



**NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION
FOR THE PROPOSED IDA AVENUE APARTMENTS 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 Ida Avenue Apartments Project (“proposed project”).

Proposed Project Location and Summary

The City is processing an application for a Development Review Permit (DRP) and Structure Development Permit (SDP) to construct an eight-unit for-lease residential apartment complex on a 1.44-acre property (Assessor Parcel Number 298-162-37). The property is currently vacant and is bordered by Ida Avenue to the west and Interstate 5 (I-5) to the east. A chain-link fence runs north/south and separates the eastern side (off-site) from the western side (on-site) of the property.

The project proposes to construct one six-unit apartment building (Building #1) and one two-unit apartment building (Building #2) on the project site. Each building would be constructed with two levels above-grade, and a subterranean (underground) parking garage. A total of 15,888 square feet (SF) (including covered and enclosed patio areas) would be provided with the eight apartment units, which would range in size from approximately 1,832 SF to 2,093 SF. The project would also provide approximately 3,044 SF of common open space for use by project residents. As part of the overall development, the California Department of Transportation (Caltrans) would acquire approximately 1,055 SF of the project site to support the ultimate buildout width of I-5 adjacent to the eastern side of the property. The project applicant would also be required to dedicate an additional 874 SF to Caltrans for I-5 right-of-way.

Review Period and Access to Project Materials

The 30-day public review period is from June 3, 2022 through July 5, 2022. Comments regarding the proposed IS/MND must be made in writing and received by the City by 5:00 p.m. on Tuesday, July 5, 2022. Comments should be addressed to Katie Benson, Senior Planner, 635 South Highway 101, Solana Beach, CA 92075 or via e-mail at 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 at <https://www.ci.solana-beach.ca.us>. A hard copy and supporting documents are also on-file and may be reviewed at the City of Solana Beach Community Development Department, 635 South Highway 101, Solana Beach, CA 92075 from 7:30 a.m. - 5:00 p.m. Monday through Friday (closed every other Friday).

Release Date: June 3, 2022