

**CALIFORNIA COASTAL COMMISSION**

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# W30c

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## STAFF REPORT: REGULAR CALENDAR

<b>Application No.:</b>	<b>6-14-1897</b>
<b>Applicant:</b>	<b>San Dieguito Union High School District</b>
<b>Agent:</b>	Eric Munoz
<b>Location:</b>	155 Stevens Avenue, Solana Beach, San Diego County (APN 263-421-06)
<b>Project Description:</b>	Demolition and reconstruction of a middle school campus, including construction of a temporary campus, 7 school buildings, a 56-space parking lot, two student drop-off areas, and a fire truck road on an approximately 20-acre lot. The project also involves 55,000 cu. yds. of grading and after-the-fact approval of unpermitted development, including demolition of a 5,448 sq.ft. building; construction of a 3,250 sq.ft building and a hardcourt area; and installation of two portable buildings and contractor laydown area.
<b>Staff Recommendation:</b>	Approval with Conditions

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## SUMMARY OF STAFF RECOMMENDATION

The San Dieguito Union High School District proposes to demolish and reconstruct the Earl Warren Middle School campus in the City of Solana Beach. The purpose of the

proposed project is to upgrade the existing campus, originally built in 1954, in its existing location. The project includes new parking and student drop-off areas to address traffic circulation issues at the site. The project also involves the construction of a temporary campus on the athletic fields. Upon completion of the project, the temporary campus would be removed and the athletic fields would be restored. The relatively new joint-use library will remain open to the public during construction. During the review of the subject proposal, Commission staff determined that unpermitted demolition and construction had occurred on the project site, most of which was not included in the applicant's original project proposal. The applicant subsequently revised the project proposal to include all of the unpermitted development for after-the-fact approval.

The primary Coastal Act issue raised by this project is the potential for polluted runoff from the increased impervious surfaces to impact water quality of the nearby Stevens Creek and San Dieguito River. In addition, the construction and grading associated with the proposed development could impact water quality. However, the applicant proposes to use a Low Impact Development approach and Best Management Practices for minimizing runoff and pollutants both during and after construction. In addition, [Special Condition No. 1](#) requires the submittal of final plans to ensure that they are in conformance with the proposed plans. [Special Conditions No. 3](#) and [No. 4](#) require the applicant to submit a Final Construction Pollution Prevention Plan and a Final Long-term Water Quality Management Plan, respectively. Staff also recommends [Special Condition No. 2](#), which requires Final Landscape Plans that use drought-tolerant, native or non-invasive species, and [Special Condition No. 5](#), which requires a Final Turf and Pest Management Plan.

In addition, there is the potential for adverse impacts to public access because the site is located on a major coastal access road – Lomas Santa Fe Drive. However, the proposed project includes new parking and drop-off areas that would reduce existing traffic congestion problems in the vicinity. [Special Condition No. 6](#) also requires the submittal of a Storage and Staging Plan to avoid potential impacts to public access during construction. [Special Condition No. 7](#) requires the applicant to fulfill its proposal to test the excavated material and to participate in the City's Sand Compatibility and Opportunistic Use Program if the sand is found to be suitable for beach replenishment.

The project also involves removal of mature trees and their replacement at a ratio of approximately 3.5 to 5 trees for every tree removed. To avoid potential impacts to breeding activities of sensitive bird species during the nesting season, [Special Condition No. 9](#) requires a qualified biologist to conduct a survey for active nests no more than 72 hours prior to any tree removal. Finally, [Special Condition No. 8](#) requires fulfillment of the prior to issuance conditions in a timely manner to resolve the existing violation associated with the unpermitted development.

As conditioned, the proposed development will not have any adverse impacts on coastal resources. Commission staff recommends **approval** of coastal development permit application #6-14-1897 as conditioned.

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## I. MOTION AND RESOLUTION

### Motion:

*I move that the Commission **approve** Coastal Development Permit Application No. 6-14-1897 subject to the conditions set forth in the staff recommendation.*

Staff recommends a **YES** vote on the foregoing motion. Passage of this motion will result in conditional approval of the permit and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

### Resolution:

*The Commission hereby approves coastal development permit 6-14-1897 and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.*

## II. STANDARD CONDITIONS

This permit is granted subject to the following standard conditions:

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Interpretation.** Any questions of intent of interpretation of any condition will be resolved by the Executive Director or the Commission.

4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

### III. SPECIAL CONDITIONS

This permit is granted subject to the following special conditions:

1. **Final Plans.** PRIOR TO THE ISSUANCE OF THIS COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval final project plans that are in substantial conformance with the preliminary plans dated 10/07/2014, 7/29/2014, and 2/17/2015.

The applicant shall undertake the development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Coastal Commission approved amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

2. **Final Landscape Plans.** PRIOR TO THE ISSUANCE OF THIS COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, final landscape plans for the proposed development. Said plans shall be in substantial conformance with the landscape plans submitted by Eric Munoz on 1/22/2015, and shall include the following:

- a. All proposed landscaping shall be drought tolerant and use native or non-invasive plant species. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Exotic Pest Plant Council, or identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as “noxious weed” by the State of California or the U.S. Federal Government shall be utilized within the property.

The applicant shall undertake the development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Coastal Commission-approved amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

3. **Final Long-term Water Quality Management Plan.** PRIOR TO THE ISSUANCE OF THIS COASTAL DEVELOPMENT PERMIT, the applicant shall submit for the review and written approval of the Executive Director, a final Water Quality Management Plan (WQMP) prepared and signed by a licensed engineer. At a minimum, the WQMP shall demonstrate that the development complies with the following requirements:
- a. A site plan will show post-development structural BMPs, stormwater conveyances and discharges, structures, pavements, and utilities, with contour intervals appropriate to identify post-development topography, finished grades, and drainage patterns.
  - b. Identification of pollutants potentially generated by the proposed development that could be carried off the site by runoff.
  - c. An estimate of the proposed changes in impervious surface area on the site, including pre-project and post-project impervious coverage in square feet and the percentage of the property that will be covered with impervious surfaces after completion. In addition, an estimate of any proposed changes in site coverage with permeable or semi-permeable pavements.
  - d. A description of the Site Design, Source Control and Treatment BMPs that will be implemented for post-development stormwater management, and how these BMPs will minimize stormwater pollution and changes in runoff flows from the development.
  - e. A description of the Peak Management techniques and runoff Controls that will be used, and calculations that demonstrate that the proposed techniques will prevent the volume of post-development runoff peak flows discharged from the site from exceeding pre-project peak flow volumes, at minimum, for the 2-year through 10-year storm events.
  - f. A description of the Low Impact Development (LID) approach to stormwater management that will be implemented, and a justification if an LID approach is not selected with a description of the alternative approach.
  - g. A description of how the development will be planned, sited, and designed to minimize discharges of dry weather runoff to coastal waters.
  - h. A description of how the development will be planned, sited, and designed to avoid the adverse impacts of discharging concentrated flows of stormwater or dry weather runoff through stormwater outfalls to coastal waters, intertidal areas, beaches, bluffs, or stream banks.
  - i. A description of how the development will be planned, sited, and designed to prevent erosion at stormwater outlets.

- j. A schedule for installation or implementation of all post-development BMPs.
- k. A description of the ongoing management of post-development BMPs, including operation, maintenance, inspection, and training, that will be performed for the life of the development.
- l. A runoff and hydrologic characterization of the existing site, including but not limited to potential pollutants in runoff, soil properties, infiltration rates, depth to groundwater, and the location and extent of hardpan and confining layers, as necessary to design the proposed BMPs.
- m. Documentation of the expected effectiveness of the proposed BMPs, including a characterization of post-development pollutant loads, and calculations, per applicable standards, of changes in the stormwater runoff flow regime, including volume, flow rate, timing, and duration of flows, resulting from the proposed development when implementing the proposed BMPs.
- n. Calculations that demonstrate that the proposed Treatment BMPs (or suites of BMPs) have been sized, designed, and managed to infiltrate, retain, or treat the amount of runoff produced by all storms up to and including the 85th percentile 24-hour storm event for volume-based BMPs, or the 85th percentile 1-hour storm event with an appropriate safety factor of 2 or greater for flow-based BMPs.
- o. Calculations that demonstrate that the proposed Peak Reduction technique will prevent the volume of post-development runoff peak flows discharged from the site from exceeding pre-project peak flow volumes for, at minimum, the 2-year through 10-year storm events.
- p. A description of the LID approach to stormwater management using Site Design and Treatment BMPs that will be implemented to retain on-site the volume of runoff from the 85<sup>th</sup> percentile 24-hour design storm, to the extent appropriate and feasible.
- q. For parking lots over 5,000 square feet in area, a description of how the parking lot has been designed to minimize impervious surfaces, and to treat and infiltrate runoff before it reaches the storm drain system.

The applicant shall undertake the development in accordance with the approved final plan. Any proposed changes to the approved final plan shall be reported to the Executive Director. No changes to the approved final plan shall occur without a Coastal Commission-approved amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

4. **Final Construction Pollution Prevention Plan.** 30 DAYS PRIOR TO CONSTRUCTION, the permittee shall submit for the review and written approval of the Executive Director, a final Construction Pollution Prevention Plan (CPPP) prepared and signed by a licensed engineer. At a minimum, the CPPP shall demonstrate that the development complies with the following requirements:
- a. During construction, development shall minimize site runoff and erosion through the use of temporary BMPs, and shall minimize the discharge of sediment and other potential pollutants resulting from construction activities including chemicals, vehicle fluids, petroleum products, cement, debris, and trash.
  - b. Construction, including clearing, grading, and cut-and-fill, shall minimize land disturbance and shall phase grading activities to avoid increased erosion and sedimentation. Construction activities shall minimize soil compaction to retain the natural stormwater infiltration capacity of the soil.
  - c. Construction shall minimize the damage or removal of non-invasive vegetation, including trees, native vegetation, and root structures, to achieve water quality benefits such as transpiration, vegetative interception, pollutant uptake, shading of waterways, and erosion control.
  - d. Construction shall implement soil stabilization BMPs such as mulching, soil binders, erosion control blankets, or temporary re-seeding on graded or disturbed areas as soon as feasible, where there is a potential for soil erosion to lead to discharge of sediment off-site or to coastal waters.
  - e. Construction shall avoid the use of temporary erosion and sediment control products such as fiber rolls, erosion control blankets, mulch control netting, and silt fences that incorporate plastic netting made of polypropylene, nylon, polyethylene, polyester, or other synthetic fibers, in order to minimize wildlife entanglement and plastic debris pollution.
  - f. Development shall implement additional BMPs for construction taking place over, in, or adjacent to coastal waters, when there is a potential for construction chemicals or materials to enter coastal waters. BMPs shall include, where applicable:
    - 1. Tarps to capture debris and spills. Use tarps or other devices to capture debris, dust, oil, grease, rust, dirt, fine particles, and spills to protect the quality of coastal waters.
    - 2. BMPs for preservative-treated wood. If preservative-treated wood is used, implement appropriate BMPs that meet standards for treatment, storage, and construction practices for preservative-treated wood; at a minimum, use those standards identified by the American Wood Protection Association.



3. Conduct fueling and maintenance of construction equipment and vehicles off site if feasible. Any fueling and maintenance of mobile equipment conducted on site shall take place at a designated area located at least 50 feet from coastal waters, drainage courses, and storm drain inlets, unless these inlets are blocked to protect against fuel spills. The fueling and maintenance area shall be designed to fully contain any spills of fuel, oil, or other contaminants. Equipment such as cranes that cannot be feasibly relocated to a designated fueling and maintenance area may be fueled and maintained in other areas of the site, provided that procedures are implemented to fully contain any potential spills.
- g. The Construction Pollution Prevention Plan shall include a construction site map and a narrative description addressing, at a minimum, the following required components:
1. A map delineating the construction site, construction phasing boundaries, and the location of all temporary construction-phase BMPs such as silt fences, inlet protection, and sediment basins.
  2. BMPs that will be implemented to minimize land disturbance activities, the project footprint, soil compaction, and damage or removal of non-invasive vegetation.
  3. BMPs that will be implemented to minimize erosion and sedimentation during construction activities, including:
    - i. BMPs that will be implemented to stabilize soil during construction.
    - ii. BMPs that will be implemented to control erosion and sedimentation during construction.
    - iii. A schedule for installation and removal of temporary erosion and sedimentation control BMPs, and identification of temporary BMPs that will be converted to permanent post-development BMPs.
    - iv. BMPs that will be implemented to minimize polluted runoff from stockpiling soil and other excavated materials.
    - v. A construction phasing schedule, if applicable to the project, with a description and timeline of significant land disturbance activities.

4. BMPs that will be implemented to minimize the discharge of other pollutants resulting from construction activities such as paints, solvents, vehicle fluids, asphalt and cement compounds, trash, and debris into runoff or coastal waters, including:
  - i. BMPs that will be implemented to minimize polluted runoff from staging, storage, and disposal of construction chemicals and materials.
  - ii. Site management “good housekeeping” BMPs that will be implemented during construction, such as maintaining an inventory of products and chemicals used on site, and having a written plan for the clean-up of spills and leaks.
5. BMPs that will be implemented, if needed, to either infiltrate runoff or treat it prior to conveyance off-site during construction.
6. A schedule for the inspection and maintenance of construction-phase BMPs, including temporary erosion and sedimentation control BMPs, as needed to ensure that the Coastal Development Permit’s water quality requirements are met.

The applicant shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Coastal Commission approved amendment to this Coastal Development Permit unless the Executive Director determines that no amendment is legally required.

5. **Final Turf and Pest Management Plan.** PRIOR TO ISSUANCE OF THIS COASTAL DEVELOPMENT PERMIT, in order to protect coastal water quality and prevent or minimize degraded runoff from the site:
  - a. A Final Turf and Pest Management Plan shall be prepared that favors non-chemical strategies over chemical strategies for managing weedy species and pests on the playing field areas of the site.
  - b. Turf management practices shall utilize state-of-the-art environmental methods to minimize water use, fertilizer and herbicide application, and chemical pest control to the maximum extent feasible.
  - a. Chemical strategies may be employed only if and when all other non-chemical strategies have been considered and employed to the extent feasible.
6. **Storage and Staging Plan.** PRIOR TO THE ISSUANCE OF THIS COASTAL DEVELOPMENT PERMIT, the applicant shall submit final plans for the review and written approval of the Executive Director, showing the locations which will be used as staging and storage areas for materials and equipment during the

construction phase of this project. The applicant shall submit evidence that the approved plans and notes have been incorporated into construction bid documents. The plans shall indicate that construction access corridors and staging areas shall be located in a manner that has the least impact on public access to the shoreline, and shall include the following item as written notes on the plans:

No portion of existing public parking spaces or right-of ways shall be used for storage of construction equipment or materials.

The permittee shall undertake the development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Coastal Commission approved amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

7. **Disposal of Excavated Material and SCOUP Suitability and Participation.**

The applicant shall comply with and implement their proposal to test all excavated material for suitability with the criteria of the City of Solana Beach's Sand Compatibility and Opportunistic Use Program (SCOUP) for beach quality material. If found to be consistent with SCOUP criteria, the excavated material shall be deposited on City beaches in conformance with the SCOUP program.

If the excavated material is not consistent with SCOUP criteria, the applicant shall dispose of the excavated material either (1) at a licensed and designated disposal site located outside of the Coastal Zone, or (2) if the disposal site is located in the Coastal Zone, at a disposal site with a valid coastal development permit for the disposal of fill material and/or construction debris.

8. **Condition Compliance.** WITHIN 90 DAYS OF COMMISSION ACTION ON THIS CDP, or within such additional time as the Executive Director may grant for good cause, the applicant shall satisfy all requirements specified in the conditions hereto that the applicant is required to satisfy prior to issuance of this permit. Failure to comply with this requirement may result in the institution of enforcement action under the provisions of Chapter 9 of the Coastal Act.

9. **Sensitive Species Survey.** To avoid potential impacts to breeding activities of sensitive bird species, during the nesting season from February 15th to September 15th and no more than 72 hours prior to any tree removal, a qualified biologist shall conduct a survey for active nests. If an active nest is located, then the tree supporting the nest, plus a buffer to be established by a qualified biologist, shall be avoided until the young have fledged and are independent of the adults or the nest is otherwise abandoned. The results of the site survey shall be submitted to the San Diego office of the California Coastal Commission.

## **IV. FINDINGS AND DECLARATIONS**

### **A. PROJECT DESCRIPTION & PERMIT HISTORY**

The proposed project is for the demolition and reconstruction of Earl Warren Middle School, including the construction of 7 school buildings, a 56-space parking lot, two student drop-off areas and a fire truck road on a 19.4 acre lot in the City of Solana Beach. The project also involves construction of a temporary or interim campus, removal of approximately 74 mature trees, and 55,000 cu. yds. of grading (40,000 cu. yds. cut, 15,000 cu. yds. fill) which would generate 25,000 cu. yds. of excavated material for export. The existing campus, originally built in 1954, is outdated, and the proposed redevelopment would result in a modern, sustainable campus.

The project would be implemented in three phases: 1) construction of the interim campus on the existing athletic fields, 2) demolition of the existing school campus and construction of a new school campus, and 3) removal of the interim campus and restoration of the athletic fields. The project also includes site preparation of an area on the north end of the site for the option of a future classroom building with four classrooms. This area will be graded and prepared to allow for utility connections. However, the construction of the future classroom building is not part of the subject proposal and will require a separate coastal development permit.

The interim campus would include 31 classroom buildings, three restroom buildings, an administration building, a student services building, a food service building, a locker building, a multi-purpose room, an outdoor dining area, a hardcourt area, and a parking lot with 62 spaces as required by the City's parking requirements ([Exhibit 4](#)). The interim campus would result in 41,280 sq.ft. of building area and 157,000 sq.ft. of paved area. The interim campus would be used starting the fall of 2015 and would be demolished in phase 3, during the summer of 2017.

During phase 2, fourteen of the existing buildings would be demolished, including classrooms, administration, food service, and locker buildings, while the existing library and two library parking lots would remain. For the new campus, the applicant originally proposed the construction of six new buildings, consisting of a two-level administrative/classroom building, a 2-story classroom building, a 1-story classroom building, a multi-purpose/athletic building, a new Warren Hall building, and a food service building ([Exhibit 5](#)). However, in its review of the subject proposal, Commission staff determined that the applicant had already conducted demolition and construction on the site without a coastal development permit. The unpermitted development included: 1) demolition of the Warren Hall building, 2) construction of a new server room/network operations center, 3) installation of contractor laydown on the existing tennis courts, 4) installation of two portable buildings, and 5) a new hardcourt area, which is a component of the proposed interim campus. With the exception of the new hardcourt area, the unpermitted development was not included in the original permit application. Although the construction of the new Warren Hall was proposed in the original application, the demolition of the previously existing Warren Hall was not. The applicant has

subsequently revised the project description to include all of the above described unpermitted development for after-the-fact approval. With this modification to the project, the applicant is currently proposing the construction of seven new buildings, rather than six, as proposed originally.

Previous permit history for the subject site includes the following: 1) installation of a temporary relocatable building consisting of six classrooms (CDP No. F9011); 2) construction of a portable building to be used as a library with two classrooms (CDP No. 6-90-27); 3) installation of four relocatable classrooms (CDP No. 6-93-57); and 4) construction of a joint use library, parking lot, and school bus lane (CDP No. 6-99-159).

The project site is located in the City of Solana Beach on the southwest corner of Stevens Avenue and Lomas Santa Fe Drive, approximately  $\frac{3}{4}$  mile inland of the shoreline and  $\frac{1}{4}$  mile west of Interstate 5 ([Exhibit 1](#)). The proposed project is a hillside development on a slope greater than 25%, but it is not within a designated Hillside/Coastal Bluff Overlay zone according to the City of Solana Beach certified Land Use Plan. The campus will be built on two levels, taking advantage of the sloping topography of the site.

The City of Solana Beach has a certified Land Use Plan (LUP), which is used as guidance; however, the City has not yet completed, nor has the Commission reviewed, any implementing ordinances. Thus, the City's LUP is not fully certified, and the standard of review for the proposed development is the Chapter 3 policies of the Coastal Act.

## **B. WATER QUALITY**

Section 30231 of the Coastal Act states:

*The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.*

The proposed development will occur within the existing 19.4-acre school campus, of which 16.5 acres is drainage area. Approximately 24% of this drainage area is currently impervious surface. Stormwater runoff generally flows southward on the site and is collected in a series of drains into the on-site storm drain system, which subsequently conveys the runoff to the municipal stormwater system. This runoff ultimately reaches nearby Stevens Creek and the San Dieguito River and Lagoon, located approximately one mile south of the site. While Stevens Creek is a channelized and degraded creek, polluted runoff from the site could potentially impact vegetation growing in the channel as well as lagoon and marine resources downstream.

Upon completion of the project, approximately 31% of the drainage area will be impervious surface. Compared to the existing campus, the new campus would increase the total building coverage by 1,630 sq.ft., reduce total landscape coverage by 100,034 sq.ft., and increase total pavement coverage by 89,395 sq.ft.. This increase in impervious surface is mainly due to the construction of the new parking lot, circulation aisles and drop-off areas. Although fewer students will be attending the new school, additional parking and new drop-off areas are needed to alleviate existing parking and traffic circulation problems. This increase in impervious surface could impact water quality by increasing the amount of runoff and pollution discharged from the site. Construction and grading activities could also impact water quality by causing erosion, sedimentation, and pollution.

In order to mitigate for water quality impacts post-development, the project would incorporate a Low Impact Development (LID) approach and Best Management Practices (BMPs) for runoff and source control, treatment, and infiltration. The applicant proposes to construct multiple bioretention basins to treat runoff before it drains into a retention basin, before exiting to the municipal stormwater system. The applicant also proposes to use inlet filters for all parking lot inlets, a Continuous Deflection System stormwater treatment unit and approximately 22,020 sq.ft. of permeable pavement to allow for infiltration ([Exhibit 8](#)). With these proposed measures, the project has been designed to control peak flows for up to a 10-year storm event to pre-development (existing) levels, and to minimize pollutants in runoff. [Special Condition No. 3](#) requires the applicant to submit a Final Long-term Water Quality Management Plan in order to ensure that the required post-development BMPs are implemented. In order to protect water quality during construction, [Special Condition No. 4](#) requires the applicant to submit a Final Construction Pollution Prevention Plan, which includes BMP measures to minimize erosion and sedimentation and the discharge of other pollutants.

The proposed project would also result in approximately 532,700 sq.ft. of landscaped area. Irrigation and maintenance of the landscaped areas has the potential to impact water quality through the use of fertilizer, pesticides, and herbicides. In order to minimize impacts from degraded runoff, [Special Condition No. 5](#) requires the applicant to prepare a Final Turf and Pest Management Plan that favors non-chemical strategies over chemical strategies for managing weedy species and pests, and minimizes water use. Staff also recommends [Special Condition No. 2](#), which requires a Final Landscape Plan showing the use of drought-tolerant, native, or non-invasive plant species.

Therefore, as conditioned, the proposed development would minimize adverse impacts to water quality, and is consistent with Section 30231 of the Coastal Act.

## **C. BIOLOGICAL RESOURCES**

Section 30240 of the Coastal Act states:

*(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.*

*(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.*

As a previously developed site, the project site does not have any environmentally sensitive habitat areas and is not known to support federally- or state-listed species. However, the project will include the removal of mature trees, including 54 canopy trees and 20 palm trees. The mature trees would be replaced with mature boxed trees at a ratio of approximately 3.5 to 5 trees for every tree removed, depending on the site conditions. Removal of the mature trees during nesting season has the potential to adversely impact nesting birds. Thus, [Special Condition No. 9](#) requires a qualified biologist to survey for active bird nests prior to demolition or tree removal that is to occur during the nesting season. If observed, construction work shall avoid the avian species or active nests until the young have fledged or the nest is otherwise abandoned. Therefore, the Commission finds that the project, as conditioned, conforms to Section 30240 of the Coastal Act.

#### **D. PUBLIC ACCESS & RECREATION**

Section 30252 of the Coastal Act states in part:

*The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing nonautomobile circulation within the development, (4) providing adequate parking facilities...*

The site is located approximately  $\frac{3}{4}$  miles inland of the shoreline on a major East-West beach access corridor – Lomas Santa Fe Drive. Therefore, development adjacent to this corridor could potentially impact public access to the coast. The existing campus already experiences traffic circulation issues related to student drop-off and pick-up. As proposed, the project would reduce the amount of automobile traffic in the vicinity by providing additional staff and visitor parking and two new student drop-off areas. In addition, the school will accommodate 100-200 fewer students, dropping enrollment from 700 to 500-600 students, as a result of the new Pacific Trails Middle School being built in the District and new District jurisdiction boundaries. With the decrease in school size and the proposed improvements, the school's main access on Stevens Avenue is expected to operate at a level-of-service B for the morning, mid-day, and evening peak hours. Thus, the proposed development is anticipated to reduce congestion at the intersection of Lomas Santa Fe Drive and Stevens Avenue. In addition, traffic associated with the school would occur primarily during the week, and thus will not coincide with prime beach access during the weekends.

Currently, there is an informal staff parking lot on the northern portion of the campus, as well as two parking lots adjacent to the existing library with 75 spaces (ref. to CDP No.

6-99-159). The proposed project would reduce the total number of spaces in these two lots to 72 spaces; however, a new 56-space parking lot will result in a total of 128 spaces among these three parking lots. The total amount of parking proposed meets the City of Solana Beach's parking requirements for the school (2 spaces for each of the 22 proposed classrooms and four future classrooms) and is adequate to serve both the school and library. The interim campus parking lot is also consistent with the City's parking requirements.

Demolition and construction activities are proposed to occur over the course of more than two years starting in spring 2015 and ending in fall 2017, and could temporarily impede public access by blocking public parking spaces for storage or public right-of-ways to the coast. The applicant proposes construction access to the site via Stevens Avenue and staging areas would be limited to the school site. In order to ensure that public access is protected, [Special Condition No. 6](#) prohibits the use of public parking areas and public right-of-ways for staging or storage of materials. The relatively new existing joint-use library will remain open to the public during construction.

The proposed project also has the potential to improve lower cost and recreational opportunities on the City's beaches. The applicant proposes to test the excavated material for its suitability as beach quality sand for beach replenishment. The Commission approved the City's Sand Compatibility and Opportunistic Use Program (SCOUP) in 2008 and again in 2013, each for a five-year period, with criteria for determining beach quality material as well as restrictions on the amount and timing of beach deposition (CDP No. 6-08-038, CDP No. 6-08-038-A1). If the soil is found to be consistent with SCOUP criteria, the applicant proposes to incorporate it into the SCOUP program for beach replenishment. [Special Condition No. 7](#) requires the applicant to implement this proposal and requires any non-beach quality material to be exported to an authorized disposal site.

Therefore, as conditioned, the proposed development would minimize adverse impacts to public access and recreation, and is consistent with Section 30252 of the Coastal Act.

## **E. VISUAL RESOURCES**

Section 30251 of the Coastal Act states, in part that:

*The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural landforms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas...*

The project site is located on Lomas Santa Fe Drive, a major coastal access corridor, and is also west of Interstate 5, an Eligible State Scenic Highway. However, during a site visit, Commission staff determined that there are no public coastal views from this



portion of Lomas Santa Fe Drive or Interstate 5. The site is also not within any designated view corridors or Scenic Overlay Zones in the City of Solana Beach Land Use Plan. Therefore, the proposed project would not have any adverse impacts to public views.

In addition, the proposed project would not significantly alter the visual character of the site because the project will be limited to the existing school site. The project is also consistent with the visual character of the surrounding area, which is developed with public and institutional uses, commercial and retail uses, light industrial development and residential development. While the heights of the proposed structures will be greater than the existing structures, the new campus will be divided into two levels, and will take advantage of the sloping topography ([Exhibit 6](#)). Therefore, as proposed, the visual impact of the taller structures will be minimized. Furthermore, the building heights are consistent with the 45-foot maximum allowable height set by the City of Solana Beach zoning requirement. To ensure that visual resources are protected, [Special Condition No. 1](#) requires the applicant to submit final plans consistent with the proposed plans. Therefore, the Commission finds that the project, as conditioned, conforms to Section 30251 of the Coastal Act.

## **F. UNPERMITTED DEVELOPMENT**

Development has occurred on the subject site without required coastal development permits including demolition of the Warren Hall building; construction of a new server room/network operations center (75% complete) within the footprint of the previous Warren Hall; installation of a contractor laydown area on the existing tennis courts, including trailers, storage boxes, fences, toilets, and gates; installation of two portable buildings; and construction of a new hardcourt area. With the exception of the new hardcourt area, this work was not proposed in the original permit application. Instead, the new server room/network operation center and the two portable buildings were shown as existing on the plans submitted with the original coastal development permit application. The remaining footprint of the now demolished Warren Hall building was shown as pavement on the original plans. Although the construction of the new Warren Hall was proposed in the original application, the demolition of the previously existing Warren Hall was not.

After meeting with Commission staff, the applicant modified the project description to include all of the unpermitted work described above. The unpermitted development does not raise any Coastal Act issues. As such, Commission staff recommends after-the-fact approval of the unpermitted development. To ensure that the matter of unpermitted development is resolved in a timely manner, [Special Condition No. 8](#) requires fulfillment of the prior to issuance conditions within 90 days of Commission action on the subject application to resolve the violation. Only as conditioned is the proposed development consistent with the Coastal Act.

Although the unpermitted development occurred prior to and during the review of this permit application, consideration of this application by the Commission has been based solely upon the Chapter 3 policies of the Coastal Act. Commission review and action on

this permit application does not constitute a waiver of any legal action with regard to the alleged violations nor does it constitute an admission as to the legality of any development undertaken on the subject site without a coastal permit.

## **G. LOCAL COASTAL PLANNING**

Section 30604(a) also requires that a coastal development permit shall be issued only if the Commission finds that the permitted development will not prejudice the ability of the local government to prepare a Local Coastal Program (LCP) in conformity with the provisions of Chapter 3 of the Coastal Act. In this case, such a finding can be made.

The Commission approved and certified the City of Solana Beach Local Coastal Program Land Use Plan (LUP) in March 2012. In January 2014, the City was awarded an LCP Assistance Grant by the Coastal Commission to be used for LCP preparation and certification. However, the City has not yet completed, nor has the Commission reviewed, any implementing ordinances. Thus, the City's LCP is not fully certified. Therefore, Chapter 3 of the Coastal Act remains the legal standard of review with the City's certified LUP used as guidance.

The subject site is designated as Public/Institutional in the City of Solana Beach LUP. The proposed project will retain the existing land use as a middle school campus which is consistent with the Public/Institutional land use designation. The site is not located within any of the special overlay zones contained in the LUP. As conditioned, the proposed development is consistent with all applicable Chapter 3 policies of the Coastal Act and the City's LUP. Therefore, the Commission finds that approval of the proposed project, as conditioned, will not prejudice the ability of the City of Solana Beach to prepare a certifiable LCP.

## **H. CALIFORNIA ENVIRONMENTAL QUALITY ACT**

Section 13096 of the Commission's Code of Regulations requires Commission approval of Coastal Development Permits to be supported by a finding showing the permit, as conditioned, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

The proposed project has been conditioned in order to be found consistent with the Chapter 3 policies of the Coastal Act. Mitigation measures, including special conditions addressing the protection of water quality during and post construction, will minimize all potentially adverse environmental impacts. As conditioned, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. Therefore, the Commission finds that the proposed project is the least environmentally-

damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

**APPENDIX A – SUBSTANTIVE FILE DOCUMENTS**

- CDP No. F9011
- CDP No. 6-90-27
- CDP No. 6-93-57
- CDP No. 6-99-159





EXHIBIT NO. 2

APPLICATION NO.

**6-14-1897**

Aerial Photo



California Coastal Commission







Top Left: Existing Campus

Below: Proposed Interim Campus

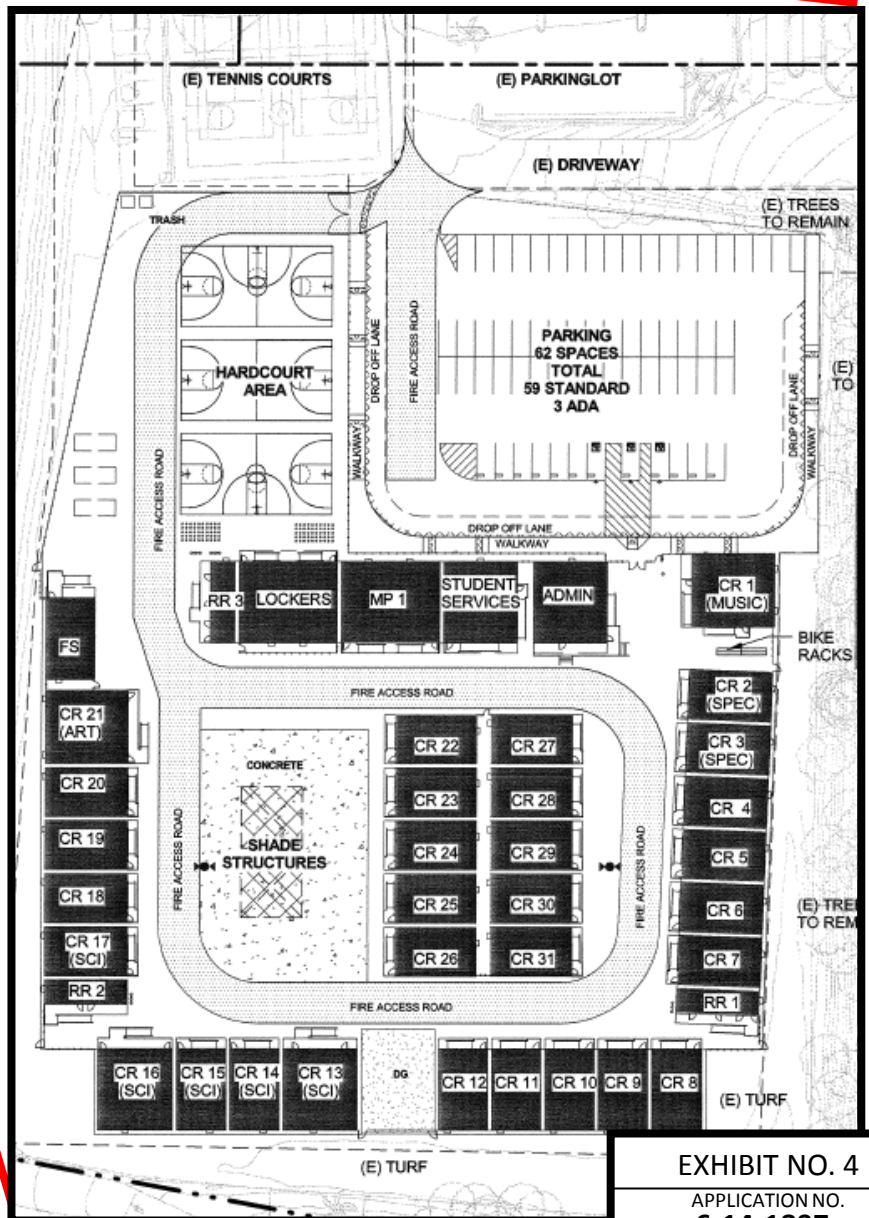


EXHIBIT NO. 4

APPLICATION NO.  
**6-14-1897**

Interim Campus



California Coastal Commission



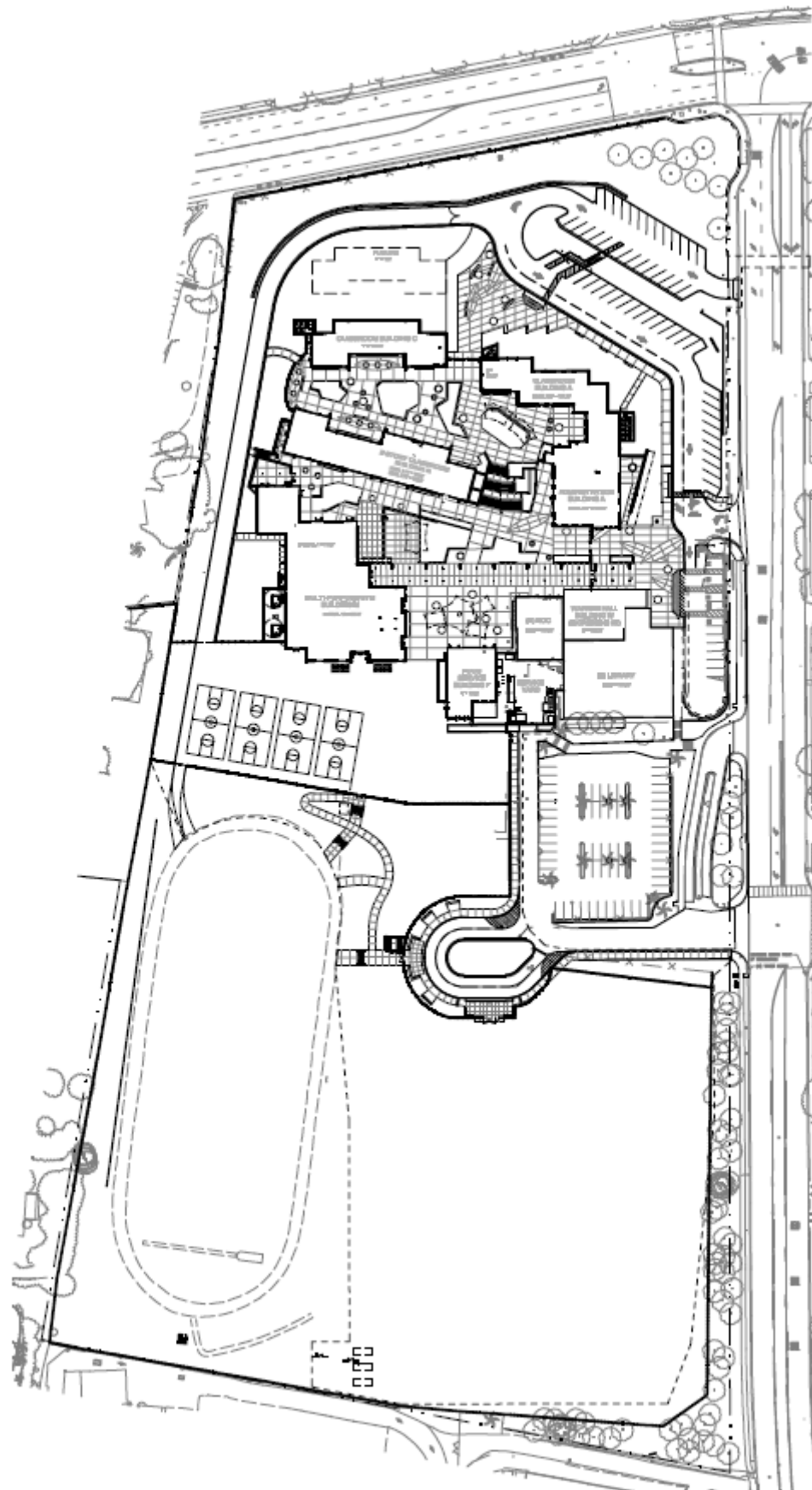


EXHIBIT NO. 5

APPLICATION NO.  
**6-14-1897**

New Campus Site Plan

Page 1 of 2



California Coastal Commission

**EARL WARREN MIDDLE SCHOOL**

ZONE  
LOT AREA  
PUBLIC INSTITUTION  
19.4 ACRES  
(845,094 SF)

BUILDING AREA  
63,146 GSF

BLDG FOOTPRINT AREA  
PAVED AREA  
LANDSCAPE COVERAGE  
67,500 SF (7.86%)  
253,842 SF (30.04%)  
523,722 SF (61.87%)

FLOOR AREA RATIO  
FLOOR AREA  
.08 ACTUAL  
2.0 MAX ALLOWED

ALLOWABLE BLDG HEIGHT  
45'-0"

PROPOSED BUILDING HEIGHTS  
BUILDING A  
BUILDING B  
BUILDING C  
BUILDING F  
BUILDING M  
150.68m  
143.33m  
142.51m  
128.00m  
138.25m

TOTAL CLASSROOMS  
22



SITE PLAN  
Scale 1"=50'

SETBACKS  
FRONT  
SIDE (INTERIOR)  
SIDE (STREET)  
REAR  
20'  
10'  
20'  
10'

**LEGEND**

EXISTING BUILDINGS  
NEW BUILDINGS  
FUTURE BUILDING (NOT IN SCOPE)



SITE SECTION

LIONAKIS

**EARL WARREN MIDDLE SCHOOL**  
SAN DIEGUITO UNION HIGH SCHOOL DISTRICT

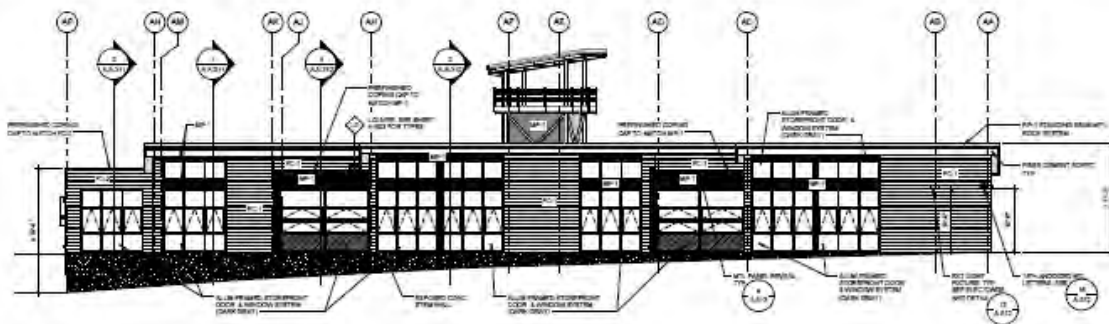
**SITE PLAN | SK-1**  
JANUARY 13, 2015

EXHIBIT NO. 5
APPLICATION NO. <b>6-14-1897</b>
New Campus Site Plan
Page 2 of 2

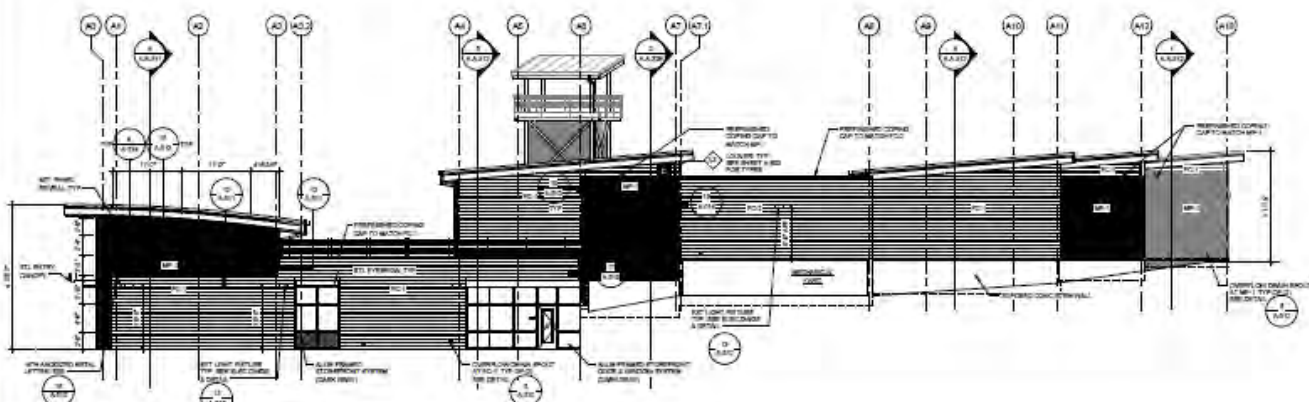
California Coastal Commission



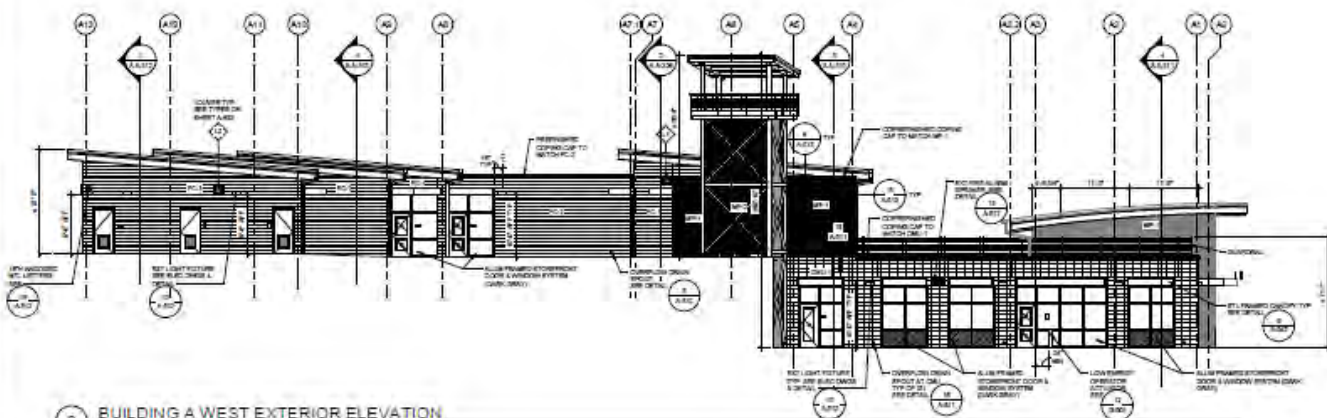




1 BUILDING A NORTH EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"



2 BUILDING A EAST EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"



3 BUILDING A WEST EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"

## Building A: Administration/Classroom building

EXHIBIT NO. 7

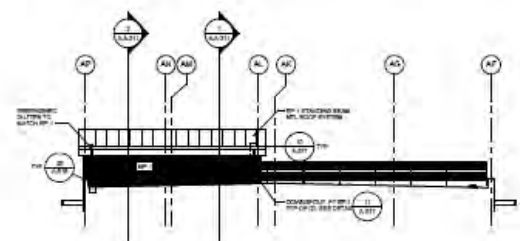
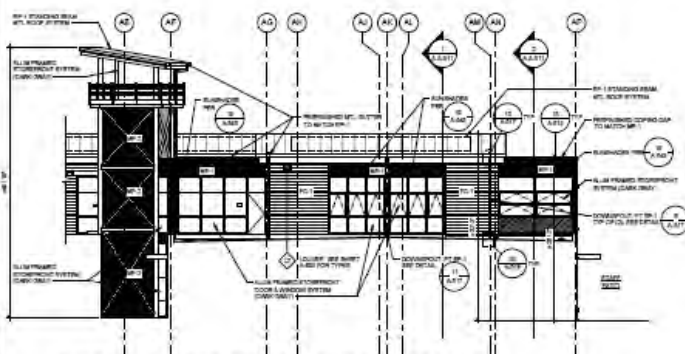
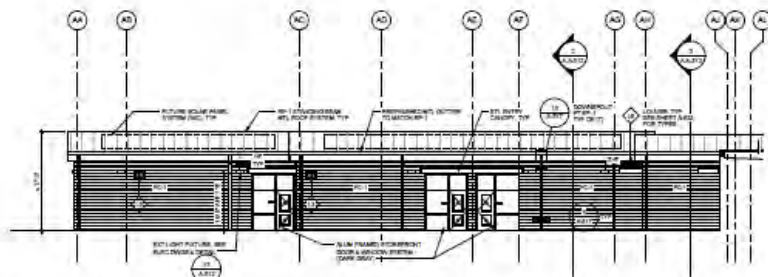
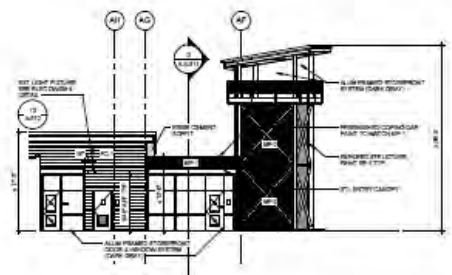
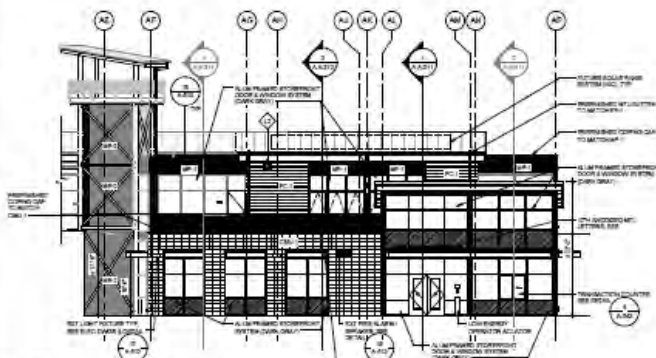
APPLICATION NO.  
**6-14-1897**

Building Elevations

Page 1 of 7



California Coastal Commission



Building A: Administration/Classroom building  
(continued)

EXHIBIT NO. 7

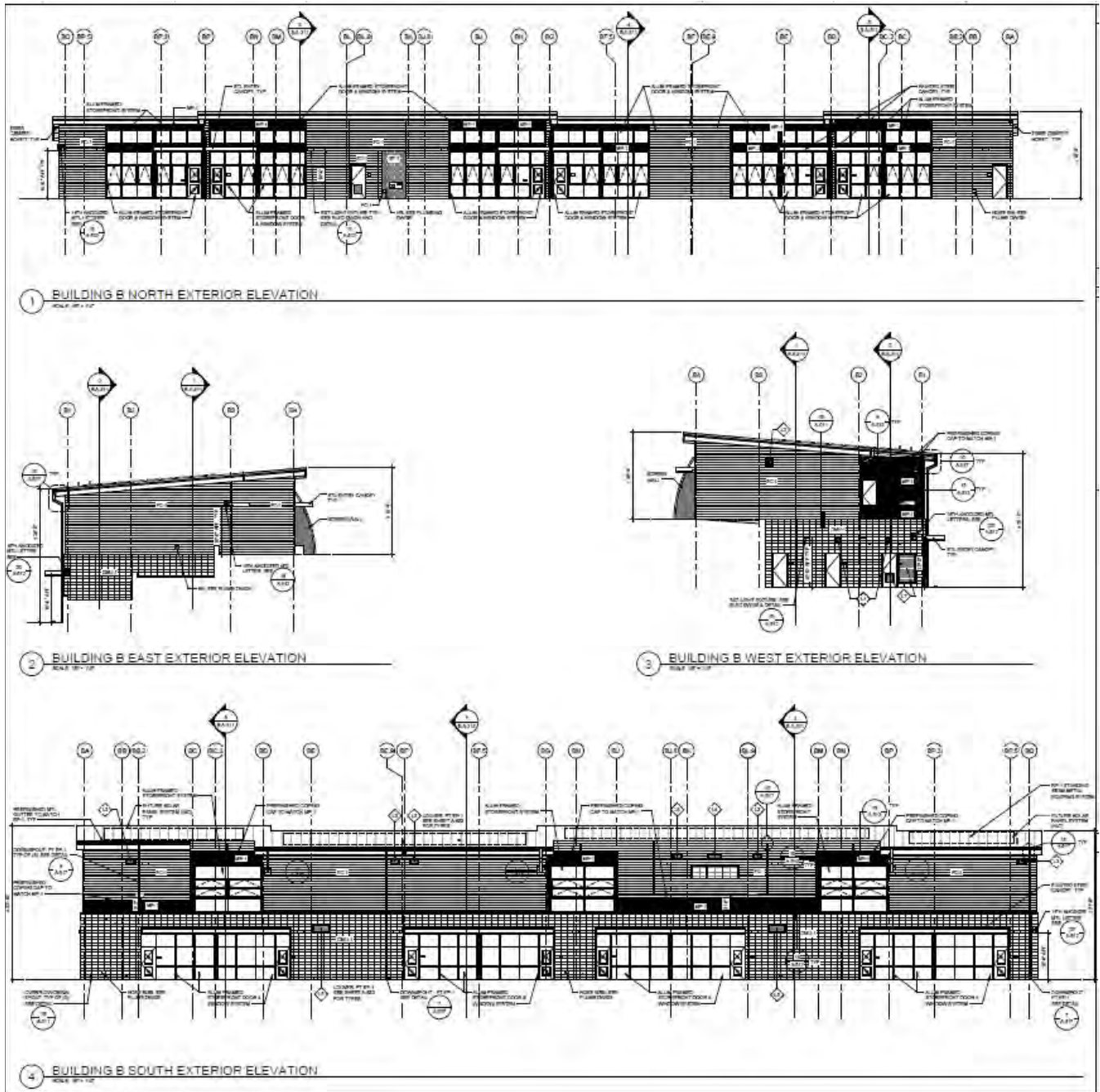
APPLICATION NO.  
**6-14-1897**

## Building Elevations

Page 2 of 7







## Building B: Two-story Classroom building

EXHIBIT NO. 7

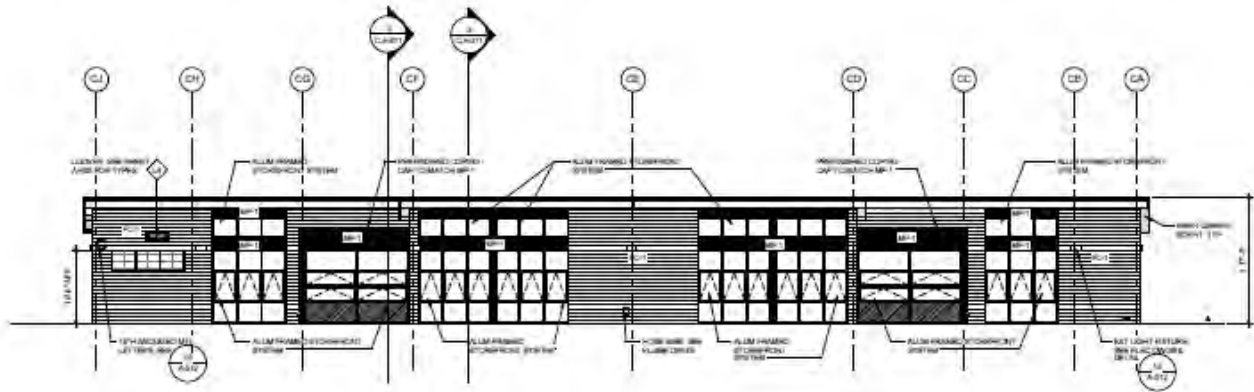
APPLICATION NO.  
**6-14-1897**

Building Elevations

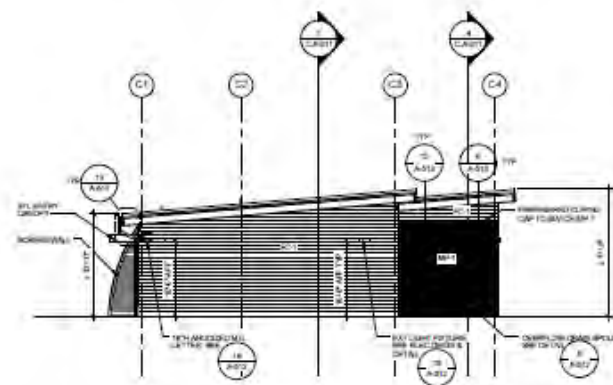
Page 3 of 7



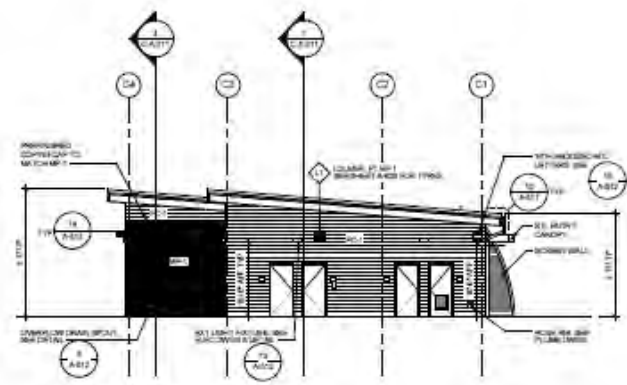
California Coastal Commission



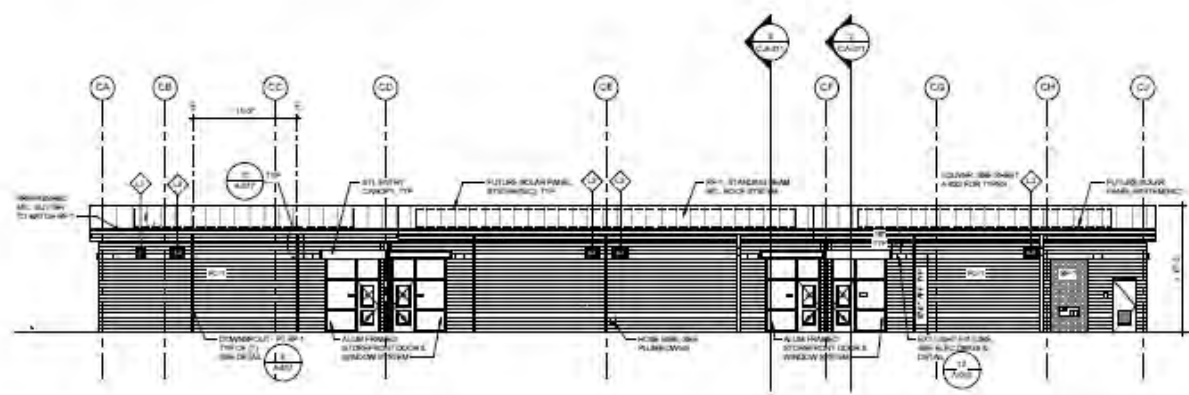
1 BUILDING C NORTH EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"



2 BUILDING C EAST EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"

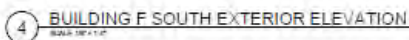
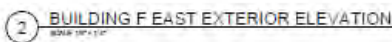


3 BUILDING C WEST EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"



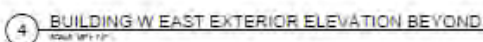
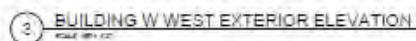
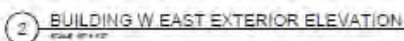
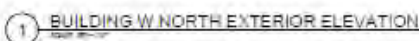
4 BUILDING C SOUTH EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"

# Building C: One-story Classroom building









## California Coastal Commission



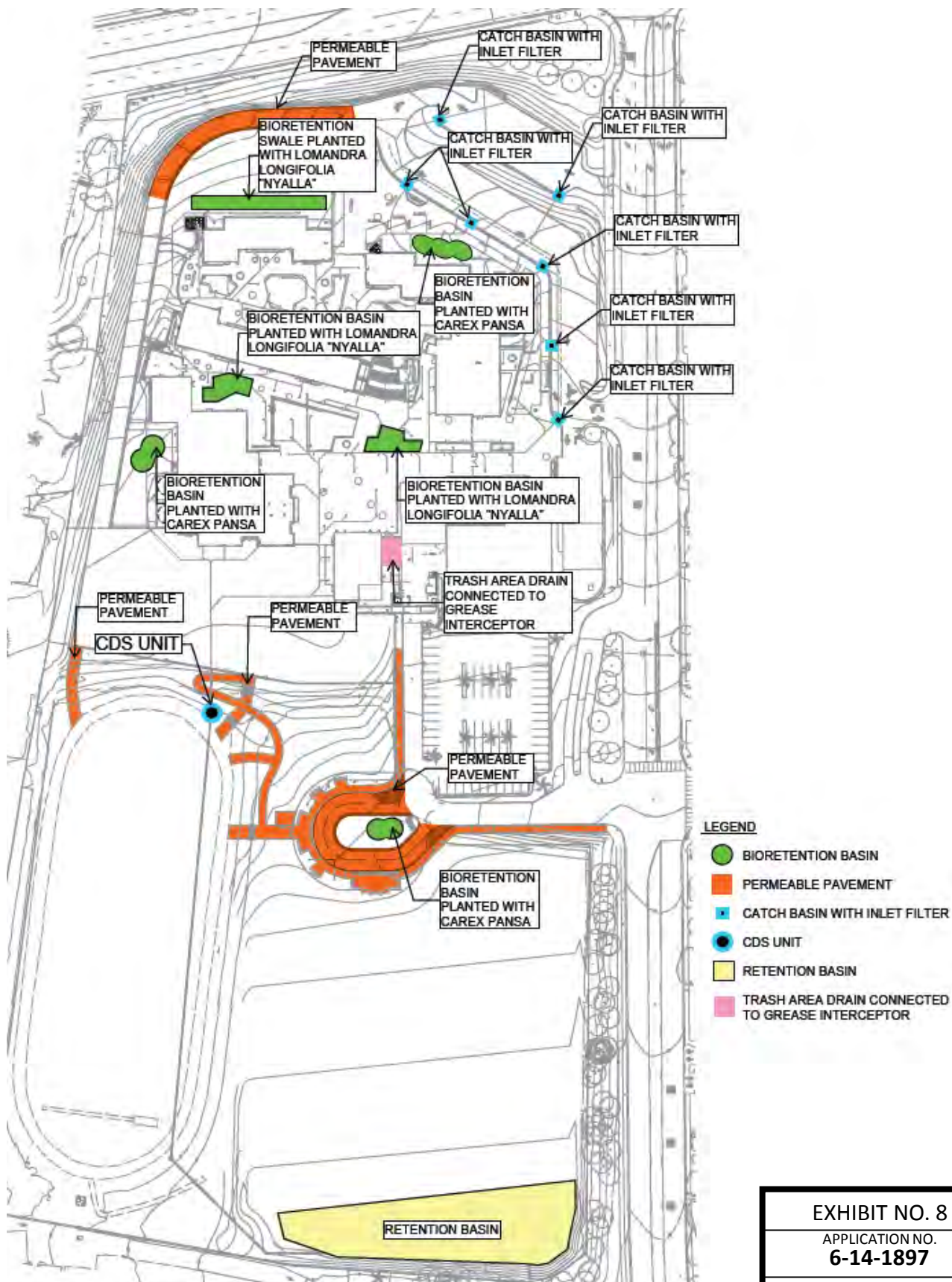


EXHIBIT NO. 8

APPLICATION NO.  
**6-14-1897**

Water Quality  
Measures



California Coastal Commission

**EARL WARREN MIDDLE SCHOOL  
PARKING**

**REQUIRED  
PARKING**  
56 SPACES FOR SCHOOL REQUIRED  
3 ACCESSIBLE  
53 STANDARD

**PROVIDED  
PARKING**  
72 EXISTING LIBRARY SPACES  
5 ACCESSIBLE  
87 STANDARD

56 NEW SCHOOL SPACES  
3 ACCESSIBLE  
53 STANDARD

333 PEDESTRIAN LOADING



**LEGEND**

- EXISTING BUILDINGS
- NEW BUILDINGS
- FUTURE BUILDING (NOT IN SCOPE)
- EXISTING LIBRARY PARKING
- NEW SCHOOL PARKING
- EXISTING BUS DROP-OFF
- EXISTING VEHICLE DROP-OFF

LIONAKIS

**EARL WARREN MIDDLE SCHOOL**  
SAN DIEGUITO UNION HIGH SCHOOL DISTRICT

**PARKING EXHIBIT | SK-2**  
JANUARY 13, 2015

EXHIBIT NO. 9

APPLICATION NO.  
**6-14-1897**

Parking and Circulation



California Coastal Commission





## FRIENDS OF THE SOLANA BEACH LIBRARY

157 STEVENS AVENUE • SOLANA BEACH, CALIFORNIA 92075 • (858) 755-1404

Mr. Eric Stevens  
California Coastal Commission  
7575 Metropolitan Dr., #103  
San Diego, CA 92108

December 8, 2014

Dear Mr. Stevens:

It is my pleasure to write a letter in support of the Earl Warren Middle School reconstruction project located in Solana Beach, CA being submitted to the California Coastal Commission. The Friends of the Solana Beach Library were instrumental in working together with the school district and the county library in an agreement to benefit both parties in the needed reconstruction project.

This project encompasses not only the school site, but also the shared use public library. The library will gain much needed space, new quiet study rooms, a work room and librarian offices. Included in the expanded capacity will be a new book sorter to benefit the students and the community of Solana Beach. This is a much needed improvement to the campus.

There are other improvements in the plans that are urgently needed to expand this site for the City of Solana Beach. Public safety with traffic flow will add a much needed value to the community. Currently, parents drop off and pick up students at curbside with dangerous traffic congestion morning and afternoon. A new parking lot with traffic flow/pick up cue lane will be constructed. The 50 year old school desperately needs to be brought to current code and safety standards for the students and community it serves.

In conclusion, we fully support the efforts of the San Dieguito Union High School District as they seek approval of a coastal development permit to replace an aging campus that is characterized by ADA issues, infrastructure inadequacies, and insufficient core learning facilities with a modern, sustainable campus that includes high performance learning environments, and technology rich facilities to support the Solana Beach community.

We look forward to attending a future public meeting in support of the project.

Sincerely,

Mary Frumkin  
President

Friends of Solana Beach Library

Tax Exempt under Internal Revenue Code 501 (c) (3), IRS Identification Number 95-3854

EXHIBIT NO. 10

APPLICATION NO.

**6-14-1897**

Letters of Support

Page 1 of 9



California Coastal Commission



## County of San Diego

JOSÉ A. APONTE  
LIBRARY DIRECTOR

COUNTY LIBRARY  
5560 OVERLAND AVENUE, SUITE 110, SAN DIEGO, CA 92123  
656-594-2415; www.sdcl.org

December 12, 2014

Mr. Eric Stevens  
California Coastal Commission  
7575 Metropolitan Dr., #103  
San Diego, CA 92108

Dear Mr. Stevens:

It is my pleasure to write a letter in support of the Earl Warren Middle School reconstruction project located in Solana Beach, CA.

The San Diego County Library operates a joint use facility with the San Dieguito Union High School District that is a model in public school/library cooperation. The library's robust program of services will be enhanced by this remodel, adding sorely needed small group and individual meeting space for quiet and group study. This remodel adds technology, as well as improved citizen access to a popular local library.

In general terms, the improvements are urgently needed to improve:

- Child/public safety
- Traffic flow
- Community access
- Storm water management
- Seismic safety
- Building code items
- State educational resource requirements
- Fire access and protection
- American's with Disabilities Act (ADA) compliance issues
- Asbestos-containing materials
- Lead-based paint abatement

In conclusion, we fully support the efforts of the San Dieguito Union High School District as they seek approval of a coastal development permit to replace an aging campus that is characterized by ADA issues, infrastructure inadequacies, and insufficient core learning facilities with a modern, sustainable campus that includes high performance learning environments, and technology rich facilities to support the Solana Beach community.

We look forward to attending a future public meeting in support of the project.

Sincerely,

José Aponte, Director  
San Diego County Library

EXHIBIT NO. 10

APPLICATION NO.  
**6-14-1897**

Letters of Support



California Coastal Commission



solana beach school  
district

**BOARD OF EDUCATION**

Vicki F. King, Esq., *President*  
Richard H. Leib, Esq., *Member*  
Holly Lewry, *Member*  
Debra H. Schade, Ph.D., *Vice President*  
Julie Union, *Clerk*

**SUPERINTENDENT**

Nancy Lynch, Ed.D.

December 16, 2014

Mr. Eric Stevens  
California Coastal Commission  
7575 Metropolitan Dr., #103  
San Diego, CA 92108

RECEIVED

DEC 18 2014

California  
COASTAL COMMISSION  
SAN DIEGO COASTAL DISTRICT

Dear Mr. Stevens:

It is my pleasure to write a letter in support of the Earl Warren Middle School reconstruction project located in Solana Beach, CA being submitted to the California Coastal Commission.

The Solana Beach School District is a "feeder district" to San Dieguito Union High School District. Our students matriculate to Earl Warren Middle School for seventh and eighth grade. The quality of school facilities directly influences the academic success of our students. Earl Warren Middle School is in need of substantial renovation to improve student safety and traffic flow on and around the school campus, access to the campus for those with disabilities and deliver a quality educational program.

In conclusion, we fully support the efforts of the San Dieguito Union High School District as they seek approval of a coastal development permit to replace an aging campus that is characterized by access issues, infrastructure inadequacies, and insufficient core learning facilities with a modern, sustainable campus that includes high performance learning environments, and technology rich facilities to support the Solana Beach community.

Sincerely,

Nancy Lynch, Ed.D.  
Superintendent





# Solana Beach Civic and Historical Society

PO BOX 504 SOLANA BEACH CA 92075



December 16, 2014

Mr. Eric Stevens  
California Coastal Commission  
7575 Metropolitan Dr., #103  
San Diego, CA 92108

Dear Mr. Stevens,

It is my pleasure to write a letter in support of the Earl Warren Middle School reconstruction project located in Solana Beach, CA, being submitted to the California Coastal Commission. The Solana Beach Civic and Historical Society is concerned with issues related to the quality of life in our city. Education and safety of our children is of utmost importance to us.

We support our youth by offering a yearly scholarship to 2 local students who are pursuing higher educational opportunities. The Solana Beach Civic and Historical Society has provided and staffed our local historical museum which offers interactive costumed tours to the students of Solana Beach and their teachers.

Keeping our students safe by improving traffic flow around the school is very necessary as most students arrive by car, by foot, or on a bicycle. These modes of transportation are in need of the safety plans offered by the SDUHSD. As well, the seismic safety, fire access and protection, and lead based paint abatement plans are necessary as included in the plan for the safety of students and staff.

The School District's plan includes space for Community use. The District's plan is ADA compliant. We support community activities and appreciate the additional public space being included.

In conclusion, we fully support the efforts of the San Dieguito Union High School District as they seek approval of a coastal development permit to replace an aging campus that is characterized by ADA issues, infrastructure inadequacies, and insufficient core learning facilities with a modern, sustainable campus that includes high performance learning environments, and technology rich facilities to support the Solana Beach community.

We look forward to attending a future public meeting in support of the project.

Sincerely,

*Virginia M. Garland*  
President  
*Cynthia J. Clemens*  
Corresponding Secretary

EXHIBIT NO. 10

APPLICATION NO.  
**6-14-1897**

Letters of Support



California Coastal Commission





**BOYS & GIRLS CLUBS**  
OF SAN DIEGUITO

December 16, 2014

Mr. Eric Stevens  
California Coastal Commission  
7575 Metropolitan Dr., #103  
San Diego, CA 92108

Dear Mr. Stevens:

I am writing in support of the Earl Warren Middle School (EWMS) Reconstruction Project being submitted to the California Coastal Commission. The Project, which is located in Solana Beach, CA and immediately adjacent to one of our seven branch locations of Boys & Girls Clubs of San Dieguito, entails the design and construction of a new middle school on the site of the existing EWMS, would serve the current students of the school and include sixteen classrooms, a new administration building, a new food service building, a multi-purpose/athletic building, an art building with a courtyard, a new music building with a performance stage, four science classrooms, a new Warren Hall, and an area to allow for an additional four relocatable classrooms to provide flexibility for enrollment and programs.

As a collaborative partner on impacting area youth and neighbor of EWMS, I am quite familiar with the Master Plan for the site, a campus originally built in 1954, through my close contacts within the San Dieguito Union High School District and with the Principal of the School, Adam Camacho. Modern and contemporary improvements at the site are urgently needed to address many issues at the aging campus including child/public safety, traffic flow, community access, storm water management, seismic safety, building code items, State educational resource requirements, Fire access and protection, significant access compliance ADA issues, infrastructure inadequacies, and insufficient core learning facilities. A modern, sustainable, compliant campus that includes high performance learning environments and technology-rich facilities is warranted to stay ahead of the educational learning curve for today's students and the community.

I fully support the efforts of the San Dieguito Union High School District as they seek approval of a coastal development permit to replace the aging campus and support the Solana Beach community and its student population. If there is any assistance I can lend to progress the efforts of the School District with regards to the matter, please contact me at (858) 793-1699 or [dcrean@bgcsandieguito.org](mailto:dcrean@bgcsandieguito.org).

Sincerely,

David H. Crean  
President & Chief Executive Officer

**GREAT FUTURES START HERE.**

[bgcSanDieguito.org](http://bgcSanDieguito.org) • 533 Lomas Santa Fe Dr., Solana Beach, CA 92075 • (858)755-

EXHIBIT NO. 10

APPLICATION NO.

**6-14-1897**

Letters of Support



California Coastal Commission



# DAVE ROBERTS

SUPERVISOR, THIRD DISTRICT  
SAN DIEGO COUNTY BOARD OF SUPERVISORS



December 18, 2014

Eric Stevens,  
Coastal Program Analyst  
California Coastal Commission  
7575 Metropolitan Drive, Suite 103  
San Diego, CA 92108

*Serving the  
communities  
of ...*

*4S Ranch*

*Cardiff-by-the-Sea*

*Carmel  
Mountain*

*Carmel Valley*

*Del Dios*

*Del Mar*

*Del Mar Heights*

*Del Mar Mesa*

*Encinitas*

*Escondido*

*Leucadia*

*Mira Mesa*

*Olivenhain*

*Rancho  
Bernardo*

*Rancho  
Peñasquitos*

*Sabre Springs*

*San Pasqual*

*Scripps Ranch*

*Solana Beach*

*Tierrasanta*

*Torrey Hills*

*Torrey Pines*

*University City*

Dear Mr. Stevens:

It is with pleasure and enthusiasm that I send this letter in support of the much-needed construction program planned at Earl Warren Middle School (CDP No. 6-14-0897). The project would replace a 50-year-old school that has exceeded its useful life and expand a shared-use library that opened in 2001. Community members of all ages would receive immeasurable benefits.

Children in seventh and eighth grades would have access to modern facilities to best prepare them for the academic and professional challenges ahead. Today, the aging campus is not equipped to meet the technological and academic demands that students face. Beyond that, parking layouts and traffic and pedestrian circulation are inefficient and often difficult on the sloping site. Replacing the school would correct those issues and improve the circulation and safety for motorists and pedestrians on Lomas Santa Fe Drive and Stevens Avenue -- two of the city's busiest streets.

Another great benefit would be more space for the shared-use County library branch located on the campus. The expansion would allow for a community room, study rooms, staff offices and a workroom. These amenities would enhance the library's ability to serve patrons with its materials and programming.

My advocacy for this project is unique: I write to you in my capacity as an elected member of the San Diego County Board of Supervisors, a former Solana Beach Mayor and City Councilman and a former board member of the Friends of the Solana Beach Library.

Our students, library patrons and motorists deserve the improvements envisioned in San Dieguito Union High School District's construction program. Accordingly, and in keeping with my own initiatives to support children and families, I offer my full support.

Sincerely,

*Dave Roberts*

DAVE ROBERTS  
Third District Supervisor  
San Diego County Board of Supervisors

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EXHIBIT NO. 10

APPLICATION NO.

**6-14-1897**

Letters of Support



California Coastal Commission





January 5, 2015

Mr. Eric Stevens  
California Coastal Commission  
7575 Metropolitan Dr., #103  
San Diego, CA 92108

Dear Mr. Stevens:

As Head of School for Santa Fe Christian, it is my pleasure to write a letter in support of the Earl Warren Middle School reconstruction project located in Solana Beach, CA being submitted to the California Coastal Commission.

As a member of the School Relations Standing Committee for the City of Solana Beach, representing Santa Fe Christian Schools, I have followed the progress of the project with great interest, especially given the needs and importance to our community. For example, traffic flow at drop off and pick up times has been an ongoing challenge for commuters and residents and this project will significantly improve traffic flow in the region. I have found drivers to act recklessly when traffic backs up, creating substantial risks to commuters and pedestrians. I have also found parents willing to drop their children off in more convenient locations, forcing their children to walk across busy streets. I am confident this project will bring much needed relief to traffic congestion in the region and significantly improve public safety as a result.

Further, Santa Fe Christian Schools supports the efforts of the San Dieguito Union High School District as they seek approval of a coastal development permit to replace an aging campus that is characterized by ADA issues, infrastructure inadequacies, and insufficient core learning facilities with a modern, sustainable campus that includes high performance learning environments, and technology rich facilities to support the Solana Beach community.

I look forward to attending a future public meeting in support of the project.

Sincerely,

Tom Bennett, Ph.D.

Head of Schools

*Pursuing Excellence for Christ*

838 Ac  
Solana Beach  
858-755-8900 www

EXHIBIT NO. 10

APPLICATION NO.

**6-14-1897**

Letters of Support



California Coastal Commission

January 13, 2015

Mr. Eric Stevens  
California Coastal Commission  
7575 Metropolitan Dr., #103  
San Diego, CA 92108

Dear Mr. Stevens:

I am writing this letter on behalf of La Colonia de Eden Gardens Foundation, Inc. in support of the Earl Warren Middle School (EWMS) reconstruction project located in Solana Beach, CA being submitted to the California Coastal Commission.

Our mission is to support (help) youth and families to achieve their dreams by facilitating unified community collaborations that create positive change.

The improvements are urgently needed at Earl Warren for several reasons:

1. It is over 60 years old and it is dangerous for our kids.
2. It does not meet seismic safety requirements.
3. The current school drop off and traffic flow is on a very busy intersection and needs to be changed.
4. The main reason is that it is not a good environment for our kids to learn given its age and disrepair.

Our kids and families deserve better. Given that the mission of the California Coastal Commission (CCC) is to protect, conserve, restore, and enhance environmental and human-based resources of the California coast and ocean for environmentally sustainable and prudent use by current and future generations, it would seem evident that by approving the project at the EWMS, the CCC would be fulfilling its mission.

In conclusion, we fully support the efforts of the San Dieguito Union High School District as they seek approval of a coastal development permit to replace an aging campus that is characterized by ADA issues, infrastructure inadequacies, and insufficient core learning facilities with a modern, sustainable campus that includes high performance learning environments, and technology rich facilities to support the Solana Beach community.

We look forward to attending a future public meeting in support of the project.

Sincerely,

*Manny Aguilar*

Board Chair/President  
La Colonia de Eden Gardens, Inc.  
[www.lceg.org](http://www.lceg.org)  
C: 619-672-5872

EXHIBIT NO. 10

APPLICATION NO.

**6-14-1897**

Letters of Support



California Coastal Commission



**SOLANA EASTSIDE COMMUNITY GROUP**

**SECG**

Located East of Interstate 5  
Solana Beach, CA 92075

January 14, 2015

Mr. Eric Stevens  
California Coastal Commission  
7575 Metropolitan Drive, #103  
San Diego, CA 92108

Dear Mr. Stevens:

The Solana Eastside Community Group (SECG) is submitting this letter of support for the Earl Warren Middle School renovation project (CDP No. 6-14-0897) and its adjoining shared-use public library. We ask that the California Coastal Commission approve its implementation.

SECG represents more than 2,000 residential units located on the east side of Interstate 5 (I-5) in the cities of Solana Beach and San Diego. Our children have been and continue to be students served by the Earl Warren Middle School for more than 50 years. Also, our shared-use public library serves the community-at-large and is a model of cooperation between two public entities.

The current facility is outdated, both structurally and technologically. Our students need modern educational facilities to help them develop into productive citizens. We expect our taxes to be used to provide this support.

Additionally, this renovation will provide an expanded shared-use public library with study areas, offices for library staff, and meeting rooms for the community-at-large.

Also, this project will address ingress and egress circulation issues on school grounds and adjacent streets, e.g. unsafe student drop-off and pick-up, improved traffic flow, and public street parking. Stevens Avenue and Lomas Santa Fe Drive are located adjacent to the school property and are major traffic corridors, including a high volume intersection. Consideration will be given to encourage active transportation, including pedestrians, skate boarders, and bicyclists.

Many improvements to the neighborhood have been addressed and there are many more to be implemented. Two of these go well beyond the plans for just this site and they are (1) an energy-efficient design that addresses reduction of polluting emissions, both during construction and the long term, and (2) drought-tolerant landscaping.

We fully support the efforts of the San Dieguito Union High School District as they seek approval of a coastal development permit to replace this old school, correct infrastructure inadequacies and seek enhancement of our educational learning facilities with a modern and sustainable campus suitable for many years into the future.

Sincerely,

Roger Boyd, President  
Solana Eastside Community Group (SECG)  
1304 Via Mil Cumbres  
Solana Beach, CA 92075  
858-353-8417  
heyroger34@gmail.com

EXHIBIT NO. 10

APPLICATION NO.

**6-14-1897**

Letters of Support



California Coastal Commission