



Notice of Availability of a Draft Environmental Impact Report for Proposed Solana Beach Senior Care Specific Plan Project

Date: April 5, 2019

To: State Clearinghouse, County Clerk, Responsible Agencies, Organizations, and Interested Parties

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

Subject: Notice of Availability (NOA) of a Draft Environmental Impact Report (EIR) for Proposed Solana Beach Senior Care Specific Plan Project

NOTICE IS HEREBY GIVEN that the City of Solana Beach (City), as lead agency for the project, has completed a Draft EIR in compliance with the California Environmental Quality Act (CEQA). The purpose of this notice is to (1) serve the public Notice of Availability (NOA) of the Draft EIR pursuant to the CEQA Guidelines Section 15087, and (2) advise and solicit comments regarding the content of the Draft EIR.

Project Location

The proposed project is located 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 constructed prior to 1947, a greenhouse, and a shed. About 124,000 square feet (or 98 percent) of the property is vacant and covered with various species of grasses, small shrubs, and ornamental palm trees. Surrounding land uses include residential and commercial developments to the north, east, and south; and Interstate 5 adjoins the western property line. The site is zoned Estate Residential (ER-2), which allows up to two dwelling units per net acre and conditionally allows for other uses such as residential care facilities, churches, and schools. The maximum floor area allowed on the project site is 23,531 square feet (0.19 floor area ratio [FAR]).

Project Description

The proposed improvements would increase the intensity of the site. Accordingly, the Solana Beach Municipal Code requires a Specific Plan that must be approved by a majority of the City's voters. If approved by the electorate, the project would still require the Solana Beach City Council to consider a request for a Development Review Permit (DRP), Structure Development Permit (SDP) and General Plan Amendment (GPA) and certify an EIR (with the City as the lead agency under CEQA) at a noticed, public hearing. The proposed Specific Plan authorizes an FAR of 0.55 and a facility of up to 99 beds, but the developed residential senior care facility as proposed would have 85 rooms with one- and two-bed options, for a total of 96 beds; the analysis of the Draft EIR assumes construction of a residential senior care facility for the elderly with up to 99 beds consistent with a proposed Specific Plan that includes design guidelines, development regulations, and implementing procedures. The residential care facility would be limited to a maximum of two stories (exclusive of the basement/garage level) and 25 feet in height above grade. It would include parking facilities, landscape and hardscape areas, and a passive garden open to the public. Construction is anticipated to occur in a single 12- to 14-month phase and is anticipated to begin in early 2021. A detailed description of the proposed improvements is provided Chapter 4, Project Description, of the Draft EIR.

Potentially Significant Environmental Effects

The proposed project would have potentially significant impacts under the environmental categories of the following: air quality; biological resources; cultural resources; noise; transportation and traffic; and tribal cultural resources. The mitigation measures proposed would reduce all impacts to a less than significant level. The project site is not on a list of hazardous materials sites enumerated under Government Code § 65962.5.

Document Availability

The Draft EIR is available for public review at the following locations:

- City Hall, 635 South Highway 101, Solana Beach
- Solana Beach Branch Library, 157 Stevens Avenue, Solana Beach
- City website: <http://www.ci.solana-beach.ca.us/>

Comments on the Draft Environmental Impact Report

Please provide your written comments, including the specific statutory responsibilities of your agency, as applicable. Public comments on the Draft EIR will be accepted beginning April 5, 2019, and ending May 20, 2019. Your comments must be received at the earliest possible date but not later than 4:00 PM on May 20, 2019. Please indicate a contact person for your agency/organization and send your comments to:

Corey Andrews, Principal Planner
City of Solana Beach
635 South Highway 101
Solana Beach, CA 92075
candrews@cosb.org