

**Appendix A**  
**Notice of Preparation (NOP) and Comments**

**Notice of Preparation (NOP)**

**NOP Comment Letters**

**Scoping Meeting Written Comment**

**Comment Matrix**



**Notice of Preparation (NOP)**





# Notice of Preparation

## Draft Environmental Impact Report for the Proposed AAT Solana 101 Project

**Date:** July 1, 2015

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

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

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

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

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

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

### **Project Location**

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

### **Project Description**

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

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

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

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

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

### **City Discretionary Approvals**

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

### **Potential Environmental Effects to be Evaluated in the Draft EIR**

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

### **Comments on the Notice of Preparation**

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

### **Public Scoping Meeting**

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

**Notice of Preparation (NOP) Comment Letters**



## Corey Andrews

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**From:** Bill Howden <[REDACTED]>  
**Sent:** Saturday, August 15, 2015 6:07 PM  
**To:** Solana101 EIR  
**Cc:** [REDACTED]  
**Subject:** Solana 101 - Attn Corey Andrews

### Comments on Solana 101 Project

#### 1. Missing information

- will the apartments be sold or rented?
- vegetation description is too brief and there is no provision for drought tolerant plants.

#### 2. Problems with mixed use

- there have been constant noise problems in Encinitas where the condos at Pacific Station are next to the Bier Garden restaurant.
- this could be a problem, particularly if alcohol is going to be served in the restaurants.

#### 3. Land use and planning

- the only other 3 story buildings are the Ramada Inn, the office building at Via de La Ville, and the adjacent building with 2 stories plus open, ground level garage. They are all uniform use and relatively non-obtrusive.
- this development would definitely be breaking new ground.
- the current center of Solana Beach is the area with the train station and plaza. Building something like this would "tilt" the city, making it lopsided.

#### 4. Parking

- there is no indication of how many parking spaces will be provided for the residential units
- underground parking can be a crime problem, especially at night, especially two stories down.

#### 5. Water usage

- given the drought, it may be necessary to put a moratorium on new development that increases water usage, as this project would.

#### 6. Views

Those three story buildings will block the views of the hills from some of the condos on Sierra. Even the two story buildings may be a problem.

Yours sincerely,  
Bill Howden

## Corey Andrews

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**From:** Brett Gobar <[REDACTED]>  
**Sent:** Saturday, July 25, 2015 1:47 PM  
**To:** Solana101 EIR; Brett Gobar; Scott & Suzy Morris  
**Subject:** public comments, brett gobar

Honorable Citizens of Solana Beach

re; former trailer park land development.....

Hi, i'm brett gobar, [REDACTED] and owner of 305 s. sierra apartments across the street from THE PROJECT.

### MAIN CONCERNS

1. traffic
2. noise
3. oversized buildings
4. parking

### DISCUSSION

1. traffic alone, should dictate downsizing of THE PROJECT... never in my experience have i seen a city or a developer actually MITIGATE the additional traffic impacts caused by additional traffic THE PROJECT generates; traffic circles, stop lights...nothing reduces the congestion, the hazards/danger, anger, frustration, travel delays, THE REDUCTION IN QUALITY OF LIFE experienced by pre-existing residents of the COMMUNITY. please forward me any formal specific proposals the developer promises.

2. noise THE PROJECT is zoned commercial, but is located in a residential area, with condos and apartment residents on South Sierra Ave, across the street and north and south of the Project.

neighborhood residents already experience challenges with noise of commercial delivery trucks, trash trucks, etc, so it is imperative that the proposed driveway access to THE PROJECT always stay exclusively on Dahlia Street to prevent further noise impacts to neighbors. Would it be un-fair to require delivery trucks to stop and park only underground on the PROJECT site to reduce noises caused by unloading, idling engines, truck refridgeration motors, driver conversations, slamming doors, cell phones, etc ? no bus stops or delivery on Sierra Ave.

noise TRAVELS; seems prudent to limit business hours, including eateries, to 8 am to 9 pm, no outdoor music, no tables, signs posts, etc blocking a 15' wide sidewalk, no cleaning crews during non business hours...

3. oversized buildings... home buyers, renters, visitors,,,,, are not attracted to SB by the massive box commercial buildings that have been allowed in several parts of the city. they are attracted by the charming, beach , funky, smaller , cute HideAway Cafes, etc. i understand some neighbors filed a VIEW COMPLAINT and the VIEW COMMITTEE RECOMMENDED DENIAL of THE PROJECT as proposed ? i concur...rather than taking the position that they should be allowed comparable height and size of the drug store, the developer should pursue a design that is much lower and smaller to create the very desirable small and cute appearance, with the ugly CVS as a backdrop; foliage height restrictions seem desirable; those of us on the west side of

Sierra actually have views across the 101 and Cedros corridors to the hillsides of S. Rios, and S. Granados... breezes, air flow should not be obstructed by massive PROJECTS.

4. parking although 341 spaces are proposed, can you assure neighbors that to be adequate for ;
  - a. condo dwellers ( 2 per unit ?) and their guests ?
  - b. office tenants ? and their clients ?
  - c. retail and restaurant employees, deliveries, AND their clients ?
  - d. create street parking along PROJECT BOUNDARIES on coast hwy 101 and S. Sierra
  - e. can the design incentivize foot traffic and bike traffic ?

#### OTHER RESTRICTIONS

1. drought seems to dictate that maximum water conservation measures be implemented; waterless toilets, recycled water for toilets and other allowable uses
2. consider cumulative impacts of other projects expected in the pipeline in our area; VERY IMPORTANT CONCEPT...will often kill a PROJECT
3. use City's option to restrict the Project under clauses of the DISCRETIONARY PERMITS; DRP DEVELOPMENT REVIEW PERMIT AND STRUCTURE DEVELOPMENT PERMIT

please keep me in the loop and connect me with other neighbors that have concerns,

brett gobar

Brett Gobar Manager Finca Ulu de Paz Kula Hawaii [REDACTED]  
[REDACTED]..above signature & msg.is nonbinding; any contract must be in detailed writings & signed personally by brett gobar

**Corey Andrews**

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**From:** Clare White McDonald <[REDACTED]>  
**Sent:** Monday, August 03, 2015 9:16 AM  
**To:** Solana101 EIR  
**Subject:** Project at Hwy 101 and Dahlia

Please, please demand that the developer reduce the scale, height and bulk of this project so that the streetscape maintains a more walkable, human scale. The City of Solana Beach has invested much to make Hwy. 101 a pleasant walkable street. This building is simply too large and dominates the landscape far too much.

Thank you,

Clare White McDonald

- Clare White McDonald
- [REDACTED]

## Corey Andrews

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**From:** Corey Andrews  
**Sent:** Monday, August 17, 2015 5:15 PM  
**To:** Solana101 EIR  
**Subject:** FW: greetings IN ORDER TO MEET THE CITY DEALINE // comments EIR...  
PLEASE SEE and acknowledge this email            THANKS            PAUL MERRITT

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**From:** Angela Ivey  
**Sent:** Monday, August 17, 2015 4:33 PM  
**To:** Corey Andrews  
**Cc:** Dan King; Vaida Pavolas  
**Subject:** FW: greetings IN ORDER TO MEET THE CITY DEALINE // comments EIR... PLEASE SEE and acknowledge this email THANKS PAUL MERRITT

Corey  
For Amer Assets project

Angela Ivey | City Clerk  
City of Solana Beach 635 S. Hwy 101 Solana Beach CA 92075  
858-720-2425 (ph) + 858-720-2424 (fax)  
[aivey@cosb.org](mailto:aivey@cosb.org) [www.cityofsolanabeach.org](http://www.cityofsolanabeach.org) [city clerk services](#)



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**From:** Merritt Paul [<mailto:> ]  
**Sent:** Monday, August 17, 2015 4:32 PM  
**To:** Angela Ivey; Vaida Pavolas; Dan King  
**Subject:** greetings IN ORDER TO MEET THE CITY DEALINE // comments EIR... PLEASE SEE and acknowledge this email  
THANKS PAUL MERRITT

No development of this size should be built unless the EIR includes a legitimate parking and traffic impact study unlike what was performed by the City for the Pearl Housing Development. The traffic study must be done between Memorial Day and Labor Day to reflect the impact on Beach Access. The impact of having only one entrance and exit onto Dahlia a very short street needs to be included. How many cars can actually make a turn from the busy highway 101 if cars are waiting for pedestrians, etc?

The parking impact study must reflect that this is a private development so it will not offer any public parking and will take from the street parking on both Dahlia and South Sierra. The impact must reflect the accumulation of City actions that are reducing the public parking available for the Seascape Sur (Cherry Hill) Beach. This development is only one block from this beach's public access and the City is allowing the Pearl Project to be built with no provisions for 24 hour parking for its residents. This project was presented to and approved by the Coastal Commission with NO reserved parking for its residents which means that the residents will be parking on the street rather than wait until 10 pm for a parking spot.

Another issue the City will need to address is affordable housing. This project proposes NO AFFORDABLE HOUSING UNITS yet at least 5 should be included. The City recently approved the Pearl Project which requires over \$6 million of tax payer's dollars to build 10 apartments for low income families. In addition, the City is building the low income housing project on the beach access parking lot for the Seascape Sur beach which was given to the City (by the County) with a restriction for public beach parking. The City Council needs to start promoting integrated affordable housing instead of building low income projects at the cost of public beach access. Any pay-in-lieu fees paid by American Assets need to be proportional to the tax payer's dollars that were just spent by the City for 10 units.

The City Council also needs to provide notice to the entire public if they are going to allow American Assets to violate City ordinances as was done in the Pearl Project development. The general public may not know that the City Council is now allowing developers to include public easements in the determination of density allowed. This project falls in the Highway 101 Specific Plan so it needs to conform to all the design standards set forth in that Specific Plan for the Plaza District or it should not be built.

paul merritt

## Corey Andrews

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**From:** Corey Andrews  
**Sent:** Monday, August 17, 2015 7:52 AM  
**To:** Solana101 EIR  
**Subject:** FW: AAT Solana 101\_Files .doc.  
**Attachments:** AAT Solana 101\_Files .doc..docx

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**From:** Mary Jane Boyd [mailto: [REDACTED]]  
**Sent:** Sunday, August 16, 2015 11:14 PM  
**To:** Corey Andrews  
**Subject:** AAT Solana 101\_Files .doc.

Good morning Corey;

Thank you for accepting and addressing our concerns regarding the AAT Solana 101 project.

Mary Jane Boyd

August 16, 2015  
Regarding: AAT Sołana 101

Dear Ms. Andrews:

We attended the scoping meeting at City Hall for this project on July 20, 2015. We agree with the concerns expressed at this meeting regarding increased traffic and congestion. The size of this project demands more than one way to get in and out.

We do not agree with the View Assessment Commissioners' opposition to this project based on the objection of 2 residents who are concerned about their easterly view toward Highway 101.

We do not know who has the authority to make the decision regarding payment of fees to the city in lieu of including affordable housing. If the city has this authority, we strongly suggest they need to mandate the inclusion of affordable housing with the project.

Our other concern is that there is no master plan for the renovation of the entire 101 business community and every project comes up and is addressed as a piece-meal project. It would make sense to develop a master plan and as buildings need to be replaced or land becomes available, the parameters are already in place for construction and renovation.

Thank you for your consideration of our concerns regarding this project.

Sincerely,

Mary Jane Boyd and Roger Boyd



## **Corey Andrews**

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**From:** Corey Andrews  
**Sent:** Monday, August 03, 2015 7:46 AM  
**To:** Solana101 EIR  
**Subject:** FW: Commercial Development on Hwy. 101 in Solana Beach

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**From:** Danny Burris [mailto: ]  
**Sent:** Saturday, August 01, 2015 4:23 PM  
**To:** Corey Andrews  
**Subject:** Commercial Development on Hwy. 101 in Solana Beach

Corey Andrews,

My name is Danny Burris. I am a resident of Del Mar and own a business on S. Cedros Ave. here is Solana Beach directly across from the proposed commercial development on the 101. After reading negative views certain residents have, I thought I would give you a very positive opinion. If the land is not developed we will continue to look out at one of North County's ugliest eye-sores. As far as size, it is my opinion that for this small footprint, infill is important, and certainly much better than any urban sprawl. It would be very forward-thinking to mix commercial with office spaces and residential spaces. Office and residential units here are extremely smart because of the proximity to mass transit, the Amtrak Station, and will certainly be a plus as far as carbon emissions go in North County. If remediation is needed on the abandoned Gas Station, that too would be an incredibly positive move for Solana Beach.

Addressing the market planned for the development, I would love to have a nice market close to the population of Del Mar and Solana Beach so all could avoid crossing I-5 to get to Big Box grocery stores. Similar markets have been well received in both Encinitas and Cardiff by the Sea. It is my opinion this is the best use for this piece of prime commercial real estate.

Thanks for fielding my comments and feel free to forward this to any publications,  
Danny Burris

## Corey Andrews

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**From:** Corey Andrews  
**Sent:** Monday, July 27, 2015 1:26 PM  
**To:** Solana101 EIR  
**Subject:** FW: Comment on Dahlia & 101 Project

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**From:** Marty Sommercamp [mailto: [REDACTED]]  
**Sent:** Monday, July 27, 2015 1:25 PM  
**To:** Corey Andrews  
**Subject:** Comment on Dahlia & 101 Project

I object to the project at the corner of Dahlia and 101. It does not reflect the type of project I would want in Solana Beach. I have no idea why the City would consider any project that adds population to the city. The state is in a severe drought, and there is an increased use of water when you build and have residents, visitors to the site. Unless, the developer is bringing a new source of water to the site, I think it should be disapproved for that reason alone. Also, it would increase traffic on 101 and surrounding streets. We have enough traffic as it is now.

Marty Sommercamp  
[REDACTED]

## Corey Andrews

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**From:** Dave Clemons <[REDACTED]>  
**Sent:** Thursday, July 23, 2015 2:17 PM  
**To:** Solana101 EIR  
**Subject:** AAT Solana 101 EIR scope comments  
**Attachments:** 1901\_001.pdf

Hi Corey,

Please add the enclosure to your collection of AAT Solana 101 EIR scope comments.

Dave Clemons  
[REDACTED]

**EIR Scoping Meeting Comment Card**  
**July 20, 2015**



Project Title: AAT Solana 101 EIR

I have the following comments on the proposed Environmental Impact Report (EIR) scope of work for the subject project:

The City of Solana Beach should be given  
an entire list of possible EIR topics for  
consideration, not someone's first cut at a  
list that then needs to be supplemented. A  
complete, generic list could then be analyzed  
and reduced by appropriate "NOT APPLICABLE"s  
for this project via public review and concurrence.

Name: Dave Clemons Phone: [REDACTED]

Address: [REDACTED]  
[REDACTED]

**Corey Andrews**

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**From:** David Dominguez <[REDACTED]>  
**Sent:** Friday, July 03, 2015 5:22 PM  
**To:** Solana101 EIR  
**Subject:** DALIA AND PCH

This project will be a asset to Solana Beach and the nearby residences. I live [REDACTED]  
[REDACTED] Please approve.

David Dominguez

--  
David Dominguez  
[REDACTED]

## Corey Andrews

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**From:** gary garber <[REDACTED]>  
**Sent:** Saturday, August 15, 2015 8:59 PM  
**To:** Solana101 EIR  
**Subject:** American Asset Property

As a resident of Solana Beach for 25 years I strongly support the American Asset project in its current form, I think a few members of the community and city council members who do not even live in the area are controlling what they like and want built, they have to realize that builders have to make a profit on this project. If not there is no reason to build. I therefore disagree that American Asset should have to change this project to satisfy a few,

Gary Garber

## Corey Andrews

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**From:** John Steel <[REDACTED]>  
**Sent:** Thursday, July 23, 2015 9:08 AM  
**To:** Solana101 EIR  
**Subject:** Solana 101 Project

The Monday, July 20 Town Hall Meeting that addressed the Solana 101 Project invited speakers to suggest[ deficiencies, problems, and improvements required to the presented Solana 101 plan. You received about one hour's worth of issues, concerns and problems from the audience.

Unfortunately, those of us who strongly support the Solana 101 Project as it is currently defined either were not invited to speak or did not take the opportunity to speak out.

I am the President of Surfsong HOA. I live at [REDACTED]. The Surfsong Board, representing 72 property owners just to the south of the Solana 101 project strongly supports the development as it is currently defined.

1. Almost anything built on the currently vacant piece of property would be a significant improvement. We have lived with a "neighborhood eyesore" for years.
2. We would benefit mightily from having the grocery store and other retail conveniences just a short walk away.
3. The already high Solana Beach "Walkability Index" could only increase thus increasing the desirability and the value of residential properties.
4. The City of Solana Beach could realize significantly increased tax revenues from the property once it is developed.
5. With the Post Office adjacent to our property, we already experience a very high level of local South Sierra traffic. This is not is problem. Access and egress to our property is not at all compromised.
6. Another 341 parking spaces has to be a huge benefit both those of us who live here and those who come to visit.

This project will continue the recent tradition of the City of Solana Beach providing amenities for the City residents like lowering the railroad tracks, the Rail Trail, the bridges across the tracks, the new and improved Fletcher Cove, The Fletcher Cove Community Center, and the 101 highway improvement project.

Thankfully, the then project critics did not prevail. We have, and will continue to have, a City that well serves those of us who call Solana Beach home. The Solana 101 project only makes this a better place to live.

Thank you.

John Steel  
[REDACTED]

## Corey Andrews

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**From:** Lane Sharman <[REDACTED]>  
**Sent:** Monday, August 10, 2015 6:36 PM  
**To:** Solana101 EIR  
**Subject:** AAT Solana 101

Dear Ms. Corey Andrews,

In reference to the above project, the project proponent may elect to omit the installation of some PhotoVoltaic panels. The installation, when done during construction, is low-cost and high-value for all parties concerned.

- Greenhouse gases are reduced because solar electricity does not burn fossil fuels.
- Visitors to the facility are likely to be impressed by a sustainable investment and feel good about the development.

The absence of any PV sends a very negative signal that local, clean energy was not a priority for the developer or the City of Solana Beach. All new commercial developments can cost-effectively afford to participate in a low-carbon future.

Randi Sharman and I own a home in Solana Beach.

--

Kindest Regards,

Lane Sharman  
<http://www.solanaenergy.com>  
1-858-755-2868

## Corey Andrews

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**From:** Matthew Boyd <MBoyd@juncturewealth.com>  
**Sent:** Monday, July 20, 2015 11:05 AM  
**To:** Solana101 EIR  
**Subject:** What day is the public hearing for AAT Solana 101? Thank you

**Matthew Boyd**  
Managing Partner, Founder  
[www.juncturewealth.com](http://www.juncturewealth.com)  
Phone: 858-764-8020  
Fax: 480-656-0870  
CA Insurance License # 0B15266



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## Corey Andrews

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**From:** Solana101 EIR  
**Sent:** Tuesday, July 21, 2015 2:43 PM  
**To:** Matthew Boyd; Solana101 EIR  
**Subject:** RE: What day is the public hearing for AAT Solana 101? Thank you

Mr. Boyd,

I apologize for the delay in answering this email. The Public Hearing for project approval has not been scheduled as the project will have to go through the Environmental Impact Report (EIR) process before the City Council can make a determination on the project. There was an EIR scoping meeting last night so that the public could provide comments on the scope of the EIR. If you were not at the meeting last night will be available on the City's website. You can still provide comments on the scoping meeting until August 17, 2015.

Please let me know if you have any additional questions.

Thanks,

Corey

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**From:** Matthew Boyd [<mailto:MBoyd@juncturewealth.com>]  
**Sent:** Monday, July 20, 2015 11:05 AM  
**To:** Solana101 EIR  
**Subject:** What day is the public hearing for AAT Solana 101? Thank you

### Matthew Boyd

Managing Partner, Founder

[www.juncturewealth.com](http://www.juncturewealth.com)

Phone: 858-764-8020

Fax: 480-656-0870

CA Insurance License # 0B15266



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John Steel  
[REDACTED]

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- Greenhouse gases are reduced because solar electricity does not burn fossil fuels.
- Visitors to the facility are likely to be impressed by a sustainable investment and feel good about the development.

The absence of any PV sends a very negative signal that local, clean energy was not a priority for the developer or the City of Solana Beach. All new commercial developments can cost-effectively afford to participate in a low-carbon future.

Randi Sharman and I own a home in Solana Beach.

--

Kindest Regards,

Lane Sharman  
<http://www.solanaenergy.com>  
1-858-755-2868

## Corey Andrews

---

**From:** Robert "Lyn" Small <[REDACTED]>  
**Sent:** Friday, July 17, 2015 1:09 PM  
**To:** Solana101 EIR  
**Subject:** ATT SOLANA 101

I think this project is one of the best things that has happened to the city in years. I cannot, for the life of me, understand why the view committee nixed this because of a resident claiming view infringement; they had no view to begin with. The public good would certainly be enhanced with this development. Robert Small/Mike Ikeda [REDACTED]  
[REDACTED]

## Corey Andrews

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**From:** SolanaTV . <[REDACTED]>  
**Sent:** Wednesday, July 29, 2015 4:19 PM  
**To:** Corey Andrews  
**Subject:** Affordable housing in the project- Where is it? Solar should be on every roof

Hi

I'm reading about this project on Dahlia Drive and South Sierra Avenue and wondering why the City let the developers pay a fee instead of providing affordable housing in the project. Regarding the placement of a high priced market there- "speciality market"- such a market is not going to help residents because the price point will be higher than Vons.

With reference to sustainability- I see some solar plaques but it seems there could be more. Much more.

I'd prefer to see a condominium complex that provided only residential- some affordable.

Nick Harris  
[REDACTED]

## Corey Andrews

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**From:** Solana101 EIR  
**Sent:** Wednesday, August 05, 2015 5:16 PM  
**To:** SolanaTV .  
**Cc:** Solana101 EIR  
**Subject:** RE: Affordable housing in the project- Where is it? Solar should be on every roof

Mr. Harris,

Thanks for your comments. The Applicant was allowed to pay an affordable housing fee instead of providing affordable housing in the project in compliance with our Affordable Housing Requirements for projects proposing rental units. This regulation can be found in the Solana Beach Municipal Code Section 17.70 at the following link:

<http://www.codepublishing.com/CA/SolanaBeach/#!/SolanaBeach17/SolanaBeach1770.html#17.70.025>

thanks,

Corey Andrews  
Principal Planner  
City of Solana Beach

**From:** SolanaTV . [mailto: ]  
**Sent:** Wednesday, July 29, 2015 4:19 PM  
**To:** Corey Andrews  
**Subject:** Affordable housing in the project- Where is it? Solar should be on every roof

Hi

I'm reading about this project on Dahlia Drive and South Sierra Avenue and wondering why the City let the developers pay a fee instead of providing affordable housing in the project. Regarding the placement of a high priced market there- "speciality market"- such a market is not going to help residents because the price point will be higher than Vons.

With reference to sustainability- I see some solar plaques but it seems there could be more. Much more.

I'd prefer to see a condominium complex that provided only residential- some affordable.

Nick Harris  
[REDACTED]

## Corey Andrews

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**From:** Stephan Miller <[REDACTED]>  
**Sent:** Sunday, July 19, 2015 9:11 PM  
**To:** Solana101 EIR  
**Subject:** EIR Scoping Meeting

I have the following input for the EIR Scoping Meeting for the AAT Solana 101 project.

I am concerned about how the traffic from a project of this size will impact the residential neighborhood on North Sierra. This area is already heavily congested with the park, beach, and community center traffic and a project of the size proposed will just bring more traffic. North Sierra has recently been adversely impacted by the addition of new stop lights on 101 that have resulted in an increase in cut through traffic through the neighborhood.

The traffic from this project should be channeled onto 101 only. If it empties onto Dahlia or South Sierra much of the traffic will flow through the residential neighborhood as people seek to avoid the lights on 101 and avoid the long light on Plaza to get out onto Lomas Santa Fe. The houses on North Sierra have a very small setback from the street and further increases in traffic will be a major negative for quality of life of those residents.

Please consider these factors in the EIR.

Thank you,  
Stephan Miller  
[REDACTED]

GARY MARTIN



RECEIVED

AUG 17 2015

City of Solana Beach

August 17, 2015

Gregory Wade, City Manager  
CITY OF SOLANA BEACH  
635 South Highway 101  
Solana Beach, California 92075

RE: American Assets project located at the corner of Dahlia Street and South Highway 101 - Scoping of issues and impacts to study for preparation of Environmental Impact Report.

Dear Mr. Wade:

The preparation of the Environmental Impact Report for the above referenced American Assets project should include, but not be limited to, study of the following impacts and issues:

1. Parking:

- (a) Study the impacts on parking, including impacts on use of public parking spaces by tenants, customers, visitors, and employees.
- (b) Study the impacts caused by the loss of public parking for beach access. How to prevent customers, residents, tenants, employees, and visitors from using public parking spaces, including beach access.
- (c) Study employee parking in the neighborhood.
- (d) Study the cumulative impact on beach parking and public parking with the area between Via De La Valle and Lomas Santa Fe Drive being fully built out, including the proposed projects for the Distillery parking lot near Fletcher Cove Park and a project on the lot located immediately west of the Post Office.
- (d) Study the impact of taking away on-street public parking in the public right-of-way on Sierra Avenue as is evidenced by the location of existing story poles.

2. Traffic and Parking:

- (a) Study impacts on traffic and parking caused by only having one entrance and exit for parking at the project.

- (b) Study impact on traffic on Dahlia Street. This is a short street and due to the volume of trips generated by this project with its one entrance/exit on Dahlia Street there is a likelihood of substantial backups and delays. The street is narrow and there may not be sufficient space to have any effective queuing distance to enter the one entrance to the project. The very short queuing distance is likely to cause substantial delays for traffic on Dahlia Street. These delays will force traffic to use alternative routes on Via De La Valle and Lomas Santa Fe Drive in order to gain access Sierra Avenue.

Also, study the impacts from having only one entrance and exit to the project on Dahlia Street which will cause impacts on traffic for the surrounding areas which provide access to the Sierra Avenue area.

- (c) Study of the impact on traffic when the entire area between Via De La Valle and Lomas Santa Fe Drive is fully built out based on the maximum allowed under current zoning. For example, include as built out the project proposed for the Distillery parking lot located near Fletcher Cove. With the Distillery parking lot fully built out for a boutique hotel or to allow other uses, this will cause additional traffic on Sierra Avenue and Highway 101. Consequently, impacts from traffic congestion and delays caused by the project on Dahlia Street will have an impact on traffic in these other areas. Therefore, the cumulative impact of traffic for the entire area must be analyzed in light of the additional traffic projected from the proposed project. The cumulative effect of increased traffic from the other projects being built out in the immediate area must be considered.
  - (d) Study the impact caused by delivery trucks being required to use the one exit and entrance into the project on Dahlia Street. Delivery trucks to the project will block traffic when they enter and exit the project or they will use public parking.
  - (e) The project proposes high turnover restaurant uses. This will increase traffic. Study the impact.
3. Lighting: Study the impacts of lighting on the night sky. Lighting should be kept on site. Lighting for signage should be minimized, especially for a grocery store and other retail signage.
  4. Soil Removal to Construct Underground Parking: Study the impact that trucks exporting soil from the site will have on traffic and air quality.
  5. Baselines:
    - (a) Given the significant period of disuse of the site, the baseline for purposes of environmental review, pursuant to CEQA Guidelines § 15125(a), should

be the site as it is currently found, rather than if it was still in use according to its historical uses.

- (b) Deviation from this current environmental setting is inappropriate.
- (c) Therefore, any "no project alternative" is closer to the current environmental setting, and CEQA Guidelines § 15126.6(e)(1) exception applies.
- (d) The disuse of the site is representative of the environmental conditions of the project site; see *Pfeiffer v. City of Sunnyvale City Council* (2011) Cal.App.4<sup>th</sup> 1552.
- (e) The zoning of the area to a commercial use does not create a "vested right to pollute," and the permitted uses should not be treated as an appropriate baseline for purposes of CEQA review; see *e.g., Communities for a Better Environment ("CBE") v. South Coast Air Quality Management District* 226 P.3d 985 (Cal. 2010).

6. Project Alternatives:

- (a) Also, study a reduced alternative that eliminates the third floor and sixty percent of the second floor so that the scale of the project is somewhat compatible with existing scale and massing of commercial buildings on Highway 101.

7. Runoff Water: Study the impacts of how and where the runoff water will be handled and directed.

8. Watershed & Hydrology:

- (a) Investigate the historical uses of the site to determine the proper location and extent of testing for potential hazardous runoff from the movement of earth and soil.
- (b) The soil should be extensively sampled and studied prior to the moving of earth or removal of soil, because of the potential for hazardous runoff.

9. Water Usage: Study the impact for the increased amount of water needed for the project. There is a water shortage, so study how this increased demand will impact water availability and allocation within the community.

- (a) Study the immediate, intermediate and long-term impact on water resources for Solana Beach and San Diego County. The City has a contract to purchase water from the City of San Diego through 2019. Will

the addition of so much residential and commercial uses impact availability of water?

- (b) Will the projections of the 1972 Santa Fe Irrigation District ("SFID") be impacted by the development, *not only because of the residential housing being built but because the development will act to accelerate development and therefore overall water usage?*

10. Aesthetics: The City should consider and study the impact on views as a result of development.

- (a) How will views over the long term be impacted?
- (b) Highway 101 is a "scenic corridor." How will this project, particularly its large scale and bulk, impact Highway 101 as a "scenic corridor"?

11. Greenhouse Gas Emissions:

- (a) The City should consider greenhouse gas emissions in light of Governor Brown's Executive Order B-30-15.
- (b) Specifically, the City should consider new statewide greenhouse gas emissions goals.
- (c) A new interim statewide greenhouse gas emissions reduction target to reduce greenhouse gas emissions to 40 percent below 1990 levels by 2030 has been established.

Please telephone me if you have any questions regarding the content of this letter.

Sincerely,



GARY A. MARTIN

RECEIVED

AUG 17 2015

August 17, 2015

Sent Via Fax

Re: AAT Solana 101 Project

CITY OF SOLANA BEACH  
CITY MANAGER'S OFFICE

Dear Solana Beach City Council, City Manager and City Staff

No development of this size should be built unless the EIR includes a legitimate parking and traffic impact study unlike what was performed by the City for the Pearl Housing Development. The traffic study must be done between Memorial Day and Labor Day to reflect the impact on Beach Access. The impact of having only one entrance and exit onto Dahlia a very short street needs to be included. How many cars can actually make a turn from the busy highway 101 if cars are waiting for pedestrians, etc?

The parking impact study must reflect that this is a private development so it will not offer any public parking and will take from the street parking on both Dahlia and South Sierra. The impact must reflect the accumulation of City actions that are reducing the public parking available for the Seascape Sur (Cherry Hill) Beach. This development is only one block from this beach's public access and the City is allowing the Pearl Project to be built with no provisions for 24 hour parking for its residents. This project was presented to and approved by the Coastal Commission with NO reserved parking for its residents which means that the residents will be parking on the street rather than wait until 10 pm for a parking spot.

Another issue the City will need to address is affordable housing. This project proposes NO AFFORDABLE HOUSING UNITS yet at least 5 should be included. The City recently approved the Pearl Project which requires over \$6 million of tax payer's dollars to build 10 apartments for low income families. In addition, the City is building the low income housing project on the beach access parking lot for the Seascape Sur beach which was given to the City (by the County) with a restriction for public beach parking. The City Council needs to start promoting integrated affordable housing instead of building low income projects at the cost of public beach access. Any pay-in-lieu fees paid by American Assets need to be proportional to the tax payer's dollars that were just spent by the City for 10 units.

The City Council also needs to provide notice to the entire public if they are going to allow American Assets to violate City ordinances as was done in the Pearl Project development. The general public may not know that the City Council is now allowing developers to include public easements in the determination of density allowed. This project falls in the Highway 101 Specific Plan so it needs to conform to all the design standards set forth in that Specific Plan for the Plaza District or it should not be built.

Sincerely, James P. Stoessel

Solana Beach Resident

RECEIVED

AUG 17 2015

CITY OF SOLANA BEACH  
CITY MANAGER'S OFFICE

Date: 8-17-2015

To: Gregory Wade/City Manager

City Council Members: Lesa Heebner, David Zito, Peter Zahn, Mike Nichols, and  
Ginger Marshall

Subject: Dahlia Project

The Pearl Settlement of the 1990's has not been satisfied. Only three of thirteen low income units needed and promised by the Solana Beach City council have actually been provided. *The City council should not depend on the confiscation of beach access City parking lots on South Sierra to meet the low income unit needs of our city.*

The huge Dahlia project has apparently been allowed to pay fees instead of incorporating low income units on that site. At previous City council meetings Solana Beach citizens were told Solana Beach must provide over 100 units of low income housing mandated by the state. We were told unless we provided 13 low income units to satisfy the Pearl settlement we faced imminent law suits.

The Dahlia, Melmo, train station, and the property adjacent to Jenny Craig's building all need to provide their fair share of low income units to satisfy our low income mandated quota. I would ask the City council to override any attempts by builders to buy out of state mandated low income units on current and future projects.

Regards,



Bill Gifford

Seascape Sur/ HOA President

## **Scoping Meeting Written Comment**





# EIR Scoping Meeting Comment Card

## July 20, 2015

Project Title: AAT Solana 101 EIR

I have the following comments on the proposed Environmental Impact Report (EIR) scope of work for the subject project:

A good/well done  
multi-use project would be good for  
Solana Beach. You need to show similar  
projects in the San Diego area that people  
can go to & see for themselves  
that it can work & be an asset  
for the community

Water conservation includes bioswells in landscaping  
plans.  
Energy efficiency information important

Name:

Frostine Schindler

Phone:

[REDACTED]

Address:

[REDACTED]

[REDACTED]

Parking information and <sup>available</sup> use of transit &  
active transportation needs to be fully addressed.  
People get very protective of their cars &  
ability to park. Will there be outside seating/dining  
to increase a more walkable area.



## **Comment Matrix**



**AAT Solana 101 EIR  
Notice of Preparation  
Comment Summary Matrix**

| <b>Commenter</b>                                       | <b>Format</b>           | <b>Date Received</b> | <b>Summary of Comment</b>  | <b>Area(s) to Be Addressed in EIR</b> |
|--|-------------------------|----------------------|--|---------------------------------------|
| <b>Jack Hegenauer (Solana Beach Clean &amp; Green)</b> | Scoping Meeting Speaker | 20-Jul-15            | Project should include energy audit for meeting GHG emissions reduction goals  | Greenhouse Gas Emissions              |
| <b>Jack Hegenauer (Solana Beach Clean &amp; Green)</b> | Scoping Meeting Speaker | 20-Jul-15            | California Energy Commission's 2014 regulations require all projects to be solar ready and project does not appear to comply.  | Greenhouse Gas Emissions              |
| <b>Jack Hegenauer (Solana Beach Clean &amp; Green)</b> | Scoping Meeting Speaker | 20-Jul-15            | Project should better offset its carbon footprint  | Greenhouse Gas Emissions              |
| <b>Jack Hegenauer (Solana Beach Clean &amp; Green)</b> | Scoping Meeting Speaker | 20-Jul-15            | Used ARB tools to estimate project energy use of 2 million kWh/year, the equivalent of 270 single family homes. Compared to generation at San Onofre and determined energy needs of region cannot be met | Utilities                             |
| <b>Jack Hegenauer (Solana Beach Clean &amp; Green)</b> | Scoping Meeting Speaker | 20-Jul-15            | Project would hinder City's ability to meet AB 32 goals  | Greenhouse Gas Emissions              |
| <b>Jack Hegenauer (Solana Beach Clean &amp; Green)</b> | Scoping Meeting Speaker | 20-Jul-15            | Water usage is a concern. Need to quantify water usage.  | Greenhouse Gas Emissions              |
| <b>Gary Martin</b>                                     | Scoping Meeting Speaker | 20-Jul-15            | City should pass microphone through crowd at meetings, not use speaker slips   | Noted.                                |
| <b>Gary Martin</b>                                     | Scoping Meeting Speaker | 20-Jul-15            | Parking analysis is needed.  | Transportation/Traffic                |
| <b>Gary Martin</b>                                     | Scoping Meeting Speaker | 20-Jul-15            | Concerned about traffic as a result of having one driveway.  | Transportation/Traffic                |
| <b>Gary Martin</b>                                     | Scoping Meeting Speaker | 20-Jul-15            | Suggest looking at alternative with more than one vehicle entrance.  | Alternatives                          |
| <b>Gary Martin</b>                                     | Scoping Meeting Speaker | 20-Jul-15            | Concerned that there are story poles in public parking spaces  | Transportation/Traffic                |
| <b>Gary Martin</b>                                     | Scoping Meeting Speaker | 20-Jul-15            | Need to study impacts on adjacent intersections.   | Transportation/Traffic                |
| <b>Gary Martin</b>                                     | Scoping Meeting Speaker | 20-Jul-15            | City needs to study parking at Distillery  | Noted.                                |
| <b>Tracy Richmond</b>                                  | Scoping Meeting Speaker | 20-Jul-15            | concerned above size and scale of project. A reduced project alternative should be studied   | Alternatives                          |
| <b>Tracy Richmond</b>                                  | Scoping Meeting Speaker | 20-Jul-15            | Project design does not include much visual relief   | Aesthetics                            |
| <b>Tracy Richmond</b>                                  | Scoping Meeting Speaker | 20-Jul-15            | High traffic count and parking is a concern. Project would take up public beach parking.   | Transportation/Traffic                |
| <b>Tracy Richmond</b>                                  | Scoping Meeting Speaker | 20-Jul-15            | Project needs more than one driveway.  | Transportation/Traffic                |
| <b>Tracy Richmond</b>                                  | Scoping Meeting Speaker | 20-Jul-15            | Grocery store is key to the project. EIR should consider what would happen if no grocery store.  | Alternatives                          |
| <b>Gerri Retman</b>                                    | Scoping Meeting Speaker | 20-Jul-15            | Problem with similar grocery store lot in Del Mar is the underground parking. Customers don't like it.   | Transportation/Traffic                |
| <b>Gerri Retman</b>                                    | Scoping Meeting Speaker | 20-Jul-15            | Concerned grocery store is mandated for the space and what would happen to it if grocery store not successful.   | Noted.                                |

**AAT Solana 101 EIR  
Notice of Preparation  
Comment Summary Matrix**

|                      |                         |           |   |  |
|----------------------|-------------------------|-----------|---|--|
| <b>Ira Oppen</b>     | Scoping Meeting Speaker | 20-Jul-15 | Address drainage and how it will affect beaches   | Hydrology/Water Quality                  |
| <b>Ira Oppen</b>     | Scoping Meeting Speaker | 20-Jul-15 | Concerned that public parking and public access to the beach will be affected                         | Transportation/Traffic and Recreation    |
| <b>Ira Oppen</b>     | Scoping Meeting Speaker | 20-Jul-15 | Concerned about nighttime lighting, esp. from signs   | Aesthetics                               |
| <b>Jewel Edson</b>   | Scoping Meeting Speaker | 20-Jul-15 | Concerned about traffic as a result of having one driveway.   | Transportation/Traffic                   |
| <b>Jewel Edson</b>   | Scoping Meeting Speaker | 20-Jul-15 | Buildings should be set back further  | Noted.                                   |
| <b>Jewel Edson</b>   | Scoping Meeting Speaker | 20-Jul-15 | Would like cultural offerings to be included  | Noted.                                   |
| <b>Jewel Edson</b>   | Scoping Meeting Speaker | 20-Jul-15 | Concerned about parking availability and safety in underground lot                                    | Transportation/Traffic and Public Safety |
| <b>Jewel Edson</b>   | Scoping Meeting Speaker | 20-Jul-15 | Question about meaning of high turnover restaurant and suggests developer consider different concepts | Noted.                                   |
| <b>Jewel Edson</b>   | Scoping Meeting Speaker | 20-Jul-15 | Need to consider night sky.   | Aesthetics                               |
| <b>Kelly Harless</b> | Scoping Meeting Speaker | 20-Jul-15 | Concerned about single egress/ingress   | Transportation/Traffic                   |
| <b>Kelly Harless</b> | Scoping Meeting Speaker | 20-Jul-15 | Increased traffic will result in speed issues like neighborhoods to the north                         | Transportation/Traffic                   |
| <b>Kelly Harless</b> | Scoping Meeting Speaker | 20-Jul-15 | Concerned about cumulative parking problem. Distillery lot already full.                              | Transportation/Traffic                   |
| <b>Kelly Harless</b> | Scoping Meeting Speaker | 20-Jul-15 | Concerned about safety of kids riding bikes and families as a result of increased traffic             | Transportation/Traffic                   |
| <b>Bill Gifford</b>  | Scoping Meeting Speaker | 20-Jul-15 | City should consider low income opportunities. Need units, not fee payments.                          | Population/Housing                       |
| <b>Bill Gifford</b>  | Scoping Meeting Speaker | 20-Jul-15 | Concerned employees will park in public parking spaces  | Transportation/Traffic                   |
| <b>Bill Gifford</b>  | Scoping Meeting Speaker | 20-Jul-15 | Underground parking spaces at Whole Foods in Encinitas are terrible - too small and inaccessible.     | Noted.                                   |
| <b>Bill Gifford</b>  | Scoping Meeting Speaker | 20-Jul-15 | Doesn't believe "high-quality" claims regarding types of commercial uses that will be tenants.        | Noted.                                   |
| <b>Bill Gifford</b>  | Scoping Meeting Speaker | 20-Jul-15 | Thinks empty commercial will become condos.   | Noted.                                   |
| <b>Bart Ziegler</b>  | Scoping Meeting Speaker | 20-Jul-15 | Wants developers to be more creative.   | Noted.                                   |
| <b>Pat Cood</b>      | Scoping Meeting Speaker | 20-Jul-15 | Attended previous workshop. Concerned about trucks on Dahlia.   | Transportation/Traffic                   |
| <b>Pat Cood</b>      | Scoping Meeting Speaker | 20-Jul-15 | Thinks project is ugly.   | Noted.                                   |
| <b>Pat Cood</b>      | Scoping Meeting Speaker | 20-Jul-15 | City doesn't need another market.   | Noted.                                   |

**AAT Solana 101 EIR  
Notice of Preparation  
Comment Summary Matrix**

|                                      |                                 |           |   |  |
|--------------------------------------|---------------------------------|-----------|---|--|
| <b>Gene Walter</b>                   | Scoping Meeting Speaker         | 20-Jul-15 | 101 is too narrow. Traffic is already squeezed and parking is disappearing.   | Transportation/Traffic.                          |
| <b>Geri Richman</b>                  | Scoping Meeting Speaker         | 20-Jul-15 | Comments on project made at the previous workshop were not addressed.   | Noted.   |
| <b>Geri Richman</b>                  | Scoping Meeting Speaker         | 20-Jul-15 | Concerned above the cumulative traffic impact of the project on the surrounding area.   | Transportation/Traffic                           |
| <b>Geri Richman</b>                  | Scoping Meeting Speaker         | 20-Jul-15 | Street is becoming more valuable. More people want to buy property.   | Noted.   |
| <b>Geri Richman</b>                  | Scoping Meeting Speaker         | 20-Jul-15 | Concerned about drainage.   | Hydrology/Water Quality                          |
| <b>Eric Lodge</b>                    | Scoping Meeting Speaker         | 20-Jul-15 | Parking space numbers mean construction will required digging a big hole. Concerned about water intrusion and geology.                      | Geology and Hydrology/Water Quality              |
| <b>General Comment from Audience</b> | Scoping Meeting Speaker         | 20-Jul-15 | Need to consider cumulative traffic from horse races.   | Transportation/Traffic                           |
| <b>Tom Ryan</b>                      | Scoping Meeting Speaker         | 20-Jul-15 | Market might allow more people to walk to grocery store instead of drive.   | Greenhouse Gas Emissions                         |
| <b>Elizabeth Barst</b>               | Scoping Meeting Speaker         | 20-Jul-15 | Supports idea of grocery store but doesn't think it needs to be high-end. Walkable community is important. Likes idea of mixed-use project. | Noted.   |
| <b>Kristine Schinder</b>             | Written Scoping Meeting Comment | 20-Jul-15 | Quality mule-use development would be good from Solana Beach. Similar successful projects should be provided as examples.                   | Noted.   |
| <b>Kristine Schinder</b>             | Written Scoping Meeting Comment | 20-Jul-15 | Water conservation should include bioswales in landscaping.   | Hydrology/Water Quality                          |
| <b>Kristine Schinder</b>             | Written Scoping Meeting Comment | 20-Jul-15 | Energy efficiency information is important.   | Greenhouse Gas Emissions                         |
| <b>Kristine Schinder</b>             | Written Scoping Meeting Comment | 20-Jul-15 | Pricing, availability, and use of transit and active transportation needs to be fully addressed.  | Transportation/Traffic                           |
| <b>Kristine Schinder</b>             | Written Scoping Meeting Comment | 20-Jul-15 | Parking is very important to community.   | Transportation/Traffic                           |
| <b>Kristine Schinder</b>             | Written Scoping Meeting Comment | 20-Jul-15 | Outside seating/dining would encourage more walkable area.  | Transportation/Traffic, Greenhouse Gas Emissions |
| <b>Bill Howden</b>                   | NOP Comment                     | 15-Aug-15 | Will apartments be sold or rented?  | Project Description                              |
| <b>Bill Howden</b>                   | NOP Comment                     | 16-Aug-15 | Need vegetation description. Plants should be drought tolerant.   | Project Description                              |
| <b>Bill Howden</b>                   | NOP Comment                     | 17-Aug-15 | Mixed-use could result in noise issues, particularly if alcohol will be served in restaurants.  | Noise  |
| <b>Bill Howden</b>                   | NOP Comment                     | 18-Aug-15 | Building is too tall compared to surrounding buildings and would "tilt" the City.   | Aesthetics                                       |
| <b>Bill Howden</b>                   | NOP Comment                     | 19-Aug-15 | There is no indication of how many parking spaced will be provided for residences.  | Project Description                              |
| <b>Bill Howden</b>                   | NOP Comment                     | 20-Aug-15 | Underground parking can be a crime problem, especially at night.  | Hazards/Public Safety                            |
| <b>Bill Howden</b>                   | NOP Comment                     | 21-Aug-15 | Given the drought, a moratorium on new development may be necessary.  | Utilities  |
| <b>Bill Howden</b>                   | NOP Comment                     | 22-Aug-15 | Three story buildings will block views of the hills from condos on Sierra. Even two-story may be a problem.                                 | Aesthetics                                       |

**AAT Solana 101 EIR  
Notice of Preparation  
Comment Summary Matrix**

|                             |             |           |  |                                    |
|-----------------------------|-------------|-----------|--|------------------------------------|
| <b>Brett Gobar</b>          | NOP Comment | 25-Jul-15 | Traffic alone should dictate downsizing the project for congestion, hazard, delays, and general reduction in quality of life   | Transportation/Traffic             |
| <b>Brett Gobar</b>          | NOP Comment | 25-Jul-15 | Project is zoned commercial but located in a residential area. Noise is already a problem from trucks so driveway access needs to be exclusively on Dahlia Street. No bus stops or delivery on Sierra. Suggests delivery trucks be required to park only underground on the site.  | Noise                              |
| <b>Brett Gobar</b>          | NOP Comment | 25-Jul-15 | Suggests limiting business hours, including restaurants to 8 am to 9 pm, no outdoor music, no table, no sign posts blocking sidewalk, no cleaning crews during non business hours  | Noise                              |
| <b>Brett Gobar</b>          | NOP Comment | 25-Jul-15 | Concur with View Committee denial of the project. Project is too massive and should be designed like other charming, funky, cute, smaller businesses. Development should be allowed comparable to size and scale of CVS. Foliage height restriction also desirable. Views of hillsides from residences should not be obstructed. | Aesthetics                         |
| <b>Brett Gobar</b>          | NOP Comment | 25-Jul-15 | Is parking really adequate for condos, office tenants, retail and commercial employees and clients?  | Transportation/Traffic             |
| <b>Brett Gobar</b>          | NOP Comment | 25-Jul-15 | Project should create street parking and incentivize foot and bike traffic.  | Transportation/Traffic             |
| <b>Brett Gobar</b>          | NOP Comment | 25-Jul-15 | Maximum water conservation measures should be implemented.   | Utilities                          |
| <b>Brett Gobar</b>          | NOP Comment | 25-Jul-15 | Consider cumulative impacts of other projects.   | Cumulative                         |
| <b>Brett Gobar</b>          | NOP Comment | 25-Jul-15 | City should use its option to restrict the project under clauses of the Discretionary Permits, Development Review Permit, and Structure Development Permit.  | Noted.                             |
| <b>Clare White McDonald</b> | NOP Comment | 3-Aug-15  | City should demand developer reduce the scale, height, and bulk of this project to maintain walkable, human scale. Project dominates landscape too much.   | Aesthetics, Transportation/Traffic |
| <b>Paul Merritt</b>         | NOP Comment | 17-Aug-15 | Project needs a legitimate parking and traffic impact study, completed between Memorial Day and Labor day. Impact of having only one entrance and exit needs to be addressed, and intersection of 101/Dahlia   | Transportation/Traffic             |
| <b>Paul Merritt</b>         | NOP Comment | 17-Aug-15 | Parking study must reflect that the project will not offer public parking but will take from street parking on Dahlia and South Sierra. Must reflect cumulative loss of parking from City actions to reduce public parking for Seascape Sur Beach. Pearl project is a cumulative project that would result in parking loss.      | Transportation/Traffic             |
| <b>Paul Merritt</b>         | NOP Comment | 17-Aug-15 | Project should include at least 5 affordable housing units.  | Population/Housing                 |
| <b>Paul Merritt</b>         | NOP Comment | 17-Aug-15 | City needs to start promoting integrated affordable units instead of building low income projects and the cost of public beach access.   | Noted.                             |
| <b>Paul Merritt</b>         | NOP Comment | 17-Aug-15 | In-lieu fees need to be proportional to tax-payer dollars spend on recent 10-unit development.   | Population/Housing                 |
| <b>Paul Merritt</b>         | NOP Comment | 17-Aug-15 | City needs to provide public notice of the project would violate City ordinances.  | Land Use                           |
| <b>Paul Merritt</b>         | NOP Comment | 17-Aug-15 | Project needs to conform to the Highway 101 Specific Plan  | Land Use                           |
| <b>Mary Jane Boyd</b>       | NOP Comment | 16-Aug-15 | Project needs more than one driveway.  | Transportation/Traffic             |

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|                         |             |           |  |   |
|-------------------------|-------------|-----------|--|---|
| <b>Mary Jane Boyd</b>   | NOP Comment | 16-Aug-15 | Does not agree with View Assessment Commissioners opposition based on concern over views toward 101  | Aesthetics  |
| <b>Mary Jane Boyd</b>   | NOP Comment | 16-Aug-15 | Strongly suggesting mandating the inclusion of affordable housing rather than fees   | Population/Housing                                  |
| <b>Mary Jane Boyd</b>   | NOP Comment | 16-Aug-15 | Concerned there is no master plan for renovation of 101 business community and every project will be addressed piece-meal.   | Land Use  |
| <b>Danny Burris</b>     | NOP Comment | 1-Aug-15  | Project will improve site aesthetics.  | Aesthetics  |
| <b>Danny Burris</b>     | NOP Comment | 1-Aug-15  | Supports project as infill and mixed use near transit. Potential GHG emission benefits.  | Greenhouse Gas Emissions                            |
| <b>Danny Burris</b>     | NOP Comment | 1-Aug-15  | Supports proposal for a market.  | Noted.  |
| <b>Marty Sommercamp</b> | NOP Comment | 27-Jul-15 | Doesn't support any project that would add population because of increased water use.  | Utilities   |
| <b>Marty Sommercamp</b> | NOP Comment | 27-Jul-15 | Project would increase traffic and streets have enough traffic.  | Transportation/Traffic                              |
| <b>Dave Clemons</b>     | NOP Comment | 23-Jul-15 | City should provide an entire list of possible EIR topics, not list that could potentially be supplemented, for public review.   | Noted.  |
| <b>David Dominguez</b>  | NOP Comment | 3-Jul-15  | Supports project.  | Noted.  |
| <b>Gary Garber</b>      | NOP Comment | 15-Aug-15 | Supports project.  | Noted.  |
| <b>John Steel</b>       | NOP Comment | 23-Jul-15 | Supports project.  | Noted.  |
| <b>John Steel</b>       | NOP Comment | 23-Jul-15 | Project will improve site aesthetics.  | Aesthetics  |
| <b>John Steel</b>       | NOP Comment | 23-Jul-15 | Project, particularly market, would improve walkability.   | Transportation/Traffic,<br>Greenhouse Gas Emissions |
| <b>John Steel</b>       | NOP Comment | 23-Jul-15 | Project would increase tax revenues.   | Noted.  |
| <b>John Steel</b>       | NOP Comment | 23-Jul-15 | South Sierra traffic is already high from post office and not a problem.   | Transportation/Traffic                              |
| <b>John Steel</b>       | NOP Comment | 23-Jul-15 | Additional parking provided by project would be a benefit.   | Transportation/Traffic                              |
| <b>John Steel</b>       | NOP Comment | 23-Jul-15 | Project will continue City tradition If provided amenities to residents.   | Noted.  |
| <b>Lane Sharman</b>     | NOP Comment | 10-Aug-15 | Project should include solar panels.   | Greenhouse Gas Emissions                            |
| <b>Matthew Boyd</b>     | NOP Comment | 20-Jul-15 | Inquiry about date of public hearing.  | Noted.  |
| <b>Robert Small</b>     | NOP Comment | 17-Jul-15 | Supports project and disagrees with view committee decision that the project would infringe on views. Homes had no view to begin with and project would enhance public good.   | Aesthetics  |
| <b>Nick Harris</b>      | NOP Comment | 29-Jul-15 | Project should provide affordable housing instead of paying fee  | Population/Housing                                  |
| <b>Nick Harris</b>      | NOP Comment | 29-Jul-15 | High priced market would not help residents.   | Noted.  |
| <b>Nick Harris</b>      | NOP Comment | 29-Jul-15 | Project should include a lot more sustainability features.   | Greenhouse Gas Emissions                            |
| <b>Nick Harris</b>      | NOP Comment | 29-Jul-15 | Would prefer a residential-only project with affordable units.   | Alternatives  |
| <b>Stephan Miller</b>   | NOP Comment | 19-Jul-15 | Concerns about traffic increases. Area is already congested. Project should be channeled on to 101 only.   | Transportation/Traffic                              |
| <b>Gary Martin</b>      | NOP Comment | 17-Aug-15 | Parking analysis is needed and should include impact on public parking from tenants, customers, visitors, and employees; loss of public parking for beach access; how project would keep people from parking off-site; employees parking in neighborhood; cumulative parking impacts; loss of street parking as evidenced by story poles | Transportation/Traffic                              |
| <b>Gary Martin</b>      | NOP Comment | 17-Aug-15 | Study impact on traffic and parking cause by having only one entrance and exit, particularly impacts on Dahlia Street and surrounding roads that provide access to South Sierra  | Transportation/Traffic                              |

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| <b>Gary Martin</b>    | NOP Comment | 17-Aug-15 | Study impact on traffic with the entire corridor between Via De La Valle and Lomas Santa Fe Drive is fully build out based on maximum current zoning.   | Transportation/Traffic              |
| <b>Gary Martin</b>    | NOP Comment | 17-Aug-15 | Study traffic impact of delivery trucks using the one entrance. May block traffic and parking.  | Transportation/Traffic              |
| <b>Gary Martin</b>    | NOP Comment | 17-Aug-15 | Project needs to study impact of traffic from high turnover restaurant uses.  | Transportation/Traffic              |
| <b>Gary Martin</b>    | NOP Comment | 17-Aug-15 | Study the impact of lighting on night sky. Lighting should be kept onsite and signage should be minimized.  | Aesthetics                          |
| <b>Gary Martin</b>    | NOP Comment | 17-Aug-15 | Study the impact that export trucks will have on traffic and air quality.   | Transportation/Traffic, Air Quality |
| <b>Gary Martin</b>    | NOP Comment | 17-Aug-15 | Baseline should consider site as it is, rather than according to historical use.  | Environmental Analysis              |
| <b>Gary Martin</b>    | NOP Comment | 17-Aug-15 | No Project Alternative should consider site as is.  | Alternatives                        |
| <b>Gary Martin</b>    | NOP Comment | 17-Aug-15 | Zoning of the site for commercial use does not create a vested right to pollute and should not be considered the baseline.  | Environmental Analysis              |
| <b>Gary Martin</b>    | NOP Comment | 17-Aug-15 | Include an alternative that eliminates the third flood and sixty percent of the second floor to be compatible with existing scale and massing of commercial buildings on Highway 101.   | Alternatives                        |
| <b>Gary Martin</b>    | NOP Comment | 17-Aug-15 | Study impacts of how runoff will be handled and directed.   | Hydrology/Water Quality             |
| <b>Gary Martin</b>    | NOP Comment | 17-Aug-15 | Investigate historical uses of the site as related to potential hazards in runoff and soil. Soil should be sampled and studied prior to removal.  | Hazards/Public Safety               |
| <b>Gary Martin</b>    | NOP Comment | 17-Aug-15 | Study the impact of the project's water demand, including immediate, intermediate, and long-term impact on Solana Beach and San Diego County. City has a contract to purchase from City through 2019.   | Utilities                           |
| <b>Gary Martin</b>    | NOP Comment | 17-Aug-15 | Will the projects of the 1972 Santa Fe Irrigation District be impacted by the Development? Consider that development will accelerate other development.   | Utilities                           |
| <b>Gary Martin</b>    | NOP Comment | 17-Aug-15 | Consider and study projects long-term view impacts and how project will impact Highway 101 as a scenic corridor with regards to scale and bulk.   | Aesthetics                          |
| <b>Gary Martin</b>    | NOP Comment | 17-Aug-15 | City should consider GHG emissions in light of B-30-15 and new statewide GHG emission goals.  | Greenhouse Gas Emissions            |
| <b>James Stoessel</b> | NOP Comment | 8/17/2015 | Project needs a legitimate parking and traffic impact study, completed between Memorial Day and Labor day. Impact of having only one entrance and exit needs to be addressed, and intersection of 101/Dahlia  | Transportation/Traffic              |
| <b>James Stoessel</b> | NOP Comment | 8/17/2015 | Parking study must reflect that the project will not offer public parking but will take from street parking on Dahlia and South Sierra. Must reflect cumulative loss of parking from City actions to reduce public parking for Seascape Sur Beach. Pearl project is a cumulative project that would result in parking loss. | Transportation/Traffic              |
| <b>James Stoessel</b> | NOP Comment | 8/17/2015 | Project should include at least 5 affordable housing units.   | Population/Housing                  |
| <b>James Stoessel</b> | NOP Comment | 8/17/2015 | City needs to start promoting integrated affordable units instead of building low income projects and the cost of public beach access.  | Noted.                              |

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| <b>James Stoessel</b> | NOP Comment | 8/17/2015 | In-lieu fees need to be proportional to tax-payer dollars spend on recent 10-unit development.                | Population/Housing |
| <b>James Stoessel</b> | NOP Comment | 8/17/2015 | Project needs to conform to the Highway 101 Specific Plan   | Land Use           |
| <b>Bill Gifford</b>   | NOP Comment | 8/17/2015 | City should not rely on recent low income project on South Sierra to meet the City's low income housing needs | Noted.             |
| <b>Bill Gifford</b>   | NOP Comment | 8/17/2015 | Project should not be allowed to pay feeds in lieu of providing units.  | Population/Housing |