposed for this project and believe the public presentation on height and view impacts was severely misleading. The aesthetics of large buildings and retaining walls was also marginalized by showing large shade trees towering over the project. Recommend either staying within existing height limits or providing another public presentation as this will change the look of the neighborhood.

2) The existing grass areas are being reduced forcing dogs and children into the neighborhood. How is this mitigated?

3) When the large building at 620 Solana Circle was built it is my understanding the developer was required to provide large grass areas with public paths as mitigation. Why is that not the case here?

4) The parking and traffic appear to be based on conservative assumptions. How is the developer planning on mitigating the likely community impacts in the event their assumptions are incorrect? As this project construction is phased over several years is the developer willing to reconsider if community impacts materialize or is this all or nothing?

5) Recognizing there will be impacts to the existing residents, be it service disruption, construction traffic, construction noise, dust, or debris, how is the developer planning on being a good neighbor? Recognizing the neighborhood tolerance is proportional to the quality of their relationship.

6) I understood from the public presentation the City needs low income housing and is willing to grant variances for this project if the developer will accommodate. As this is already the most affordable area of SB it seems unreasonable the City would seek to devalue this area further. Suggest not granting variances and building fewer nice homes rather than exploiting the existing residence.

7) How is the 5 years of disruption to the neighborhood mitigated? Will temporary (5-yr) construction offices, trailers, equipment, fences, etc be tolerated under the construction permits? Also, will traffic disruption account for school, fair, and racetrack traffic?

I am not against the construction as long as the developer is respectful of the existing community and proposes a scaled back version of the current plan.

Thanks  
Jack Black

## Steve Taffolla

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**From:** Matthew Valerio  
**Sent:** Wednesday, January 07, 2015 10:46 AM  
**To:** Vanessa Currie  
**Cc:** Alexandra Martini  
**Subject:** FW: 710 S. Nardo Resident Comments to Fenton Proposed Project

Vanessa

Another comment to file. We should also build a matrix of the comments received...categorizing the comments into topics.

Matt

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**From:** Leslea Meyerhoff [<mailto:leslea.meyerhoff@att.net>]  
**Sent:** Wednesday, January 07, 2015 10:43 AM  
**To:** Matthew Valerio  
**Subject:** Fw: 710 S. Nardo Resident Comments to Fenton Proposed Project

FYI

Leslea Meyerhoff, AICP, Principal  
Harvey Meyerhoff Consulting Group, Inc.  
[Leslea@Harvey-Meyerhoff.com](mailto:Leslea@Harvey-Meyerhoff.com)  
[www.Harvey-Meyerhoff.com](http://www.Harvey-Meyerhoff.com)

Cell: 760-845-8028  
Office: 760-804-9144  
Fax: 760-804-9744

----- Forwarded Message -----

**From:** Leslea Meyerhoff <[lmeyerhoff@cosb.org](mailto:lmeyerhoff@cosb.org)>  
**To:** "[leslea.meyerhoff@att.net](mailto:leslea.meyerhoff@att.net)" <[leslea.meyerhoff@att.net](mailto:leslea.meyerhoff@att.net)>  
**Sent:** Wednesday, January 7, 2015 10:26 AM  
**Subject:** FW: 710 S. Nardo Resident Comments to Fenton Proposed Project

Leslea Meyerhoff, AICP

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**From:** Davenport, Jason [[JDavenport@SyntheticGenomics.com](mailto:JDavenport@SyntheticGenomics.com)]  
**Sent:** Tuesday, January 06, 2015 9:11 PM  
**To:** Leslea Meyerhoff; [lhebner@cosb.org](mailto:lhebner@cosb.org); David Zito; Peter Zahn; Mike Nichols  
**Subject:** 710 S. Nardo Resident Comments to Fenton Proposed Project

Solana Highlands Apartment Complex Comments

Jason and Adrienne Davenport  
710 South Nardo Ave  
Solana Beach, CA 02790

We as home owners in direct proximity to the proposed expansion project, have concerns that we would like to voice.

The following items are concerns that I would like you to please consider:

- The project is slated for 3yrs. This is directly in front of my home. The noise and construction dust will be a constant noise pollution.
- Additional units creates more cars parking on the street and directly in front of my home. We already have oil spills, trash, parking into our driveway and speeding cars. The streets are never swept in front of my house due to the current parking situation. We have difficulty pulling out of our driveway without fearing that a speeding car will hit us.
- The current housing density already has a large parking overflow into the street. This will get worse with the increase in density. The 34% increase in density brings at least 130 more cars making near 300 trips daily.
- The developer is requesting a variance to increase housing density and building heights (34% increase in density). This is not acceptable. The height and density was established and should not be changed. Building a 68' building across the street from my home, in a residential neighborhood, will be a very negative impact to my homes values from the visual pollution.
- How will dust control be handled during grading. My home will be constantly covered in dust. Who will clean this? I will expect that the developer will.
- The primary entrance has been called out as the southern entrance. I do not believe that people will use this as the primary entrance with the inconvenience of the roundabout in this route. People will elect to use the north entrance, as it is more direct access to the complex
- The greenscape will be permanently altered with the trees removed and open green spaces removed. The green open spaces are a large reason that we moved to our home. The trees in the area are 40+ years old and can not be replaced.
- A waiver has been requested for fences, walls and retaining walls. I believe that all of these structures should be carefully considered and properly engineered. Walls of this nature can have a terrible aesthetic impact.

We love our home and neighborhood! We want to see the complex improve but in a reasonable fashion.

Regards,  
Jason + Adrienne Davenport  
(858)232-0907

Sent from my iPhone

DATE: January 7, 2015

FROM: Jim Ratzler 360 S. Nardo Ave., Solana Beach

RE: Solana Highlands Apartments – Scoping of issues to study for preparation of Environmental Impact Report for the proposed project.

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1. The proposed project will increase the amount of residential units on the site. This will increase the amount of traffic from residents and vendors to the site. It will also increase the demand for parking, including off-site parking for residents and guests, particularly since the proposed project does not include adequate resident and guest parking. The EIR must evaluate reasonable projections for parking demand, even if proposed parking complies with City zoning for parking. Based on other projects in the City it is clear that City parking requirements are not adequate. Therefore, realistic parking demand must be studied.

2. There is an existing large apartment complex and several large parcels of land that are zoned and available for development located in the immediate vicinity of the proposed project. All of these nearby sites are in various stages of planning for development or redevelopment. The new development or redevelopment on these nearby sites will substantially increase the density of housing units on these sites and for the immediate area nearby the proposed project. It is my understanding that developers for one or more of these nearby sites have made inquiries with the City Planning Department.

Therefore, in order to adequately study the traffic and parking impacts that will result from the proposed project, the traffic and parking impacts must be studied in the context of the increased density and traffic load caused by the totality of development or redevelopment of all these sites in the nearby area, including the forthcoming development and redevelopment of the nearby sites that are being studied or in the planning stages for development.

The traffic and parking impacts must be studied based on full build out of all the nearby sites, not simply based on the current conditions. The term “full build out” means the development to the maximum amount of units permitted under applicable zoning. In order to have a fair assessment of the impacts of the proposed project, the surrounding sites should be considered to be built out to the maximum zoned density and the EIR analysis must consider the corresponding impacts on traffic and parking from such full build out permitted under zoning.

3. The proposed project will cause the elimination of moderately priced rental units that provide housing for persons with low and moderate incomes. The current apartments provide housing at moderately priced rents, which provide housing for persons with low and moderate incomes, such as seniors on fixed incomes, teachers,

retail workers, janitors, students, single income adults, and blue collar workers. The propose project is projected to have rents at significantly higher amounts that will eliminate the opportunity for rental by low and moderate income residents.

The EIR should study the impact that the loss of this low and moderate rental housing will have on housing in our community. How will the City meet its obligation to provide housing for all income levels?

4. The current residents of Solana Highlands include multiple families with children enrolled in the Solana Beach schools. Will the new development change the makeup of residents in a way that will impact enrollment in the schools? The potential impact of redevelopment on our schools should be included in the EIR analysis.

5. The proposed project will increase the quantity of units on the site. This will increase the amount of energy used on the site. The proposed project does not provide solar energy generation. It is possible with the use of solar panels to satisfy the demand for electricity for the entire project. It is essential to study the impacts that are caused by the proposed project because it does not mitigate the increase in the consumption of energy. Also, it is important to study the impacts that result from not maximizing the opportunity to install and use solar panels to generate energy for the site. The EIR must study how the proposed project mitigates the energy usage that could have been provided by having the entire site powered by solar energy generation with photovoltaic panels.

6. The County of San Diego has declared a water emergency. The proposed project will increase the quantity of units on the site. The increase units will increase the demand for water and the consumption of water. However, there is already a shortage of available water. Therefore, where will the water come from to support the increase in the quantity of residential units? If there are not sufficient water supplies, then the proposed project can not increase the demand for water because there are not sufficient water supplies.

7. As an alternative to the proposed project, the EIR should study an alternative whereby the existing units and buildings are renovated or rebuilt.

Jim Ratzner

360 S. Nardo Ave.

Solana Beach, California

**TO: Leslea Meyerhoff, AICP**

**RE: ADDITIONAL Issues for Solana Highlands Apartments – Scoping of issues to study for preparation of Environmental Impact Report for the proposed project.**

**Leslea: I am writing to submit 2 additional issues for consideration in the report. Yesterday I sent you my issues 1-7. Additional Issues 8 and 9 follow below.**

**Thank you.**

**8.** The proposed project will result in the destruction of all the mature landscaping on the project site including a substantial amount of very large trees. The large trees and mature landscape provide numerous environmental and quality of life benefits to both the project site and the surrounding neighborhood. The destruction of the substantial quantity of large trees will have a significant negative impact on the project site and the neighborhood. This significant negative impact must be prevented.

**9.** With the increase in traffic from the proposed project there will be negative impacts on traffic circulation in the area surrounding the project. There needs to be a study of the location and quantity of entry and exit locations to and from the project. There should only be one entry location and it should be located as close to Stevens Avenue as possible. All exit locations must be right turn only towards Stevens Avenue. Traffic to and from the site must be directed away from the surrounding neighborhood and neighborhoods to the west, and all exits shall only allow traffic to travel towards Stevens Avenue. No left turns out of the project toward Solana Circle. In addition, install medians in the middle of the street to force traffic circulation toward Stevens Avenue and provide landscaping to provide a screen of the project.

## Steve Taffolla

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**From:** Matthew Valerio  
**Sent:** Friday, January 09, 2015 9:54 PM  
**To:** Vanessa Currie  
**Subject:** Fwd: Solana Highlands Apartments – Scoping of issues to study for preparation of Environmental Impact Report for the proposed project

#3

Matt

Begin forwarded message:

**From:** Leslea Meyerhoff <[leslea.meyerhoff@att.net](mailto:leslea.meyerhoff@att.net)>  
**Date:** January 9, 2015 at 5:04:01 PM PST  
**To:** Matthew Valerio <[mvalerio@dudek.com](mailto:mvalerio@dudek.com)>  
**Subject:** Fw: Solana Highlands Apartments – Scoping of issues to study for preparation of Environmental Impact Report for the proposed project  
**Reply-To:** Leslea Meyerhoff <[leslea.meyerhoff@att.net](mailto:leslea.meyerhoff@att.net)>

FYI

Leslea Meyerhoff, AICP, Principal  
Harvey Meyerhoff Consulting Group, Inc.  
[Leslea@Harvey-Meyerhoff.com](mailto:Leslea@Harvey-Meyerhoff.com)  
[www.Harvey-Meyerhoff.com](http://www.Harvey-Meyerhoff.com)

Cell: 760-845-8028  
Office: 760-804-9144  
Fax: 760-804-9744

----- Forwarded Message -----

**From:** Leslea Meyerhoff <[lmeyerhoff@cosb.org](mailto:lmeyerhoff@cosb.org)>  
**To:** "leslea.meyerhoff@att.net" <[leslea.meyerhoff@att.net](mailto:leslea.meyerhoff@att.net)>  
**Sent:** Friday, January 9, 2015 5:00 PM  
**Subject:** FW: Solana Highlands Apartments – Scoping of issues to study for preparation of Environmental Impact Report for the proposed project

Leslea Meyerhoff, AICP

---

**From:** John Wilson III [[jwilson3@me.com](mailto:jwilson3@me.com)]  
**Sent:** Friday, January 09, 2015 3:04 PM  
**To:** Leslea Meyerhoff  
**Cc:** John Wilson  
**Subject:** RE: Solana Highlands Apartments – Scoping of issues to study for preparation of Environmental Impact Report for the proposed project

DATE: January 9, 2015

FROM: John Wilson III 654 S. Nardo Ave., Solana Beach CA 92075

RE: Solana Highlands Apartments – Scoping of issues to study for preparation of Environmental Impact Report for the proposed project.

1) The proposed project will significantly increase the density of residential units on the site. This will increase the amount of traffic from residents and vendors to the site. It will also increase the demand for parking, including off-site parking for residents and guests, particularly since the proposed project does not include adequate resident and guest parking. The EIR must evaluate reasonable projections for parking demand, even if proposed parking complies with City zoning for parking. Based on other projects in the City it is clear that City parking requirements are not adequate. Therefore, realistic parking demand must be studied. Also, due to existing high, uncontrolled speeds on Nardo the increased volume presents additional safety issues for pedestrians crossing the street and should be studied.

2) There is an existing large apartment complex and several large parcels of land that are zoned and available for development located in the immediate vicinity of the proposed project. All of these nearby sites are in various stages of planning for development or redevelopment. The new development or redevelopment on these nearby sites will substantially increase the density of housing units on these sites and for the immediate area nearby the proposed project. It is my understanding that developers for one or more of these nearby sites have made inquiries with the City Planning Department. Therefore, in order to adequately study the traffic and parking impacts that will result from the proposed project, the traffic and parking impacts must be studied in the context of the increased density and traffic load caused by the totality of development or redevelopment of all these sites in the nearby area, including the forthcoming development and redevelopment of the nearby sites that are being studied or in the planning stages for development.

3) The proposed project will cause the elimination of moderately priced rental units that provide housing for persons with low and moderate incomes. The current apartments provide housing at moderately priced rents, which provide housing for persons with low and moderate incomes, such as seniors on fixed incomes, teachers, retail workers, janitors, students, single income adults, and blue collar workers. The propose project is projected to have rents at significantly higher amounts that will eliminate the opportunity for rental by low and moderate income residents.

The EIR should study the impact that the loss of this low and moderate rental housing will have on housing in our community. How will the City meet its obligation to provide housing for all income levels?

4) The current residents of Solana Highlands include multiple families with children enrolled in the Solana Beach schools. Will the new development change the makeup of residents in a way that will impact enrollment in the schools? The potential impact of

redevelopment on our schools should be included in the EIR analysis.

5) The proposed project will increase the quantity of units on the site. This will increase the amount of energy used on the site. The proposed project does not provide solar energy generation. It is possible with the use of solar panels to satisfy the demand for electricity for the entire project. It is essential to study the impacts that are caused by the proposed project because it does not mitigate the increase in the consumption of energy. Also, it is important to study the impacts that result from not maximizing the opportunity to install and use solar panels to generate energy for the site. The EIR must study how the proposed project mitigates the energy usage that could have been provided by having the entire site powered by solar energy generation with photovoltaic panels.

6) The County of San Diego has declared a water emergency. The proposed project will increase the quantity of units on the site. The increase units will increase the demand for water and the consumption of water. However, there is already a shortage of available water. Therefore, where will the water come from to support the increase in the quantity of residential units? If there are not sufficient water supplies, then the proposed project can not increase the demand for water because there are not sufficient water supplies.

7) Living Directly across the street from the planned new major ingress-egress drive, I am concerned about traffic, noise and polutants that will rain down on my home, not to mention potential hazardous materials that will become airborne from tear down of these old buildings and grading soil that has long gone undisturbed. As someone with chronic respiratory ailments I fear for both my safety and the safety of my 3 year old daughter whose lungs are still developing, not to mention he additional pollutants that will be in the air for years in such a massive multi-phsed project.

8. As an alternative to the proposed project, the EIR should study an alternative whereby the existing units and buildings are renovated or rebuilt with zero or negative density and improved beautification and improved safety on Nardo Avenue and that adequately addresses all of the important EIR issues called out above.

Sincerely,

John A Wilson III



# Solana Highlands Revitalization Project EIR Public Scoping Meeting (11/20/14)

## Comment Card – Please Print

Name: John Modesitt

Street address: 707 FRESCA CT

City / State / Zip: Solana Beach, CA 92075

### Comments:

The reason we chose this location as a home was because the apartment buildings were not that unappealing as far as apartment complexes go. I am very, very disappointed at this proposal. The new look is unsightly and takes away the charm of the neighborhood. The height of the complex will be visible, the noise pollution inescapable, the new traffic distressful.

Please provide your comments in the space above. Please turn in at tonight's public scoping meeting on the EIR or mail to:

Leslea Meyerhoff, Project Manager  
City of Solana Beach  
635 South Highway 101  
Solana Beach, CA. 92075

Please Stop  
now!

Regards. John

## Steve Taffolla

---

**From:** Matthew Valerio  
**Sent:** Tuesday, January 06, 2015 12:13 PM  
**To:** Vanessa Currie  
**Cc:** Alexandra Martini  
**Subject:** FW: Proposed Revitalizing Solana Highlands Project

Vanessa

Some more comments to file ☺

---

**From:** Leslea Meyerhoff [mailto:leslea.meyerhoff@att.net]  
**Sent:** Tuesday, January 06, 2015 12:08 PM  
**To:** Matthew Valerio; Joe Monaco  
**Subject:** Fw: Proposed Revitalizing Solana Highlands Project

FYI

Leslea Meyerhoff, AICP, Principal  
Harvey Meyerhoff Consulting Group, Inc.  
[Leslea@Harvey-Meyerhoff.com](mailto:Leslea@Harvey-Meyerhoff.com)  
[www.Harvey-Meyerhoff.com](http://www.Harvey-Meyerhoff.com)

Cell: 760-845-8028  
Office: 760-804-9144  
Fax: 760-804-9744

----- Forwarded Message -----

**From:** Leslea Meyerhoff <[lmeyerhoff@cosb.org](mailto:lmeyerhoff@cosb.org)>  
**To:** "[leslea.meyerhoff@att.net](mailto:leslea.meyerhoff@att.net)" <[leslea.meyerhoff@att.net](mailto:leslea.meyerhoff@att.net)>  
**Sent:** Tuesday, January 6, 2015 11:56 AM  
**Subject:** FW: Proposed Revitalizing Solana Highlands Project

Leslea Meyerhoff, AICP

---

**From:** Karen Griglak [[kgriglak@cox.net](mailto:kgriglak@cox.net)]  
**Sent:** Tuesday, January 06, 2015 10:22 AM  
**To:** Leslea Meyerhoff  
**Cc:** [lhebner@cosb.org](mailto:lhebner@cosb.org); David Zito; Peter Zahn; Mike Nichols  
**Subject:** Proposed Revitalizing Solana Highlands Project

Ms. Meyerhoff:

I am writing in response to learning of the Proposed Revitalizing Solana Highlands Project. I believe the following comments are pertinent to the scope and content of the proposed EIR.

The basis for most of the lasting negative environmental effects is the proposed increase in the number of housing units from 194 to 260. The most significant impact of this many additional units would be the increase in traffic on Nardo Ave caused by 66 additional units, that is at least 130

additional cars making 300+ trips daily. And that is just from the additional residents, not potential visitors, etc.. The impact would be felt not only from Stevens to the top of the hill, but all along Nardo Ave to Lomas Sante Fe, along Solana Circle, Lirio, Corto, Granados, Rios... All of these residential streets would experience an increase in traffic, both in volume and speed, with more people in the neighborhood, trying to find a short-cut or quick-cut to/from the coast to/from I-5, going north and/or south. An additional 130 cars in the immediate area would definitely and undeniably be a negative impact on the residents and the environment, with increased noise and air pollution in addition to issues caused by increased traffic. Although perhaps less easily determined, the impact of such a dramatic increase in density would also be felt in other local public services, such as schools, fire and police protection.

According to the Notice of Preparation you sent, SBMC Section 17.20.030(B)(4) allows for 206.6 units, and regardless of compliance with Affordable Housing Ordinance and density bonuses sections, the remaining 54 units are entirely at the discretion of the City of Solana Beach via the signed development agreement. It is not in the best interest of the community to increase the density of Solana Highlands; the City should not approve a project with more than 206 units. Further, the proposed density can only be accomplished in the current design by granting the developer multiple waivers and variances for grading and construction, causing further environmental disruption for no good reason.

Another environmental aspect that would be negatively impacted by the proposed development is aesthetic. The existing trees in the complex and the existing buildings integrated nicely into the contours of the hill make it visually very appealing – unlike many apartment complexes. This is important not only to those driving along the street but also to the residents in the apartments. The proposed buildings, requiring a waiver to more than double the allowed height from 30' to 68' would introduce a type of building that is foreign to Solana Beach. The natural beauty of Solana Beach is one of the reasons to live here, vs. a Carmel Valley atmosphere. We don't need a bland tract housing project with no trees, no contours of the land, and 68' building blocks. If the developer indeed removes all of the existing trees, it will be decades, if ever, before there are beautiful trees like the ones there now. This point is probably beyond the scope of what the City can control in the project, but it would be nice if the developer tried to preserve the trees. On the other hand, there is absolutely no good reason for the City to grant waivers for fences, walls and retaining wall regulations, or grant waivers and variances to allow grading on the project site to lower the elevation of the site to create lower flatter pads, and increase the building height limit to 68' to enable increased density, all the while destroying the landscape and creating an eyesore.

I am disappointed that the city didn't notify residents in the entire area who would be affected by the proposed changes. The 300-500' rule might be appropriate for a single family residence; but a project of this size and scope will impact a much larger area. I understand the City is going through the process, and we were told by city officials that the City of Solana Beach would not benefit from this project. However, most people present at the 11/20/2014 meeting believe that without vigilance and vigorous objections from residents, the city of Solana Beach will give the developer the variants and waivers needed, and approve the proposed project. Why is that? Why would the City approve such a project? The fact that many of us heard about it from our neighbors, not the City, goes to the issue of trust. I would like to see you and our elected officials act on our behalf – not those of a developer. Protect our environment and the beautiful community that we have. To that end, I would suggest notifying a larger segment of the affected neighborhood of the project and extending the comment period in order to get a true assessment of community sentiment.

H.G. Fenton certainly has every right to update their property, but it should be done within the constraints of existing codes and regulations and Without Variances or Waivers. The City shouldn't offer variances and waivers of the scale and scope required by this project when: a) it does not offer a

clear benefit to the community, and b) it actually diminishes the quality of life in the surrounding area. 32 affordable housing units do not justify the overall negative impact it would have on multiple aspects of life in this neighborhood, both practical and aesthetic. A project that was a benefit to the community would be 194 units, of which 32 would be affordable housing units, with additional off-street parking, no significant grading changes, no waivers for retaining walls or fences, no buildings above 30', and every effort made to save as many trees as possible. Bring a proposal like that, and the residents will just have to put up with the pollution, noise, disruption and nuisance of a 2.5-3 year major construction project. The project as currently defined is a benefit to the developer, money in his pocket at the major expense of the community. I hope you will not approve it.

Sincerely,  
Karen Griglak

## Steve Taffolla

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**From:** Matthew Valerio  
**Sent:** Sunday, January 11, 2015 3:19 PM  
**To:** Vanessa Currie  
**Subject:** FW: Solana Highlands Apartments – Scoping of issues to study for preparation of Environmental Impact Report for the proposed project

Perhaps the last one...

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**From:** Leslea Meyerhoff [<mailto:leslea.meyerhoff@att.net>]  
**Sent:** Sunday, January 11, 2015 1:31 PM  
**To:** Matthew Valerio  
**Subject:** Fw: Solana Highlands Apartments – Scoping of issues to study for preparation of Environmental Impact Report for the proposed project

FYI - looks like the final NOP comment letter.

Leslea Meyerhoff, AICP, Principal  
Harvey Meyerhoff Consulting Group, Inc.  
[Leslea@Harvey-Meyerhoff.com](mailto:Leslea@Harvey-Meyerhoff.com)  
[www.Harvey-Meyerhoff.com](http://www.Harvey-Meyerhoff.com)

Cell: 760-845-8028  
Office: 760-804-9144  
Fax: 760-804-9744

----- Forwarded Message -----

**From:** Leslea Meyerhoff <[lmeyerhoff@cosb.org](mailto:lmeyerhoff@cosb.org)>  
**To:** "[leslea.meyerhoff@att.net](mailto:leslea.meyerhoff@att.net)" <[leslea.meyerhoff@att.net](mailto:leslea.meyerhoff@att.net)>  
**Sent:** Sunday, January 11, 2015 1:30 PM  
**Subject:** FW: Solana Highlands Apartments – Scoping of issues to study for preparation of Environmental Impact Report for the proposed project

Leslea Meyerhoff, AICP

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**From:** Kerily McEvoy [[kerily@gmail.com](mailto:kerily@gmail.com)]  
**Sent:** Saturday, January 10, 2015 7:30 AM  
**To:** Leslea Meyerhoff  
**Cc:** Blaise McEvoy  
**Subject:** Solana Highlands Apartments – Scoping of issues to study for preparation of Environmental Impact Report for the proposed project

Hi -

I am a concerned Solana Beach home owner (558 S Nardo Ave) whose property and quality of living will most likely be affected by the proposed redevelopment of the Solana Highlands apartment complex. Please see below my feedback on what I feel needs to be studied and understood before the redevelopment proposal can be approved.

## Overall Project Impact

1 - There is an existing large apartment complex and several large parcels of land that are zoned and available for development located in the immediate vicinity of the proposed project. All of these nearby sites are in various stages of planning for development or redevelopment. The new development or redevelopment on these nearby sites will substantially increase the density of housing units on these sites and for the immediate area nearby the proposed project. The traffic and parking impacts of this project must be studied based on full build out of all the nearby sites, not simply based on the current conditions. The term "full build out" means the development to the maximum amount of units permitted under applicable zoning. In order to have a fair assessment of the impacts of the proposed project, the surrounding sites should be considered to be built out to the maximum zoned density and the EIR analysis must consider the corresponding impacts on traffic and parking from such full build out permitted under zoning.

2. The proposed project will result in the destruction of all the mature landscaping on the project site including a substantial amount of very large trees. The large trees and mature landscape provide numerous environmental and quality of life benefits to both the project site and the surrounding neighborhood. The destruction of the substantial quantity of large trees will have a significant negative impact on the project site and the neighborhood.

## Traffic & Safety

1. With the increase in traffic from the proposed project there will be negative impacts on traffic circulation in the area surrounding the project. There needs to be a study of the location and quantity of entry and exit locations to and from the project as well as the flow of traffic onto residential versus commercial streets. Nardo and Solana Circle are already hazardous with many drivers using them as a cut-through to Lomas Santa Fe, Stevens or Via de la Valle (commercial streets). Increased traffic volume will make the situation worse. Traffic should be studied in its entirety not just within the immediate area of the project.

2. The proposed project will increase the amount of residential units on the site. This will increase the demand for parking, including off-site parking for residents and guests, particularly since the proposed project does not include adequate resident and guest parking. The EIR must evaluate reasonable projections for parking demand, even if proposed parking complies with City zoning for parking. Based on other projects in the City it is clear that City parking requirements are not adequate. Therefore, realistic parking demand must be studied.

Kerily McEvoy  
558 S. Nardo Ave.  
Solana Beach, California  
619-817-7094

## Steve Taffolla

---

**From:** Matthew Valerio  
**Sent:** Tuesday, November 18, 2014 2:13 PM  
**To:** Alexandra Martini  
**Cc:** Joe Monaco  
**Subject:** FW: Solana Highlands Revitalization Project

See below thought I fwd'd but must have tricked my mind ☺

Matt

---

**From:** Leslea Meyerhoff [<mailto:Leslea.Meyerhoff@att.net>]  
**Sent:** Monday, November 17, 2014 9:01 AM  
**To:** Matthew Valerio  
**Subject:** Fwd: Solana Highlands Revitalization Project

FYI

Leslea Meyerhoff, AICP

Begin forwarded message:

**From:** Dan King <[DKing@cosb.org](mailto:DKing@cosb.org)>  
**Date:** November 17, 2014 at 8:24:23 AM PST  
**To:** "Leslea Meyerhoff ([Leslea.Meyerhoff@att.net](mailto:Leslea.Meyerhoff@att.net))" <[Leslea.Meyerhoff@att.net](mailto:Leslea.Meyerhoff@att.net)>, Wende Protzman <[wprotzman@cosb.org](mailto:wprotzman@cosb.org)>, David Ott <[dott@cosb.org](mailto:dott@cosb.org)>  
**Subject:** FW: Solana Highlands Revitalization Project

FYI

---

**From:** [lmccready@comcast.net](mailto:lmccready@comcast.net) [<mailto:lmccready@comcast.net>]  
**Sent:** Saturday, November 15, 2014 12:32 PM  
**To:** Dan King  
**Subject:** Solana Highlands Revitalization Project

11/15/2014

Dear City of Solana Beach,

We are the owners of 618 East Solana Circle and have discussed and viewed the site for the proposed project. We agree with our board that the addition of both the height and number of units will have a negative effect on our property and the environment. We support our board in opposing this project.

Louise McCready  
R. Michael Craig  
618 East Solana Circle  
Solana Beach, Ca. 92075





# Solana Highlands Revitalization Project EIR Public Scoping Meeting (11/20/14)

## Comment Card – Please Print

Name: MARC LEVIN

Street address: 301 S. GRANADOS

City / State / Zip: SOLANA BEACH

**Comments:**

THIS STREET IS ALREADY VERY BUSY!  
WITH THE CONSTRUCTION, IT WILL BE TOO  
MANY PEOPLE AND CARS FOR A  
RESIDENTIAL NEIGHBORHOOD

Please provide your comments in the space above. Please turn in at tonight's public scoping meeting on the EIR or mail to:

Leslea Meyerhoff, Project Manager  
City of Solana Beach  
635 South Highway 101  
Solana Beach, CA. 92075

RECEIVED

DEC 23 2014

Planning-Gr mm Dev Dept  
City of Solana Beach

## Steve Taffolla

---

**From:** Matthew Valerio  
**Sent:** Thursday, January 08, 2015 3:46 PM  
**To:** Vanessa Currie  
**Subject:** Fwd: comments on the Expansion of Solana Highlands Apartment Complex

Another one

Matt

Begin forwarded message:

**From:** Leslea Meyerhoff <[leslea.meyerhoff@att.net](mailto:leslea.meyerhoff@att.net)>  
**Date:** January 8, 2015 at 11:02:20 AM PST  
**To:** Matthew Valerio <[mvalerio@dudek.com](mailto:mvalerio@dudek.com)>  
**Subject:** Fw: comments on the Expansion of Solana Highlands Apartment Complex  
**Reply-To:** Leslea Meyerhoff <[leslea.meyerhoff@att.net](mailto:leslea.meyerhoff@att.net)>

FYI

Leslea Meyerhoff, AICP, Principal  
Harvey Meyerhoff Consulting Group, Inc.  
[Leslea@Harvey-Meyerhoff.com](mailto:Leslea@Harvey-Meyerhoff.com)  
[www.Harvey-Meyerhoff.com](http://www.Harvey-Meyerhoff.com)

Cell: 760-845-8028  
Office: 760-804-9144  
Fax: 760-804-9744

----- Forwarded Message -----

**From:** Leslea Meyerhoff <[lmeyerhoff@cosb.org](mailto:lmeyerhoff@cosb.org)>  
**To:** "leslea.meyerhoff@att.net" <[leslea.meyerhoff@att.net](mailto:leslea.meyerhoff@att.net)>  
**Sent:** Thursday, January 8, 2015 11:00 AM  
**Subject:** FW: comments on the Expansion of Solana Highlands Apartment Complex

Leslea Meyerhoff, AICP

---

**From:** Mark Wells [[mwells@wellspublishing.com](mailto:mwells@wellspublishing.com)]  
**Sent:** Thursday, January 08, 2015 8:28 AM  
**To:** Leslea Meyerhoff  
**Cc:** [lhebner@cosb.org](mailto:lhebner@cosb.org); David Zito; Peter Zahn; Mike Nichols  
**Subject:** comments on the Expansion of Solana Highlands Apartment Complex

1. Water-adding 60 living units puts even more stress on our severe drought.
2. Fenton's plan calls for cutting down all of the trees on their property. Carmel, CA has a very strict tree ordinance for the protection of the ambience of their community. I would champion a similar ordinance for Solana Beach.

3. Traffic equals more noise and air pollution. The traffic on Nardo is too much right now. There is a grade school at the church and a school bus stop below the apartment complex. This is a tragedy waiting to happen. Don't allow the situation to get worse.

Fenton has a jewel of an investment just the way it is. They want to increase the revenue from that investment at the expense of the quality of life for the families in Solana Beach. It's your obligation and responsibility to maintain and increase the quality of life for the families in Solana Beach, not degrade it.

Mark Wells  
662 S. Nardo Ave.  
Solana Beach, CA 92075  
619-454-2687

DATE: January 7, 2015

FROM: Marty Snyderman 638 South Nardo Ave., Solana Beach

RE: Solana Highlands Apartments – Scoping of issues to study for preparation of Environmental Impact Report for the proposed project.

1. The proposed project will increase the amount of residential units on the site. This will increase the amount of traffic from residents and vendors to the site. It will also increase the demand for parking, including off-site parking for residents and guests, particularly since the proposed project does not include adequate resident and guest parking. The EIR must evaluate reasonable projections for parking demand, even if proposed parking complies with City zoning for parking. Based on other projects in the City it is clear that City parking requirements are not adequate. Therefore, realistic parking demand must be studied.

2. There is an existing large apartment complex and several large parcels of land that are zoned and available for development located in the immediate vicinity of the proposed project. All of these nearby sites are in various stages of planning for development or redevelopment. The new development or redevelopment on these nearby sites will substantially increase the density of housing units on these sites and for the immediate area nearby the proposed project. It is my understanding that developers for one or more of these nearby sites have made inquiries with the City Planning Department.

Therefore, in order to adequately study the traffic and parking impacts that will result from the proposed project, the traffic and parking impacts must be studied in the context of the increased density and traffic load caused by the totality of development or redevelopment of all these sites in the nearby area, including the forthcoming development and redevelopment of the nearby sites that are being studied or in the planning stages for development.

The traffic and parking impacts must be studied based on full build out of all the nearby sites, not simply based on the current conditions. The term “full build out” means the development to the maximum amount of units permitted under applicable zoning. In order to have a fair assessment of the impacts of the proposed project, the surrounding sites should be considered to be built out to the maximum zoned density and the EIR analysis must consider the corresponding impacts on traffic and parking from such full build out permitted under zoning.

3. The proposed project will cause the elimination of moderately priced rental units that provide housing for persons with low and moderate incomes. The current apartments provide housing at moderately priced rents, which provide housing for persons with low and moderate incomes, such as seniors on fixed incomes, teachers,

retail workers, janitors, students, single income adults, and blue collar workers. The proposed project is projected to have rents at significantly higher amounts that will eliminate the opportunity for rental by low and moderate income residents. The EIR should study the impact that the loss of this low and moderate rental housing will have on housing in our community. How will the City meet its obligation to provide housing for all income levels?

4. The current residents of Solana Highlands include multiple families with children enrolled in the Solana Beach schools. Will the new development change the makeup of residents in a way that will impact enrollment in the schools? The potential impact of redevelopment on our schools should be included in the EIR analysis.

5. The proposed project will increase the quantity of units on the site. This will increase the amount of energy used on the site. The proposed project does not provide solar energy generation. It is possible with the use of solar panels to satisfy the demand for electricity for the entire project. It is essential to study the impacts that are caused by the proposed project because it does not mitigate the increase in the consumption of energy. Also, it is important to study the impacts that result from not maximizing the opportunity to install and use solar panels to generate energy for the site. The EIR must study how the proposed project mitigates the energy usage that could have been provided by having the entire site powered by solar energy generation with photovoltaic panels.

6. The County of San Diego has declared a water emergency. The proposed project will increase the quantity of units on the site. The increase units will increase the demand for water and the consumption of water. However, there is already a shortage of available water. Therefore, where will the water come from to support the increase in the quantity of residential units? If there are not sufficient water supplies, then the proposed project cannot increase the demand for water because there are not sufficient water supplies.

7. As an alternative to the proposed project, the EIR should study an alternative whereby the existing units and buildings are renovated or rebuilt.



December 5, 2014

AMENDED

RECEIVED

DEC 17 2014

CITY OF SOLANA BEACH  
CITY MANAGER'S OFFICE

David Ott  
City of Solana Beach  
635 South Highway 101  
Solana Beach, CA 92075

RE: SCH # 2014111028 Solana Highlands Revitalization Project, San Diego County.

Dear Mr. Ott,

The Native American Heritage Commission (NAHC) has reviewed the Notice of Preparation (NOP) referenced above. The California Environmental Quality Act (CEQA) states that any project that causes a substantial adverse change in the significance of an historical resource, which includes archeological resources, is a significant effect requiring the preparation of an EIR (CEQA Guidelines 15064(b)). To comply with this provision the lead agency is required to assess whether the project will have an adverse impact on historical resources within the area of project effect (APE), and if so to mitigate that effect. To adequately assess and mitigate project-related impacts to archaeological resources, the NAHC recommends the following actions:

- ✓ Contact the appropriate regional archaeological Information Center for a record search. The record search will determine:
  - If a part or all of the area of project effect (APE) has been previously surveyed for cultural resources.
  - If any known cultural resources have already been recorded on or adjacent to the APE.
  - If the probability is low, moderate, or high that cultural resources are located in the APE.
  - If a survey is required to determine whether previously unrecorded cultural resources are present.
- ✓ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
  - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
- ✓ Contact the Native American Heritage Commission for:
  - A Sacred Lands File Check. **USGS 7.5-minute quadrangle name, township, range, and section required**
  - A list of appropriate Native American contacts for consultation concerning the project site and to assist in the mitigation measures. **Native American Contacts List attached.**
- ✓ Lack of surface evidence of archaeological resources does not preclude their subsurface existence.
  - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) Guidelines §15064.5(f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
  - Lead agencies should include in their mitigation plan provisions for the disposition of recovered cultural items that are not burial associated, which are addressed in Public Resources Code (PRC) §5097.98, in consultation with culturally affiliated Native Americans.
  - Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, PRC §5097.98, and CEQA Guidelines §15064.5(e), address the process to be followed in the event of an accidental discovery of any human remains and associated grave goods in a location other than a dedicated cemetery.

Sincerely,

A handwritten signature in black ink that reads "Katy Sanchez".

Katy Sanchez  
Associate Government Program Analyst

CC: State Clearinghouse

**Native American Contacts  
San Diego County  
December 5, 2014**

Ewiiapaayp Tribal Office  
Robert Pinto Sr., Chairperson  
4054 Willows Road Diegueno/Kumeyaay  
Alpine, CA 91901  
wmicklin@leaningrock.net  
(619) 445-6315  
(619) 445-9126 Fax

Jamul Indian Village  
Raymond Hunter, Chairperson  
P.O. Box 612 Diegueno/Kumeyaay  
Jamul, CA 91935  
jamulrez@sctdv.net  
(619) 669-4785

Sycuan Band of the Kumeyaay Nation  
Daniel Tucker, Chairperson  
1 Kwaaypaay Court Diegueno/Kumeyaay  
El Cajon, CA 92019  
ssilva@sycuan-nsn.gov  
(619) 445-2613  
  
(619) 445-1927 Fax

Kwaaymii Laguna Band of Mission Indians  
Carmen Lucas  
P.O. Box 775 Diegueno-Kwaaymii  
Pine Valley, CA 91962 Kumeyaay  
(619) 709-4207

Viejas Band of Kumeyaay Indians  
Anthony R. Pico, Chairperson  
P.O. Box 908 Diegueno/Kumeyaay  
Alpine, CA 91903  
jhagen@viejas-nsn.gov  
(619) 445-3810  
(619) 445-5337 Fax

Kumeyaay Cultural Repatriation Committee  
Steve Banegas, Spokesperson  
1095 Barona Road Diegueno/Kumeyaay  
Lakeside, CA 92040  
sbenegas50@gmail.com  
(619) 742-5587  
(619) 443-0681 Fax

Kumeyaay Cultural Historic Committee  
Ron Christman  
56 Viejas Grade Road Diegueno/Kumeyaay  
Alpine, CA 92001  
(619) 445-0385

Viejas Band of Kumeyaay Indians  
ATTN: Julie Hagen, Cultural Resources  
P.O. Box 908 Diegueno/Kumeyaay  
Alpine, CA 91903  
jhagen@viejas-nsn.gov  
(619) 445-3810  
(619) 445-5337

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting locative Americans with regard to cultural resources for the proposed SCH # 2014111028 Solana Highlands Revitalization Project, San Diego County.

**Native American Contacts  
San Diego County  
December 5, 2014**

Ewiiapaayp Tribal Office  
Will Micklin, Executive Director  
4054 Willows Road Diegueno/Kumeyaay  
Alpine, CA 91901  
wmicklin@leaningrock.net  
(619) 445-6315  
(619) 445-9126 Fax

Inter-Tribal Cultural Resource Protection Council  
Frank Brown, Coordinator  
240 Brown Road Diegueno/Kumeyaay  
Alpine, CA 91901  
frbrown@viejas-nsn.gov  
(619) 884-6437

lipay Nation of Santa Ysabel  
Clint Linton, Director of Cultural Resources  
P.O. Box 507 Diegueno/Kumeyaay  
Santa Ysabel, CA 92070  
cjlinton73@aol.com  
(760) 803-5694

Kumeyaay Cultural Repatriation Committee  
Bernice Paipa, Vice Spokesperson  
P.O. Box 937 Diegueno/Kumeyaay  
Boulevard, CA 91905  
bernicepaipa@gmail.com

Sycuan Band of the Kumeyaay Nation  
Lisa Haws, Cultural Resource Manager  
1 Kwaaypaay Court Diegueno/Kumeyaay  
El Cajon, CA 92019  
(619) 445-4564

lipay Nation of Santa Ysabel  
Virgil Perez, Chairperson  
P.O. Box 130 Diegueno/Kumeyaay  
Santa Ysabel, CA 92070  
(760) 765-0845  
(760) 765-0320 Fax

Kumeyaay Diegueno Land Conservancy  
Mr. Kim Bactad, Executive Director  
2 Kwaaypaay Court Diegueno/Kumeyaay  
El Cajon, CA 91919  
kimbactad@gmail.com  
(619) 659-1008 Office  
(619) 445-0238 Fax

This list is current only as of the date of this document.

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This list is only applicable for contacting locative Americans with regard to cultural resources for the proposed SCH # 2014111028 Solana Highlands Revitalization Project, San Diego County.



# Solana Highlands Revitalization Project EIR Public Scoping Meeting (11/20/14)

## Comment Card – Please Print

Name: Norma Hasselmann

Street address: 519 S. NARDO

City / State / Zip: Sol. Bch.

Comments:  
How was the Bonus decided?  
Why 54 units if only 32 low income  
units are being proposed?

Please answer by email - nrhasselmann@hotmail.com

Please provide your comments in the space above. Please turn in at tonight's public scoping meeting on the EIR or mail to:

Leslea Meyerhoff, Project Manager  
City of Solana Beach  
635 South Highway 101  
Solana Beach, CA. 92075



Edmund G. Brown Jr.  
Governor

STATE OF CALIFORNIA  
Governor's Office of Planning and Research  
State Clearinghouse and Planning Unit



Ken Alex  
Director

Notice of Preparation

November 13, 2014

To: Reviewing Agencies  
Re: Solana Highlands Revitalization Project  
SCH# 2014111028

Attached for your review and comment is the Notice of Preparation (NOP) for the Solana Highlands Revitalization Project draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

David Ott  
City of Solana Beach  
635 South Highway 101  
Solano Beach, CA 92075

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan  
Director, State Clearinghouse

Attachments  
cc: Lead Agency

**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2014111028  
**Project Title** Solana Highlands Revitalization Project  
**Lead Agency** Solana Beach, City of.

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**Type** NOP Notice of Preparation  
**Description** The H.G. Fenton Company (Applicant) has requested a Development Review Permit (DRP) and a Structure Development Permit (SDP) to construct 260 new apartments in 24 two and three story buildings with a recreation facility/club house building and recreation facilities, for a total of approximately 400,000 sf. The Project includes 32 affordable housing units. There is an existing development on the site that includes 194 units in 16 buildings. The entire existing development will be demolished and the project will be constructed in phases over a period of approximately 30 months.

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**Lead Agency Contact**

**Name** David Ott  
**Agency** City of Solana Beach  
**Phone** 859 720 2400 **Fax**  
**email**  
**Address** 635 South Highway 101  
**City** Solano Beach **State** CA **Zip** 92075

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**Project Location**

**County** San Diego  
**City** Solana Beach  
**Region**  
**Cross Streets** South Nardo and Stevens Avenue  
**Lat / Long** 32° 59' 6.3" N / 117° 15' 41.8" W  
**Parcel No.** 298-430-26  
**Township** **Range** **Section** **Base**

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**Proximity to:**

**Highways** I-5  
**Airports** No  
**Railways** NCTD  
**Waterways** Pacific Ocean, San Dieguito and San Elijo Lagoons  
**Schools** Multiple  
**Land Use** Existing 195 unit residential community. High Residential Zone and High Density Residential General Plan Designation

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**Project Issues** Aesthetic/Visual; Air Quality; Archaeologic-Historic; Biological Resources; Coastal Zone; Drainage/Absorption; Flood Plain/Flooding; Geologic/Seismic; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Growth Inducing; Landuse; Cumulative Effects

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**Reviewing Agencies** Resources Agency; California Coastal Commission; Department of Parks and Recreation; Department of Fish and Wildlife, Region 5; Department of Housing and Community Development; Office of Emergency Services, California; Native American Heritage Commission; Public Utilities Commission; State Lands Commission; California Highway Patrol; Caltrans, District 11; Air Resources Board; State Water Resources Control Board, Division of Drinking Water; Department of Toxic Substances Control; Regional Water Quality Control Board, Region 9

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**Date Received** 11/13/2014 **Start of Review** 11/13/2014 **End of Review** 12/12/2014



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DEC 12 2014  
Planning-Comm Dev Dept  
City of Solana Beach

# Solana Highlands Revitalization Project EIR Public Scoping Meeting (11/20/14)

## Comment Card – Please Print

Name: PAUL McNEIL 12/11/14

Street address: 174 S. NARDO AVE

City / State / Zip: SOLANA BEACH CA 92075

### Comments:

OUT WITH THE OLD AND IN WITH THE NEW. THE EXISTING DEVELOPMENT IS LONG PAST ITS USEFUL LIFE AND IS NOT IN KEEPING WITH THE DEVELOPMENT PATTERN WE'VE SEEN SINCE 1988 WHEN THE CITY INCORPORATED. HOWEVER, NARDO WILL REQUIRE TRAFFIC CALMING FROM LOMAS SANTA FE TO VALLEY TO BE EFFECTIVE. NOT JUST IN FRONT OF THE PROJECT. HOW CAN TRAFFIC CALMING MEASURES FOR THE ENTIRE LENGTH OF NARDO BE  
Please provide your comments in the space above. Please turn in at tonight's public scoping meeting on the EIR or mail to:

IMPLEMENTED WITH THIS PROJECT?

Leslea Meyerhoff, Project Manager  
City of Solana Beach  
635 South Highway 101  
Solana Beach, CA. 92075



# Solana Highlands Revitalization Project EIR Public Scoping Meeting (11/20/14)

## Comment Card – Please Print

Name: RITA HART - RITAHART45@GMAIL.COM

Street address: 740 S. NARDO AVE.

City / State / Zip: SOLANA BEACH, CA. 92075

### Comments:

I live across the street from Solana Highlands so it will very much affect me. I am not in favor of the project because of 3.3 yrs of construction, adding more traffic to Nardo and surrounding streets, too many units, noise and pollution. I also feel it will lower our property values.

Please provide your comments in the space above. Please turn in at tonight's public scoping meeting on the EIR or mail to:

Leslea Meyerhoff, Project Manager  
City of Solana Beach  
635 South Highway 101  
Solana Beach, CA. 92075



# Solana Highlands Revitalization Project EIR Public Scoping Meeting (11/20/14)

## Comment Card – Please Print

Name: Rob Yaenillo

Street address: 450 Lirio St.

City / State / Zip: Solana Beach CA 92075

**Comments:**

Please Get all the cars off the curve and hill.  
It's already dangerous - no more units than  
allow off street parking for 2 cars per unit.

Please provide your comments in the space above. Please turn in at tonight's public scoping meeting on the EIR or mail to:

Leslea Meyerhoff, Project Manager  
City of Solana Beach  
635 South Highway 101  
Solana Beach, CA. 92075



# Solana Highlands Revitalization Project EIR Public Scoping Meeting (11/20/14)

## Comment Card – Please Print

Name: Rowena Schubert

Street address: 142 S. Granados Ave

City / State / Zip: Solana Beach, CA 92075

**Comments:**

There is already no parking for existing homes in  
this area. The traffic cutting through Granados is  
already too heavy - too fast and dangerous.

Please provide your comments in the space above. Please turn in at tonight's public scoping meeting on the EIR or mail to:

Leslea Meyerhoff, Project Manager  
City of Solana Beach  
635 South Highway 101  
Solana Beach, CA. 92075

RECEIVED  
DEC 30 2014  
Planning-Comm Dev Dept  
City of Solana Beach

January 7, 2015

Ms. Leslea Meyerhoff, AICP  
Project Manager  
City of Solana Beach  
635 S. Solana Beach, CA 92075

Subject: EIR Scoping Comments for Solana Highlands Revitalization

Dear Ms. Meyerhoff:

Thank you for this opportunity to comment regarding the scope of the EIR for the proposed project, the project alternatives analyzed in the EIR and the mitigation measures required to reduce project impacts.

### **Comments**

I am generally in favor of the proposed project and want to support H. G. Fenton's efforts to revitalize this residential rental project and provide this important element of housing diversity in the City.

My comment addresses the issues of **Traffic and Circulation and Water Quality**, with emphasis on guest and resident parking that will occur on South Nardo Avenue. The existing guest and resident parking is inadequate and the increase in number of dwelling units will obviously add traffic to South Nardo Avenue and increase the demand for guest and resident parking. This will have a detrimental effect to both Traffic Safety and Water Quality.

### **Traffic Safety Impacts created by increased on-street parking.**

While the adjacent residential streets may be able to accommodate the additional trips generated by the proposed project, parking of vehicles on both sides of South Nardo Avenue creates a significant Traffic Safety Impact. The existence of this safety issue is recognized and partially mitigated by prohibiting on-street parking on the north side of South Nardo Avenue along the inside portion of one of the several roadway curves fronting the proposed project. However, this measure does not adequately mitigate the existing safety problem. The additional traffic trips on South Nardo Avenue, growth in number and concentration of ingress and egress turning movements, and the increase in demand for guest and resident parking along the project frontage created by the additional dwelling units will make this Traffic Safety Impact worse.

The proposed access to the project to be regulated by security gates at both the primary and secondary points of ingress and egress will only intensify the demand for on-street parking by creating an impediment for residents, and especially guests, to use the required onsite parking spaces provided. This will apply to both short term (quick visits by guests or short stops by residents) as well as long term (overnight) parking needs. In addition, on-street parking will increase where currently allowed along the inside of the sharpest and most dangerous roadway curve on the proposed project frontage on South Nardo Avenue adjacent to the Fresca Street intersection and pedestrian cross walk. Any increase in on-street parking of high-profile vehicles such as vans, SUVs, trucks, commercial vehicles or RVs will adversely affect sight distance.

The Traffic Safety Impacts created by increased on-street parking is caused by the inadequate sight distance from oncoming vehicles, the Fresca Street intersection, the multiple private driveways on north side of street, the two points of proposed project ingress and egress, and the existing and proposed pedestrian crossings, and jay-walking residents and guests for the existing and increase in vehicle trips on South Nardo Avenue. In addition, dangerous traffic conflicts are created by the difficulty for vehicles to maneuver into and out of on-street parallel parking spaces and for occupants to safely enter and exit vehicles.

**Water Quality Impacts created by increased on-street parking.**

Water Quality degradation created by increased on-street parking is caused by untreated stormwater runoff from the impervious parking surface used by the increased number of resident and guest vehicles occupying the on-street parking spaces. Treatment of stormwater runoff for the increase in on-street parking created by the proposed project is difficult because the current on-street parking is an existing condition that pre-dates low impact development standards and involves steep impervious pavement gradients.

**Conclusion**

I have visited the proposed project site and reviewed the plans submitted with the project application, including the proposed traffic calming measures for South Nardo Avenue. I believe that the proposed repainted pedestrian crosswalks and traffic chokers are inadequate to mitigate the safety impacts created by the increased traffic trips and on-street parking by residents and guests. No treatment of stormwater runoff is proposed for the increased usage of on-street parking spaces.

**Request**

I respectfully request that the proposed project be modified to eliminate on-street parking along South Nardo Avenue. This would decrease the traffic safety and water quality impacts described above. This could be accomplished by either modifying the proposed project or requiring an alternative that proposes elimination of on-street parking along the proposed project frontage.

This reduced on-street parking and stormwater degradation alternative would have the additional benefits of providing the opportunity to implement meaningful traffic calming measures, reduce the paved width to better accommodate pedestrians crossing, reduce the amount of impervious pavement used for vehicles along the proposed project frontage, increase the opportunity for both the landscape and pedestrian oriented amenities along the proposed project frontage and allow the flexibility to design stormwater treatment facilities along South Nardo Avenue.

Thank you for your attention to these comments and my request. I would be pleased to respond to any questions that you might have.

Russell E. Hunt  
South Nardo Avenue  
Solana Beach  
(858) 755-2517



# Solana Highlands Revitalization Project EIR Public Scoping Meeting (11/20/14)

## Comment Card – Please Print

Name: Sandra Whitson

Street address: 732 Solana Circle

City / State / Zip: Solana Beach CA 92075

### Comments:

The area is too dense already + the traffic on that area  
of Nardo is dangerous considering the volume of congestion.  
At least the existing apts have a somewhat parklike surround-  
ing with <sup>mature</sup> trees + green which I understand will be lessened.

Please provide your comments in the space above. Please turn in at tonight's public scoping meeting on the EIR or mail to:

Leslea Meyerhoff, Project Manager  
City of Solana Beach  
635 South Highway 101  
Solana Beach, CA. 92075

## Steve Taffolla

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**From:** Alexandra Martini  
**Sent:** Friday, January 02, 2015 8:55 AM  
**To:** Matthew Valerio; Vanessa Currie  
**Subject:** RE: Solana Highlands Revitalization Project/ Comments for the project NOP.

And these ones too please Vanessa. I'm sure you're on it.

Alexandra Martini, LEED GA  
Environmental Planner  
T: 760.479.4267

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**From:** Matthew Valerio  
**Sent:** Friday, January 02, 2015 6:48 AM  
**To:** Vanessa Currie; Alexandra Martini  
**Subject:** Fwd: Solana Highlands Revitalization Project/ Comments for the project NOP.

Happy New Year!!!

More Solana comments...

FYI I am around today at home but slammed by the flu so of very little use but if we do need to chat just call :)

I see you have been getting sections to TE an ed so I will look at those after Pubs is done.

Thanks for keeping this trucking !!!

Matt

Begin forwarded message:

**From:** Leslea Meyerhoff <[leslea.meyerhoff@att.net](mailto:leslea.meyerhoff@att.net)>  
**Date:** December 30, 2014 at 3:24:38 PM PST  
**To:** Matthew Valerio <[mvalerio@dudek.com](mailto:mvalerio@dudek.com)>  
**Subject:** Fw: Solana Highlands Revitalization Project/ Comments for the project NOP.  
**Reply-To:** Leslea Meyerhoff <[leslea.meyerhoff@att.net](mailto:leslea.meyerhoff@att.net)>

FYI

Leslea Meyerhoff, AICP, Principal  
Harvey Meyerhoff Consulting Group, Inc.  
[Leslea@Harvey-Meyerhoff.com](mailto:Leslea@Harvey-Meyerhoff.com)  
[www.Harvey-Meyerhoff.com](http://www.Harvey-Meyerhoff.com)

Cell: 760-845-8028  
Office: 760-804-9144  
Fax: 760-804-9744

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From: Dusty Sorensen [[dustysorensen@gmail.com](mailto:dustysorensen@gmail.com)]

Sent: Monday, December 22, 2014 5:57 PM

To: Leslea Meyerhoff

Subject: Solana Highlands Revitalization Project/ Comments for the project NOP.

Ms. Leslea Meyerhoff,

Below are our concerns with the Solana Highlands Revitalization project, as currently proposed:

\* **DENSITY:** We'd like to see HG Fenton's proposed project numbers reduced substantially. 194 current Units to proposed 260 units is entirely too much. The occupant increase of approximately 190-200 residents is extremely concerning, and these are conservative numbers considering how many residents are currently stuffed into those apartments without any policing by management.

\* Increase in pets, pet waste, and pet pollution to our neighborhoods is a large concern as well.

\* **PARKING:** Currently 1.47 parking spaces per unit. Proposed 2.02 parking spaces per unit. We'd like to see **MORE ON-PROPERTY PARKING:** As proposed, the additional .55 parking spots will NOT be enough to support the increase of residents/drivers.

\* **TRAFFIC:** Traffic controlling features should be added to the entire length of Nardo Avenue. Current proposed traffic control elements need re-thinking for aesthetics of the neighborhood and proper, effective speed control.

\* **TRAFFIC:** The increase in density will create an overwhelming increase in traffic for the neighborhood. As proposed, we residents/homeowners will experience a substantial increase of cars/drivers on an already busy, poorly patrolled street.

\* **ON STREET PARKING:** The on-street parking is currently a MESS. The proposed 2.02 parking will not proportionately resolve the problem of on-street parking.

\* **TRAFFIC:** We would like to see the extension red curbs at Nardo and Fresca. As is, it remains a **HUGE HAZARD**. We'd like to see the on-street parking along Nardo and Fresca managed by metered parking, permit parking or time limit parking signs, and regularly patrolled. We would also like to see removal of on-street parking to allow the street sweepers to do their jobs.

\* **CONSTRUCTION:** HG Fenton is proposing the project to take approximately 3 years to complete, and will be done in 3 phases.

1. What will be done to eliminate the inevitable delays and inconveniences to the homeowners of Nardo, Fresca, Fresca Court, Sonrisa, Nardito, Solana Circle, etc.?
2. Can the already congested Via de la Valle and Lomas Santa Fe Drive take on the additional traffic and delays during this proposed 3-year time period?
3. What will be done to eliminate construction dust, dirt and debris from over flowing onto Nardo, Fresca and the surrounding residents?
4. What will be done to accommodate the construction worker's parking, trash, loitering etc. avoiding over-flow onto Fresca?

In closing, Solana Highlands Apartments/ HG Fenton Company is already a poor neighbor. Additionally, the City of Solana Beach has been unable to properly patrol

and/or manage the overwhelming abuses of speed, street parking, loitering, trash, and pet pollution along Nardo and Fresca and Sonrisa Street. How will HG Fenton Company and the City of Solana Beach be able to properly manage a larger project when it is currently being managed so poorly?

In closing, we would like to see the proposed numbers lowered substantially, along with answers/solutions to our above listed questions/concerns. It is our opinion that the project as currently proposed, will have an overwhelmingly negative effect on this neighborhood's property values, quality, and our quality of life.

Thank you,

Scott & Angelique Sorensen  
601 Sonrisa Street  
Solana Beach, CA 92075

**Date:** January 9<sup>th</sup>, 2015

**From:** Thomas Kaiser 619 Fresca Street, Solana Beach

**To:** Leslea Meyerhoff, AICP

**Subject:** Solana Highlands Apartments – Issues to study for preparation of Environmental Impact Report for the proposed project. 4 pages.

**Traffic counters placed on Nardo Avenue in November 2014:**

Traffic counters were placed on Nardo Avenue last November, presumably for the upcoming EIR study of the Solana Highlands Apartments proposed expansion. The traffic counter at lower part of Nardo Avenue was placed above the lower parking lot entrance to the Solana Highlands apartments. In this position the counter did not count cars, using the lower parking lot, that were coming from or going to Stevens Avenue. See Figure 1.

The Traffic counter located at the top of Nardo Avenue was placed above the intersection with Solana Circle. This traffic counter did not count cars coming up Nardo and turning onto Solana Circle and also would not have counted cars coming from Solana Circle and heading down Nardo. See Figure 2.

Positioning of both traffic counters would have resulted in undercounting vehicle traffic at both locations.

The position of the traffic counters can be seen clearly in both Figure 1 and 2 below. The erroneous traffic counter positions need to be corrected before the data can be included in the upcoming EIR study.



Figure 1: Traffic counter placement at Lower Nardo Avenue.



Figure 2: Traffic Counter placement at upper Nardo Avenue.

**Public street parking congestion:** Solana Highlands Apartments only provide their tenants one parking space per apartment. The tenants can rent additional parking spaces, but most choose not to. As a result, parked cars line both sides of Nardo Avenue and the South end of Fresca Street at all times of the day and on all days of the week. Concurrently, unused parking spaces can be seen at the underutilized Solana Highland Apartment complex parking lots since their tenants are unwilling to pay the additional rent for the parking spaces. Prior owners of the Solana Highlands Apartments allowed their tenants full use of the complex parking and, as a result, the street parking was never this bad.

The public street parking situation needs to be addressed in the upcoming EIR study and the effect of the Fenton Company onsite parking policies needs to be included. The EIR also needs to address how the already bad parking situation will be exasperated by proposed additional 60 residential units. Examples of the Solana Highlands use of public street parking is shown in figures 3 and 4.

**Runoff Water Pollution:** As a result of the public street parking congestion, long sections of Nardo and Fresca Street are almost never cleaned by the cities monthly street sweeping service. During recent rains, the runoff water on those streets had large amounts of trash and debris, including dog feces and discarded diapers. The runoff water also has an oily sheen to it as a result of all the leaky cars being parked on the street with virtually no street sweeping being accomplished for years. All these debris and automotive fluids end up being on our beaches. To make matters worse, many of the Solana Highland tenants regularly work on their cars while parked on the public streets, further constraining road space and adding to the engine oil, brake fluid, and engine coolant being leaked onto the streets and into the street gutters. The runoff water quality, on these streets needs be addressed in the EIR study. An example of vehicle repair being done on public streets is shown in figure 5.

**Vehicle Traffic:** Traffic conditions, on an already very busy Nardo avenue, are made even more dangerous by having to drive through a tunnel of parked cars on both sides of the road. Visibility at the Nardo / Fresca intersection is poor as a result. Space at that intersection, for moving vehicles, ends up being very constrained. Accidents are a regular occurrence. Figure 6 is an example of one such accident at exactly that intersection.



Figure 3: Solana Highlands' typical tenant street parking at lower Nardo.



Figure 4: Solana Highlands’ typical tenant street parking at the South end of Fresca Street.



Figure 5: Example of Solana Highlands’ tenant working on the disabled vehicle while parked on Fresca Street



Figure 6: Example of typical accident occurring at the intersection of Nardo Ave. and Fresa St.

**Summary:** The current parking and traffic problems created by the Solana Highlands Apartments are unacceptable at their current density. Adding over 60 additional residences to those apartments will create one of the worst problem areas for the City of Solana Beach for many generations to come. Simply adding additional parking to the complex will not address the problem because the apartments underutilize their current parking capacity as is and the City will have no authority to force the Solana Highlands owners to change their policies. 60 additional residences would mean at least another 120 more cars which would be making multiple daily trips on Nardo Avenue, Lirio, South Grandos, and Solana Circle. These are all residential streets, with houses very close to the street edge. Many of these streets are unsafe and unpleasant at their current vehicle traffic volume. Vehicle traffic on all of the above streets needs to be included in the EIR study.

Part of Fenton Companies proposal has addressed the addition of traffic calming features. Several of these types of traffic calming features have been installed on parts of Highland drive and, subsequently removed. The failure of those traffic calming attempts needs to be addressed as part of this EIR study. Traffic calming features have also been added as part of the Highway 101 renovation and many of the neighbors near those features are upset about the noise created by them. Again, this example needs to be included in the upcoming EIR study.

All of the above issues have been repeatedly brought to the attention of staff and documented via email. Staff has been unable to address these problems and we have no reason to expect otherwise after the redevelopment of the apartments, therefore these problems have to be addressed as part of the project and as part of the EIR study.

Thank you,

Thomas Kaiser

619 Fresca Street, Solana Beach

# VIEJAS

TRIBAL GOVERNMENT

P.O. Box 908  
Alpine, CA 91903  
#1 Viejas Grade Road  
Alpine, CA 91901

Phone: 6194453810  
Fax: 6194455337  
[viejas.com](http://viejas.com)

February 19, 2015

Leslea Meyerhoff  
635 South Highway 101  
Solana Beach, CA 92075

RE: Solana Highlands Revitalization Project

Dear Ms. Meyerhoff,

The Viejas Band of Kumeyaay Indians ("Viejas") has reviewed the proposed project and at this time we have determined that the project site is has cultural significance or ties to Viejas. Viejas Band request that a Kumeyaay Cultural Monitor be on site for all ground disturbing activities and would like to be informed of any new developments such as inadvertent discovery of cultural artifacts, cremation sites, or human remains. Please call Julie Hagen for scheduling if needed at 619-659-2339 or email [jhagen@viejas-nsn.gov](mailto:jhagen@viejas-nsn.gov). Thank you

Sincerely,

VIEJAS BAND OF KUMEYAAY INDIANS

# Public Scoping Meeting for the Environmental Impact Report

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## Solana Highlands Revitalization Project

November 20, 2014 @ 5:30pm



# Scoping Meeting Agenda



- Welcome and Introductions
- Purpose of the Notice of Preparation (NOP) & Scoping Meeting
- Proposed Project Overview
- Overview of the CEQA Process
- Public Comments



# Purpose of NOP & Scoping Meeting

- Provide details of the Proposed Project
- Describe the California Environmental Quality Act (CEQA) process including opportunities for public comment
- Solicit input on the scope and nature of the issues evaluated in the Draft EIR

# Project Location



- Existing Solana Highlands Development
- 13.4 acre site
- Located at South Nardo and Stevens Avenue
- 194 rental apartments and 3 houses
- Site is located in the High Residential Zone (HR)



# Summary of Proposed Project



- 260 multi-family units (1 and 2 bedrooms)
- Project includes 32 affordable units
- 25 buildings total
- Buildings will be 2 and 3 stories tall
- Grading and recontouring the site
  - Balance site topography/hillsides
- Proposed heights up to 68 feet (') above existing grade
  - Tallest structure is 46 feet (3 stories tall)

# Summary of Proposed Project



- Provides for internal vehicular circulation
  - none exists now
- Reduces project site driveways from 4 to 2
- Main driveway shifted closer to Stevens Avenue
- 525 parking spaces provided onsite
  - Increased to average of 2 spaces per unit
  - Includes 253 garage spaces (none exist now)
- Traffic calming along South Nardo Avenue
- Phased demolition and construction plan
  - Estimated at approximately 3 years to complete

# Proposed Project Site Plan

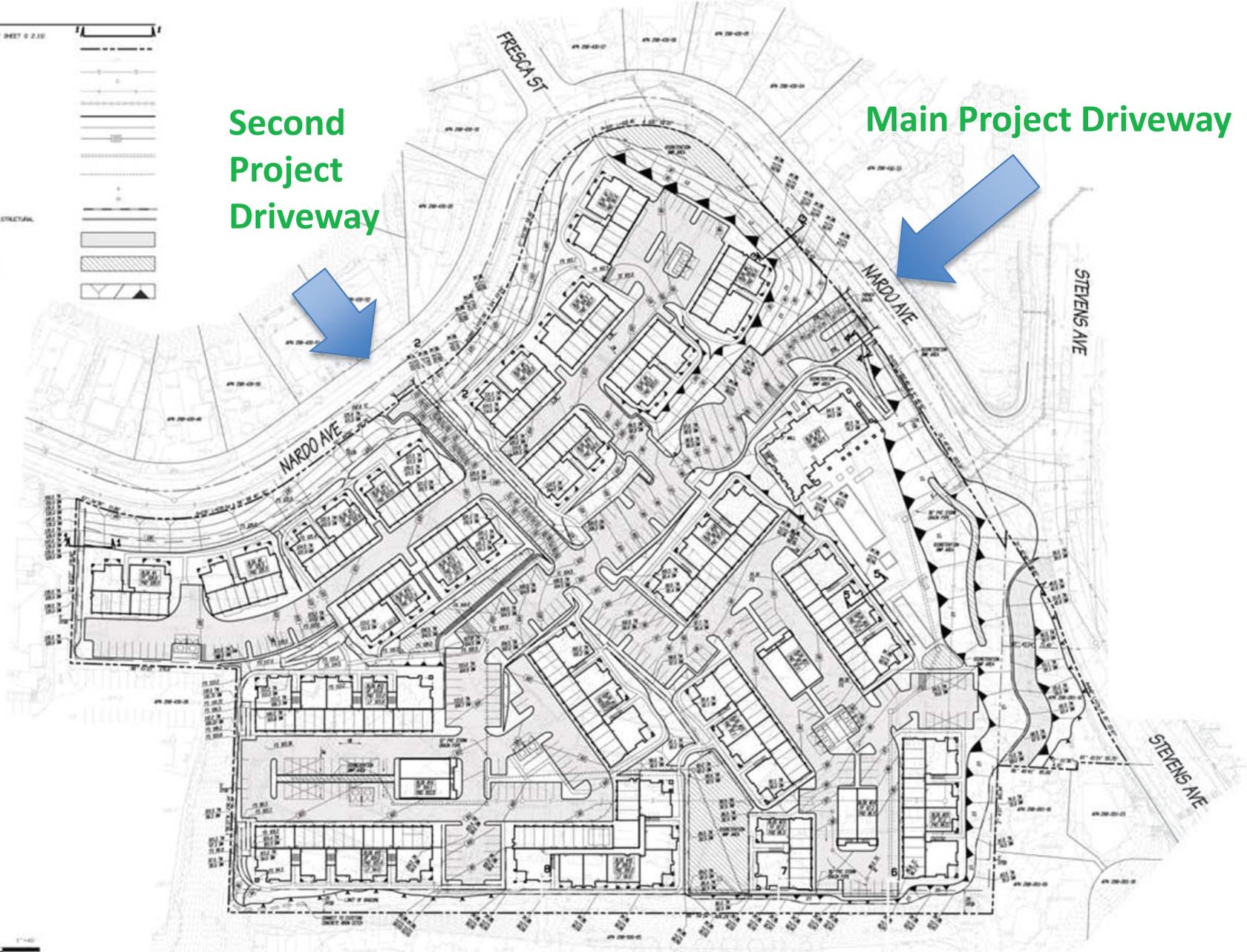


## LEGEND:

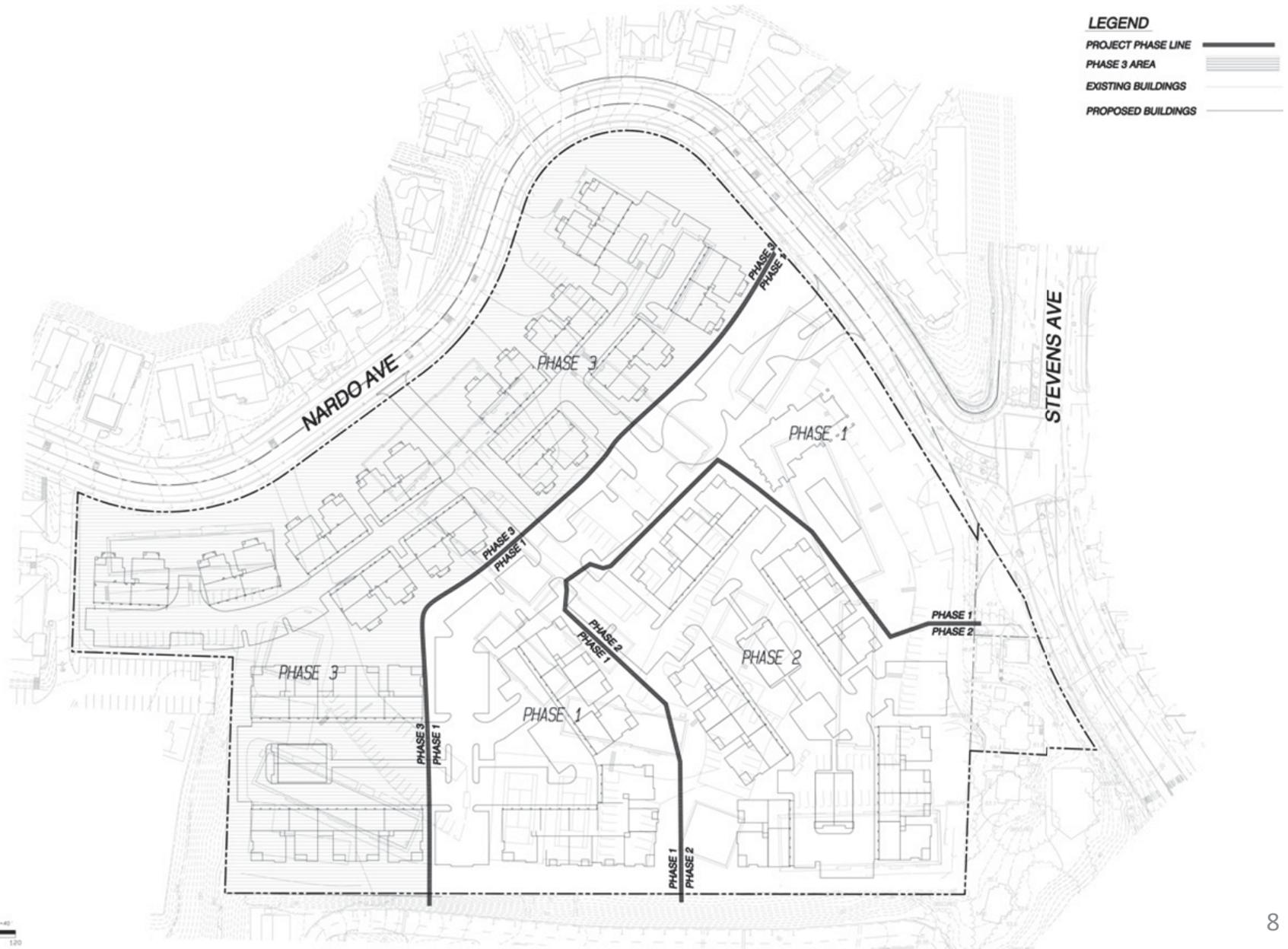
|                                               |  |
|-----------------------------------------------|--|
| CROSS SECTION LOCATION SEE SHEET 2.2.10       |  |
| PROPERTY LINE                                 |  |
| EXIST. CONTOUR                                |  |
| EXISTING SEWER MAIN                           |  |
| EXISTING SEWER CLEANOUT                       |  |
| EXISTING WATER MAIN                           |  |
| EXISTING STORM DRAIN                          |  |
| PROPOSED FOOTPRINT                            |  |
| PROPOSED WALL/SLAB                            |  |
| PROPOSED CONTOUR                              |  |
| PROPOSED TREATED AND DETAINED STORMWATER PIPE |  |
| PROPOSED LINED/UNLINED STORMWATER PIPE        |  |
| PROPOSED 24" DRAIN                            |  |
| PROPOSED 48" DRAIN                            |  |
| PROPOSED RETAINING WALL                       |  |
| PROPOSED BUILDING WALL PER STRUCTURAL         |  |
| PROPOSED PAVEMENT                             |  |
| PROPOSED SEDIMENTATION AREA                   |  |
| PROPOSED CUT/FILL                             |  |

Second Project Driveway

Main Project Driveway



# Proposed Phasing Plan



# Proposed Project Elevations



# Proposed Project Elevations



# Simulations of Proposed Project



EXISTING STREET VIEW



1



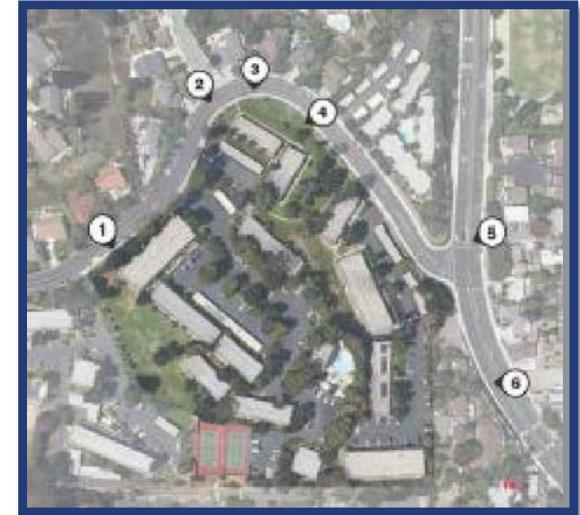
PROPOSED STREET VIEW- LIGHTENED LANDSCAPE

1

# Simulations of Proposed Project



EXISTING STREET VIEW



PROPOSED STREET VIEW- LIGHTENED LANDSCAPE

3

# Simulations of Proposed Project



EXISTING STREET VIEW



5



PROPOSED STREET VIEW- LIGHTENED LANDSCAPE

5

# Proposed Traffic Calming Measures



# Required City Approvals



City approvals necessary for the proposed project include:

- Development Review Permit (DRP)
- Structure Development Permit (SDP)
- Development Agreement
- Waivers to City height regulations for some buildings, retaining walls, and fences
- Affordable Housing Plan
- Sewer Easement Abandonment

# Proposed Project Density Overview



| Progressive Calculation | Site Density Factor                       | Dwelling Unit (DU) per Acre                                                                                    | Site DU    |
|-------------------------|-------------------------------------------|----------------------------------------------------------------------------------------------------------------|------------|
| STEP 1                  | High Residential Zone (Underlying zoning) | 13-20 dwelling units allowed per acre                                                                          | 268        |
| STEP 2                  | Hillside Overlay (Reduces density)        | 9.79 acres w/0-25% slopes = 20 DU<br>1.08 acres w/ 25-40% slopes = 10.8 DU<br>2.54 acres w/ 40%+ slopes = 0 DU | 206.6      |
| STEP 3                  | City Affordable Housing Requirements      | Applicant proposes 32 onsite rental units = equal to 15.5% of the total units                                  | 206.6      |
| STEP 4                  | SBMC 17.70 Density Bonus                  | Project is eligible for a density bonus                                                                        | + 54 units |
| STEP 5                  | Total Units Proposed                      | Proposed Project                                                                                               | 260        |

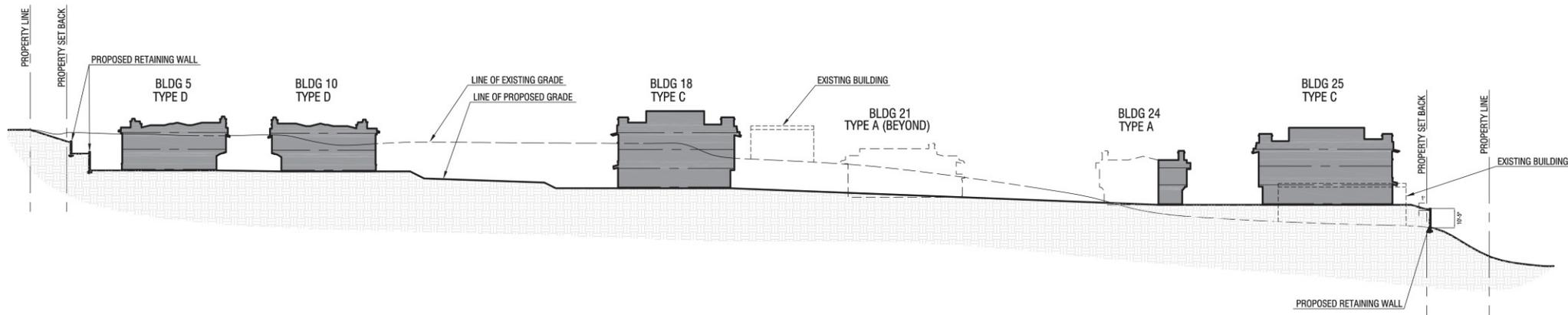


# Waivers to City Height Regulations



## Building, Fences and Retaining Walls

Proposed waiver to increase height limit from 30' to 68' for the project site.



- Proposed site earthwork will recontour the project site and create new pad elevations (both lower and higher).
- *Heights measured from the lower of the existing or proposed grade.*
- Grading to raise portions of the site results in increased heights as measured by City municipal code
  - e.g. Increase in pad height counts toward building height
- Topographical changes due to both excavation and fill are included in the new height measurement.

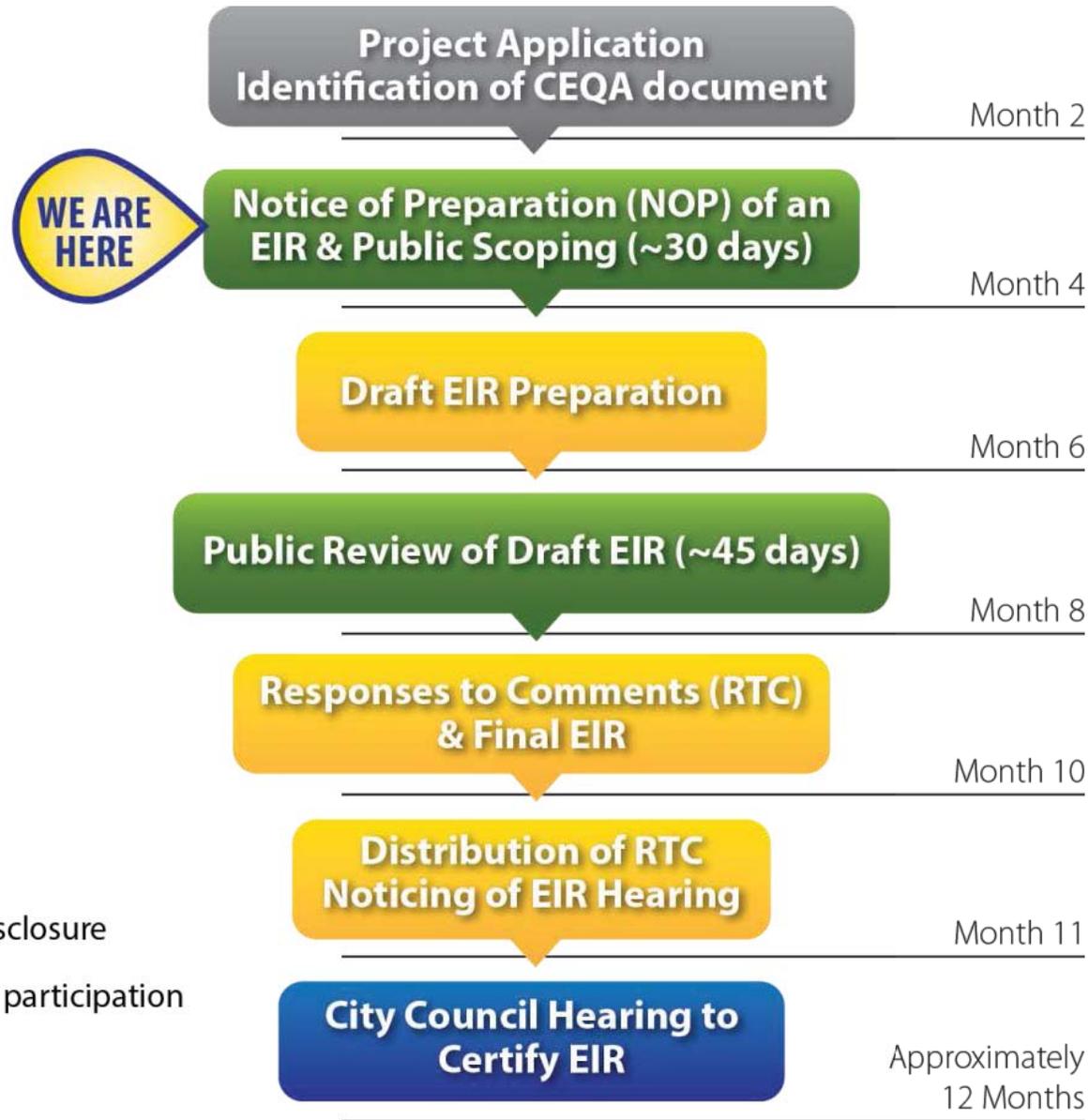
# Waivers to City Height Regulations



## Waivers requested under SBMC 17.20.040(O) and 17.60.070:

- Fence height:
  - Allowed maximum height = 16'
  - Example: proposed height = 35' to accommodate a 6' fence on a +29' fill slope
- Retaining wall height:
  - Allowed maximum height = 6'
  - Example: 15' to accommodate retaining wall needed due to earthwork to create new building pad, pedestrian access and internal circulation.

# California Environmental Quality Act Process



## Color Key

-  Documentation and disclosure
-  Public and stakeholder participation
-  CEQA compliant fully informed decision

# Notice of Preparation & Public Scoping



City Staff made the determination that an EIR was required and released a NOP per CEQA Guidelines 15082.

## NOP Distribution:

- Filed with the State Clearinghouse and County Clerk on 11/14/2014
- State and County filings formally initiate the CEQA process
- NOP mailed to 500+ surrounding residents (300 ' radius) and all applicable local, County and State agencies
- Published in the San Diego Union Tribune on 11/15/2014.
- Included in a City e-blast and posted at City Hall on 11/13/2014
- Second E-blast issued by City on 11/19/14
- Extended public review to 01/09/2015 for a total of 57 days
  - Extended beyond the required 30 days due to holidays

# Notice of Preparation & Public Scoping



The City is holding this Public Scoping Meeting and engaging in early consultation, encouraged under CEQA Guidelines Section 15083, in addition to the required NOP.

## Public Scoping Meeting Notice:

- Included in NOP issued by City
- Published in UT on 11/14/2014
- E-blast notification sent out 11/14/2014 and 11/19/2014
- Included in the mailing to all surrounding residents (owners and tenants) within 300 feet of project site

# Public Input: NOP & Scoping Meeting



- Purpose is to ensure that the public and agencies are informed about the proposed project and the CEQA process
- Solicit input on the scope of the Draft EIR
- Issues to be evaluated in the EIR:
  - Aesthetics/Visual
  - Biological Resources
  - Geology & Soils
  - Hydrology & Drainage
  - Land Use & Planning
  - Population & Housing
  - Public Services
  - Air Quality/Greenhouse Gases
  - Cultural Resources
  - Hazards & Hazardous Materials
  - Water Quality
  - Noise
  - Traffic & Circulation
  - Utilities and Service Systems

# Public Input: Future Opportunities



- Draft EIR public comment period is 45-days
  - Draft EIR anticipated to be available for review in March 2015
  - Public Meeting to receive input
  - Written and oral comments
- Final EIR and Project considered by City Council
  - Final EIR anticipated to be available in Summer 2015
  - Additional public meeting(s) to provide input
    - Anticipated to occur in July 2015
    - Written and oral comments

# Comments on the Project NOP



- Submit tonight – comment cards have been provided
- Via regular mail in writing to:

Ms. Leslea Meyerhoff, Project Manager  
City of Solana Beach  
635 S. Highway 101  
Solana Beach, California 92075
- Or via E-mail to: [LMeyerhoff@cosb.org](mailto:LMeyerhoff@cosb.org)
- Comments must be received no later than January 9th, 2015