



Notice of Preparation

Draft Environmental Impact Report for the

Proposed Revitalization of Solana Highlands Project

Date: November 14, 2014

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

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

Subject: Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) and Scoping Meeting for the Proposed Revitalizing Solana Highlands Project

The City of Solana Beach will initiate the preparation of an Environmental Impact Report (EIR) for the following “Project” as defined by the California Environmental Quality Act (CEQA) and set forth in Public Resources Code Section 21065. The City of Solana Beach is the Lead Agency under CEQA and as amended [Public Resources Code, §21000-21178 and California Code of Regulations, Title 14, Chapter 3 §15000-15387] and will prepare an EIR for the proposed Revitalizing Solana Highlands Project (Proposed Project).

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

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

Project Location

The Project site is located at 661 to 781 South Nardo Avenue and 821 Stevens Avenue in the City of Solana Beach in north coastal San Diego County, California (see Figure 1). The project site encompasses approximately 13.4 acres currently developed with 194 multi-family residential units and associated amenities.

Project Description

The Proposed Project consists of a phased revitalization plan, designed to enable partial occupancy of the site throughout an approximately 2.5 to 3 year period. The existing 194 multi-family units would be demolished and 260 multi-family units would be constructed (see Figure 3). The proposed project would include 32 affordable housing units. According to the Solana Beach Municipal Code (SBMC) Section 17.20.030(B)(4), the project site could be developed with 206.6 multi-family dwelling units. The remaining 54 units would be provided as a result of compliance with the City’s Affordable Housing

Ordinance (SBMC Section 17.70.025). Compliance with the SBMC Section 17.70.025 qualifies the project for a density bonus.

Grading for the project would be designed to lower the elevation of the project site to create new flatter pads that would enable the increased density. The height of certain buildings would be increased as measured from the existing grade though the heights would be consistent with existing building heights as measured from the street (South Nardo). Story poles will be installed to depict the proposed building maximum heights. The Project applicant is requesting a waiver for the fences, walls, and retaining walls regulations as described in 17.20.040(O) and 17.60.070, including but not limited to height, setback, and transparency. The applicant is also proposing a waiver to increase to the City's height limit from 30 feet to 68 feet for the project site.

The existing four entrances off South Nardo Avenue would be reduced to two, and the main entry on South Nardo Avenue would be moved east, closer to Stevens/Valley Avenue. The project would replace the existing 356 on-site parking spaces and provide a total of 525 parking spaces on-site. Off-site traffic calming measures along South Nardo Avenue would also be constructed as part of the proposed project.

City Discretionary Approvals

Required permits include: Development Review Permit (DRP), Structure Development Permit (SDP), and a signed development agreement with the City for the proposed density bonus.

Potential Environmental Effects to be Evaluated in the Draft EIR

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

Comments on the Notice of Preparation

Please provide your written comments including specific statutory responsibilities of your agency, as applicable. Written comments on the NOP and on the contents of the forthcoming EIR should be submitted by January 9, 2015 and addressed to: Ms. Leslea Meyerhoff, AICP, Project Manager – City of Solana Beach, 635 S. Highway 101 Solana Beach, California 92075; or E-mail: LMeyerhoff@cosb.org.

Public Scoping Meeting

A public scoping meeting was first noticed on November 7th, 2014 and will be held by the City of Solana Beach's Planning Department on **Thursday, November 20, 2014, beginning at 5:30 PM and running no later than 7:00 PM at the City Council Chambers – 635 S. Highway 101, Solana Beach, CA. 92075. Please note that depending on the number of attendees, the meeting could end earlier than 7:00 PM.** Written comments regarding the scope and content of the proposed EIR will be accepted at the meeting. Written comments can also be mailed to the abovementioned address, addressed to Leslea Meyerhoff, during the NOP public comment period.