



**NOTICE OF INTENT  
TO ADOPT A MITIGATED NEGATIVE DECLARATION  
FOR THE PROPOSED UUFSD IMPROVEMENT PROJECT  
IN THE CITY OF SOLANA BEACH**

Pursuant to the requirements the California Environmental Quality Act (CEQA) Guidelines §15072, Notice Is Hereby Given that the City of Solana Beach (City) has prepared an Initial Study / Mitigated Negative Declaration (IS/MND), for the *Unitarian Universalist Fellowship of San Dieguito (UUFSD) Improvement Project* (“Proposed Project”).

Proposed Project Location and Summary

The City is processing an application for a Development Review Permit (DRP), Conditional Use Permit (CUP), Structure Development Permit (SDP), and Variance (VAR) to implement various site improvements to the existing development. The 6.51-acre property is located within the Estate Residential (ER-2) Zone, which allows for one to two dwelling units per acre.

The existing church campus development consists of an indoor meeting place known as Founder’s Hall, a 238-seat outdoor amphitheater, various detached buildings including a kitchen, library, audio-visual booth, administrative office, and classrooms, a paved parking lot, and pathways throughout the property. The site includes native patches of vegetation and steep slopes and hillsides. The Proposed Project includes: reconfiguring existing bench seating at the same capacity in the amphitheater; installation of shade sails above the amphitheater; replacing and expanding an existing audio-visual room to also include ADA restrooms and a dressing room; expanding an existing office building by 193 square feet; constructing a roof overhang on the Founder’s Hall over an existing patio; regrading and improving public pathways throughout the site to meet ADA requirements; expanding the existing parking lot with 19 additional spaces; constructing a fire access turnaround in the parking lot; and constructing right-of-way curb and gutter improvements. The project includes 260 cubic yards of cut soil exported off-site and 1,065 cubic yards of fill soil that will be imported to the project site. The UUFSD Improvement Project (project) would not introduce new uses or expand existing uses, but would make site improvements to meet existing demand for the church campus.

The project site has been previously disturbed and graded and is located within an urbanized area surrounded by existing residentially-zone properties developed with single-family residences, as well as a Montessori school and senior care facility. The site is not listed on any lists enumerated under Section 65962.5 of the California Government Code.

Review Period and Access to Project Materials

The 30-day public review period is from January 6, 2020 through February 5, 2020. Comments regarding the proposed IS/MND must be made in writing and received by the City by 5:00 p.m. on Wednesday, February 5, 2020. Comments should be addressed to Katie Benson, Senior Planner, 635 South Highway 101, Solana Beach, CA 92075 or via e-mail [kbenson@cosb.org](mailto:kbenson@cosb.org). The City will hold a future public meeting to consider adoption of the IS/MND and project approval at a later date.

A copy of the IS/MND may be reviewed on the City’s website. A hard copy and supporting documents are on-file and may be reviewed at the City of Solana Beach Community Development Department, 635 South Highway 101, Solana Beach, CA. 92075 from 7:30am - 5:00pm Monday through Friday. (Closed every other Friday)

**Release Date: January 6, 2020**