



## NOTICE OF AVAILABILITY

**To:** Agencies and Interested Parties

**From/Lead Agency:** City of Solana Community Development Department

**Date:** June 19, 2018

**Subject:** **Notice of Availability of a Draft Environmental Impact Report for the Proposed Solana Highlands Revitalization Project**

Pursuant to the California Environmental Quality Act (CEQA), the City of Solana Beach, as Lead Agency, prepared a Draft Environmental Impact Report (Draft EIR) for the Solana Highlands Revitalization Project (proposed project). This Notice of Availability (NOA) is to inform you that the Draft EIR is being released for a 45-day public review period. The Draft EIR is also being sent to responsible, trustee, and interested agencies as part of the review process required under CEQA (Section 21092 of the Public Resources Code) and the CEQA Guidelines (Section 15087 of the California Code of Regulations). The Draft EIR describes the project need, goals, and objectives, baseline environmental conditions in the project study area, and the potential environmental impacts associated with the implementation of the proposed project. Alternatives to the proposed project and the potential effects of those alternatives are also described and analyzed in the Draft EIR.

Due to time limits mandated by state law, your response to this Draft EIR must be submitted at the earliest possible date **but no later than 45 days** after receipt of this notice. Written comments on the Draft EIR should be submitted to Joseph Lim, AICP, Community Development Director, at the address below from June 19, 2018 to **August 2, 2018**, or via email to [SolanaHighlandsEIR@cosb.org](mailto:SolanaHighlandsEIR@cosb.org). Please include the name for a contact person in your agency. If you have any questions, please contact Joseph Lim at 858-720-2434, or in writing at:

City of Solana Beach  
635 South Highway 101  
Solana Beach, California 92075

## **Notice of Availability**

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### **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.

### **PROJECT DESCRIPTION**

The proposed project would involve demolition of the existing apartment development on site and construction of an updated apartment complex consisting of 228 new multi-family residential units, and 32 senior affordable units, for a total of 260 new units in 24 buildings. The project proposes a net increase of 62 residential units. Residential buildings would range in height from two to three stories and would include 12 studio apartments, 128 one-bedroom units and 120 two-bedroom units. All units would have private outdoor space in the form of balconies or patios, laundry facilities, storage space, individual parking garages, or dedicated surface parking. Project amenities on-site would include a recreation facility/clubhouse building and associated recreation facilities such as a pool, spa, barbecue areas, walking paths, and passive usable open space. The project includes a small gated park along South Nardo Avenue. The existing four entrances to the project site located off South Nardo Avenue would be reduced to two driveways for the main apartment complex and a dedicated driveway for the senior living building off Stevens Avenue.

### **POTENTIAL ENVIRONMENTAL EFFECTS**

The Draft EIR has identified the following potentially significant effects:

- Air Quality
- Cultural Resources
- Hazards and Hazardous Materials
- Biological Resources
- Noise

Mitigation measures are identified that reduce impacts to below the level of significance.

### **DRAFT EIR AVAILABILITY**

The Draft EIR is available at the physical locations identified below and on the City's website at: <http://www.ci.solana-beach.ca.us/>

City of Solana Beach, City Hall  
635 South Highway 101  
Solana Beach, California 92075

Solana Beach Branch Library  
Earl Warren Middle School  
157 Stevens Ave.  
Solana Beach, CA 92075