

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 20117061068

Project Title: Solana Beach Senior Care Specific Plan

Lead Agency: City of Solana Beach

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Project Location: Solana Beach
City

San Diego
County

Project Description (Proposed actions, location, and/or consequences).

The project is at 959 Genevieve Street, at the intersection of Marine View Avenue, in the City of Solana Beach, California. The site encompasses 2.91 acres (126,875 square feet) and contains a vacant building, a greenhouse, and a shed.

The proposed project would require the demolition and removal of all existing onsite improvements and debris and the construction and operation of a senior care facility for the elderly with up to 85 units and 99-beds, consistent with a proposed Specific Plan that includes design guidelines, development regulations, and implementing procedures for the property. The development plans propose one two-story building, parking facilities, and landscaped and hardscaped areas, including an open area at the corner of Marine View Avenue and Genevieve Street which would be available to support community use. Construction would occur in a single phase, projected to last 12 to 14 months.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

No impacts would be significant/unavoidable; potential that are mitigated to less than significant include the following:

Air Quality: Tier IV construction equipment would be included to reduce air quality impacts during construction.

Biological Resources: The applicant shall prepare a tree protection plan to protect a coast live oak on the site. The applicant shall either replace nonnative grassland within the project site or purchase mitigation credits.

Cultural Resources: Retain a qualified archaeologist and paleontologist to monitor construction activities for sensitive resources.

Noise: Install heating, ventilation, and cooling equipment on the ground or prepare noise analysis if construction on the facility roof. Require construction equipment be operated with mufflers/silencers. Implement noise complaint response program and noise control plan to provide nearby receptors an avenue to further mitigate noise, if necessary. A temporary 8-foot sound wall would be erected to reduce noise exposure.

Tribal Cultural Resources: The archaeological monitor will contact local Native American tribes if tribal resources are discovered.

Transportation and Traffic: A parking management plan would reduce parking impacts during special events.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Because approval of the proposed project would require an amendment of the General Plan, and the applicant proposes an implementing Specific Plan to increase the intensity of the site, a majority of the City's voters must approve the Specific Plan before the proposed project can be developed. If the voters approve the the Specific Plan, the proposed project will still require the Solana Beach City Council to approve a Development Review Permit (DRP) and Structure Development Permit (SDP) and certify an EIR (with the City as the lead agency under CEQA).

Provide a list of the responsible or trustee agencies for the project.

California Coastal Commission