

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
 3111 CAMINO DEL RIO NORTH, SUITE 200
 SAN DIEGO, CA 92108-1725
 (619) 521-8036

RECORD PACKET COPY**Fr 8f**

Filed: 12/17/99
 49th Day: 2/4/00
 180th Day: 6/14/00
 Staff: GDC-SD
 Staff Report: 1/27/00
 Hearing Date: 2/15-18/00

REGULAR CALENDAR
STAFF REPORT AND PRELIMINARY RECOMMENDATION

Application No.: 6-99-159

Applicant: San Dieguito Union High School District Agent: Stephen G. Ma

Description: Demolition of existing tennis and basketball courts and 56 spaced parking lot and construction of an approximately 10,700 sq. ft. joint use school/public library, two new driveways, bus loading area and 76 spaced parking lot on site of an existing approximately 56,800 sq. ft. junior high school campus located on an approximately 19.4 acre lot.

Lot Area	845,064 sq. ft. (19.4 acre)
Building Coverage	67,500 sq. ft. (10%)
Pavement Coverage	53,500 sq. ft. (13%)
Landscape Coverage	723,967 sq. ft. (77%)
Parking Spaces	76
Zoning/Plan Designation	Public Institutional
Ht abv fin grade	24 feet

Site: 155 Stevens Avenue, Solana Beach, San Diego County
 APN(s) 263-420-11

Substantive File Documents: Certified County of San Diego Local Coastal Program; City of Solana Beach General Plan and Zoning Ordinance;

STAFF NOTES:Summary of Staff's Preliminary Recommendation:

Staff is recommending approval of the proposed development with special conditions. Because the development involves the construction of new impervious surfaces, including parking areas and driveways, impacts to water quality from runoff from this site is a concern. However, as conditioned, the applicant is required to implement Best Management Practices (BMP's) to assure runoff from the proposed development is appropriately treated prior to discharge. With these conditions, impacts of the proposed

development will be minimized or mitigated, consistent with Chapter 3 policies of the Coastal Act.

PRELIMINARY STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

I. MOTION: *I move that the Commission approve Coastal Development Permit No. 6-99-159 pursuant to the staff recommendation.*

STAFF RECOMMENDATION OF APPROVAL:

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

RESOLUTION TO APPROVE THE PERMIT:

The Commission hereby approves a coastal development permit for the proposed development 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.

See attached page.

III. Special Conditions.

The permit is subject to the following conditions:

1. Runoff Control Plans. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, a runoff control plan that incorporates structural and non-structural Best Management Practices, designed to reduce both the volume of, and pollutants in, runoff produced by the proposed development from each and every storm event up to and including 0.75 inch of rainfall. The plan shall at a minimum, include the following components:

- (a) Post-development peak runoff rates and volumes shall not exceed current levels.
- (b) Drainage from the new proposed parking lot shall be directed through catch basin(s) fitted with filter devices effective at removing and/or mitigating contaminants such as petroleum hydrocarbons, heavy metals, and other particulates.
- (c) Run-off from the proposed new library shall be directed into pervious areas on-site for infiltration and/or percolation of rainfall through grassy swales or vegetative filter strips, where geotechnically feasible.
- (d) Provisions for maintaining the BMPs so that they are functional through-out the life of the approved development. Such maintenance shall include the following :
 - (a) All BMP traps/separators and/or filters must be cleaned prior to the onset of the storm season, no later than September 30th each year.
 - (b) Debris and other water pollutants contained in BMP device(s) shall be contained and disposed of in a proper manner.
 - (c) The permittee shall inspect the filter devices each year at the time of cleaning, and replaced if found to be damaged or nonfunctional.
 - (c) The permittee shall submit a report each year that documents what maintenance has taken place, and that documents the results of the inspection and that evaluates the efficacy of the BMP's. Such report shall be submitted to the San Diego office of the Coastal Commission for Executive Director review and approval no later than June 30th of each year for the life of the approved development.

2. Import of Grading Materials. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall identify the location of the borrow site for the proposed imported grading material. If the site is located within the coastal zone, a separate coastal development permit or permit amendment shall be obtained from the California Coastal Commission prior to import.

IV. Findings and Declarations.

The Commission finds and declares as follows:

1. Detailed Project Description. Proposed is the demolition of existing tennis and basketball courts and 56 spaced parking lot and the construction of an approximately 10,700 sq. ft. single-story, joint use school/public library, two parking lots totalling 76 spaces, two new driveways and a bus loading/unloading drive-through area. The overall project involves approximately 8,500 c.y. of grading with approximately 3,750 c.y. of material to be imported onto the site. The location of the import material borrow site has not been identified. Special Condition #2 requires the applicant to identify the borrow site prior to release of the subject permit and to obtain an additional coastal development permit or permit amendment if the borrow site is located within the Coastal Zone.

The approximate 19.4 acre project site currently contains an existing public junior high school with classrooms and other structures totaling approximately 56,800 sq. ft. The site is located at the southwest corner of Stevens Avenue and Lomas Santa Fe Drive, approximately ¼ mile west of Interstate 5 in the City of Solana Beach.

The project site is located within an area that was previously covered by the County of San Diego's Certified Local Coastal Program (LCP). However, the County LCP was never effectively certified and therefore is used as guidance with Chapter 3 Policies of the Coastal Act used as the standard of review.

2. 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 land forms, 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 adjacent to Lomas Santa Fe Drive a major east/west coastal access corridor approximately ¾ miles inland of the shoreline and approximately ¼ miles west of Interstate I-5. While portions of the existing development may be visible from Lomas Santa Fe, there are no existing coastal views of the ocean or other coastal areas available across the development site and most of the development site is hidden by mature landscaping and landscaped berms along Lomas Santa Fe. However, the proposed development will be visible along Stevens Avenue. Surrounding uses consist of a church, office buildings and a retail/commercial center to the east and a self-storage facility located adjacent and south of the proposed development site. In addition, the bulk and scale of the proposed structure is similar to the existing campus classrooms and administrative structures and is, therefore, compatible with the character of the surrounding area. Therefore, the Commission finds that the proposed development consistent with Section 30251 of the Coastal Act.

3. Resource Protection/Water Quality. Section 30231 of the 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 an existing approximately 19.4 acre junior high school facility that consists of varied classroom/administrative structures occupying approximately 56,800 sq. ft., a 56 spaced parking lot and recreation playing fields. The applicant proposes to remove the existing basketball and tennis courts and the existing 56 spaced parking lot and construct a new joint-use library, two parking lots containing 76 spaces (total), two new driveways and a bus loading drive-through area. According to the submitted plans, the proposed development will represent an increase of approximately 27,600 sq. ft. of impervious surfaces. The applicant indicates that all runoff from the proposed development will be directed by sheet flow onto Academy Drive and then via storm drains into Stevens Creek less than ¼ mile from the proposed development. Although Stevens Creek itself is not a pristine, natural creek, polluted runoff entering the channel could harm any vegetation growing in the channel downstream, and will eventually reach coastal waters (San Dieguito Lagoon). Therefore, run-off from the proposed development could adversely impact both Stevens Creek and San Dieguito Lagoon downstream if the run-off contains pollutants. The run-off from the proposed parking lots is likely to contain oil, grease and other hydrocarbons as a result of cars parking there. In addition, runoff from the proposed library structure is likely to contain particles of roofing material or other debris. These pollutants can be trapped and removed from run-off by the use of filtering devices placed at the end of drains or within catch basins.

In order to protect the water quality and resources of the creek and lagoon, the Commission finds that the proposed project must take steps to reduce the potential for pollutants to contaminate the site run-off. Accordingly, Special Condition #1 requires the applicant to implement a polluted run-off control plan that will filter and minimize contaminants (petroleum hydrocarbons and heavy metals) from entering coastal waters. The condition requires the use of Best Management Practices (BMP's) such as catch basins, drain filters, grassy swales, landscaping or other filtering devices to treat run-off from the proposed development. In addition, the applicant is required to maintain the polluted run-off system to ensure that debris and other pollutants are removed on a regular basis and especially prior to the onset of the rainy season (October 1st). With these conditions, the Commission is assured that all runoff generated by the proposed development is treated to the maximum extent feasible. Therefore, as conditioned, the proposed development will not result in adverse impacts to the biological productivity or quality of coastal waters, and the project can be found consistent with Section 30231.

4. Public Access/Recreation. Section 30252 of the Act states:

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 or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6)

assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development.

The Coastal Act requires that new development maintain and enhance public access to the coast by such means as providing non-automobile circulation within the development, providing adequate parking facilities, and assuring that the recreational needs of new residents will not overload nearby coastal recreation areas.

The subject site is located approximately 3/4 miles inland of the shoreline at the southwest intersection of Lomas Santa Fe Drive and Stevens Avenue. Lomas Santa Fe is a major east/west beach access corridor within the City of Solana Beach. As such any development adjacent to this corridor could have the potential to affect public access. In this case, however, the proposed development will occur onsite of an existing school facility which currently has an adequate level of parking to serve its needs. With the proposed bus loading/unloading lanes proposed for the campus, the existing congestion caused by bus loading along Stevens Avenue will be eliminated. In addition, the applicant indicates that the existing student/staff levels have recently been reduced by about one-half following the 1999 opening of a new junior high school in the nearby community.

However, the applicants also propose to utilize the proposed library as a joint school/public library that will be available to the general public during, as well as after, school hours. The applicants have performed a survey of other joint use libraries to determine the appropriate parking levels needed to serve the facility. As a result, the applicants are proposing to increase onsite parking by 20 spaces. With the increase of 20 new parking spaces, the proposed development will have adequate parking to serve the facility. In addition, the project site is not within walking distance of the beach and there are no major public recreational facilities in the area which could be impacted by any "over-flow" of cars from the development. Therefore, the project will not have an adverse impact on public access or recreation, and the Commission finds that the project is consistent with Section 30252 of the Coastal Act.

5. 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 site is zoned and designated Public Institutional in the City of Solana Beach General Plan and Zoning Ordinance, and Public/Semi Public in the previously certified County of San Diego Local Coastal Program, which the Commission uses for guidance in review of development in the City of Solana Beach. The proposed project is consistent with these designations. The site is not located within any of the special overlay designations contained in the certified County LCP. As conditioned, the proposed project is consistent

with all applicable Chapter 3 policies of the Coastal Act. Thus, the proposed development will not prejudice the ability of the City of Solana Beach to prepare a certifiable local coastal program.

6. California Environmental Quality Act (CEQA). 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 water quality protection policies of the Coastal Act. Mitigation measures that include the use of Best Management Practices to filter polluted runoff will minimize all 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.

STANDARD CONDITIONS:

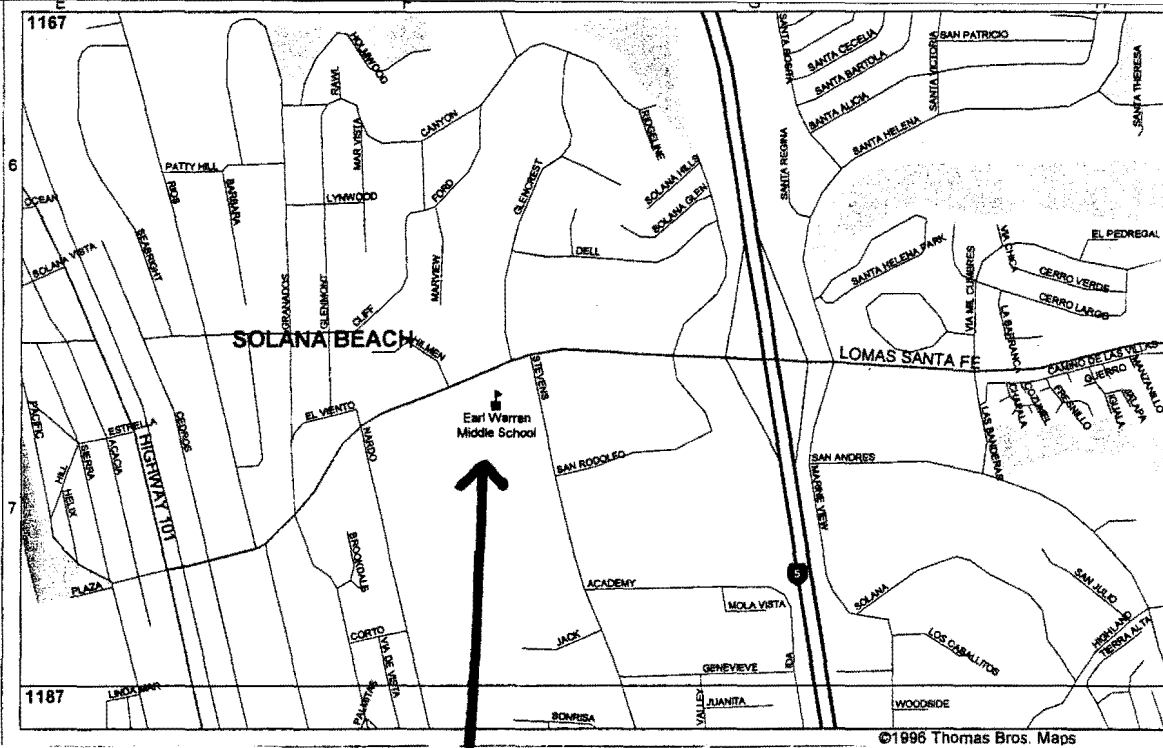
1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. 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. Compliance. All development must occur in strict compliance with the proposal as set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the development during construction, subject to 24-hour advance notice.

6. 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.

7. 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.

(G:\San Diego\Reports\1999\6-99-159 SanDieguitoHighSchool finalfrpt.doc)

NORTH



©1996 Thomas Bros. Maps

SITE

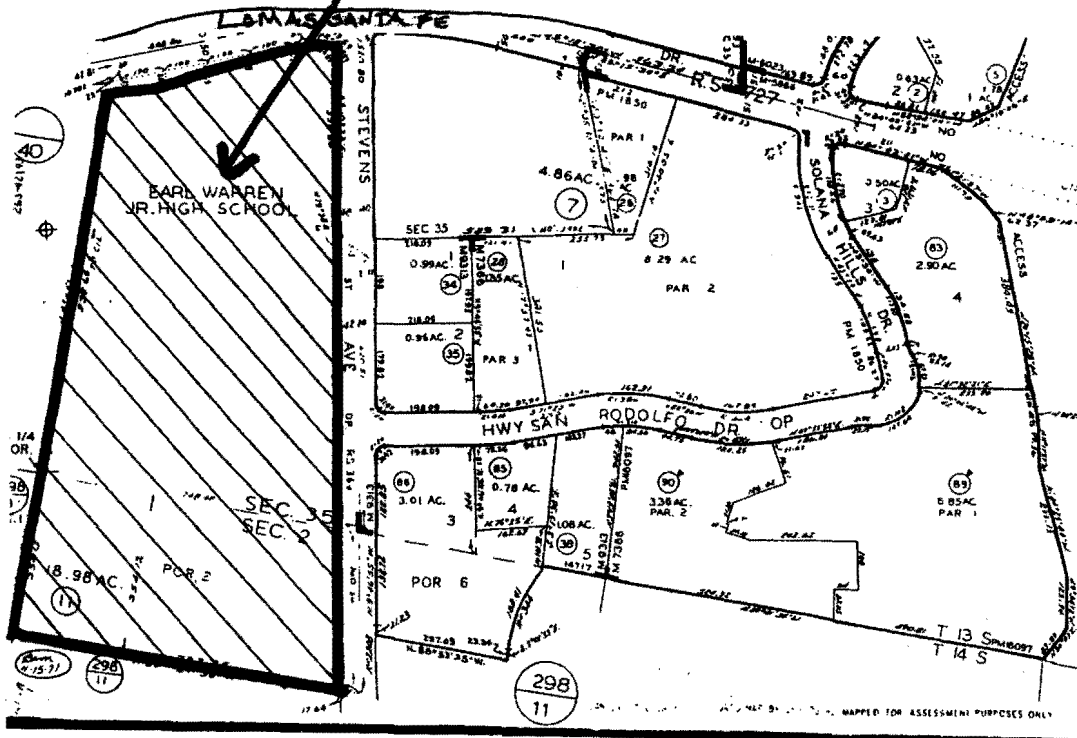
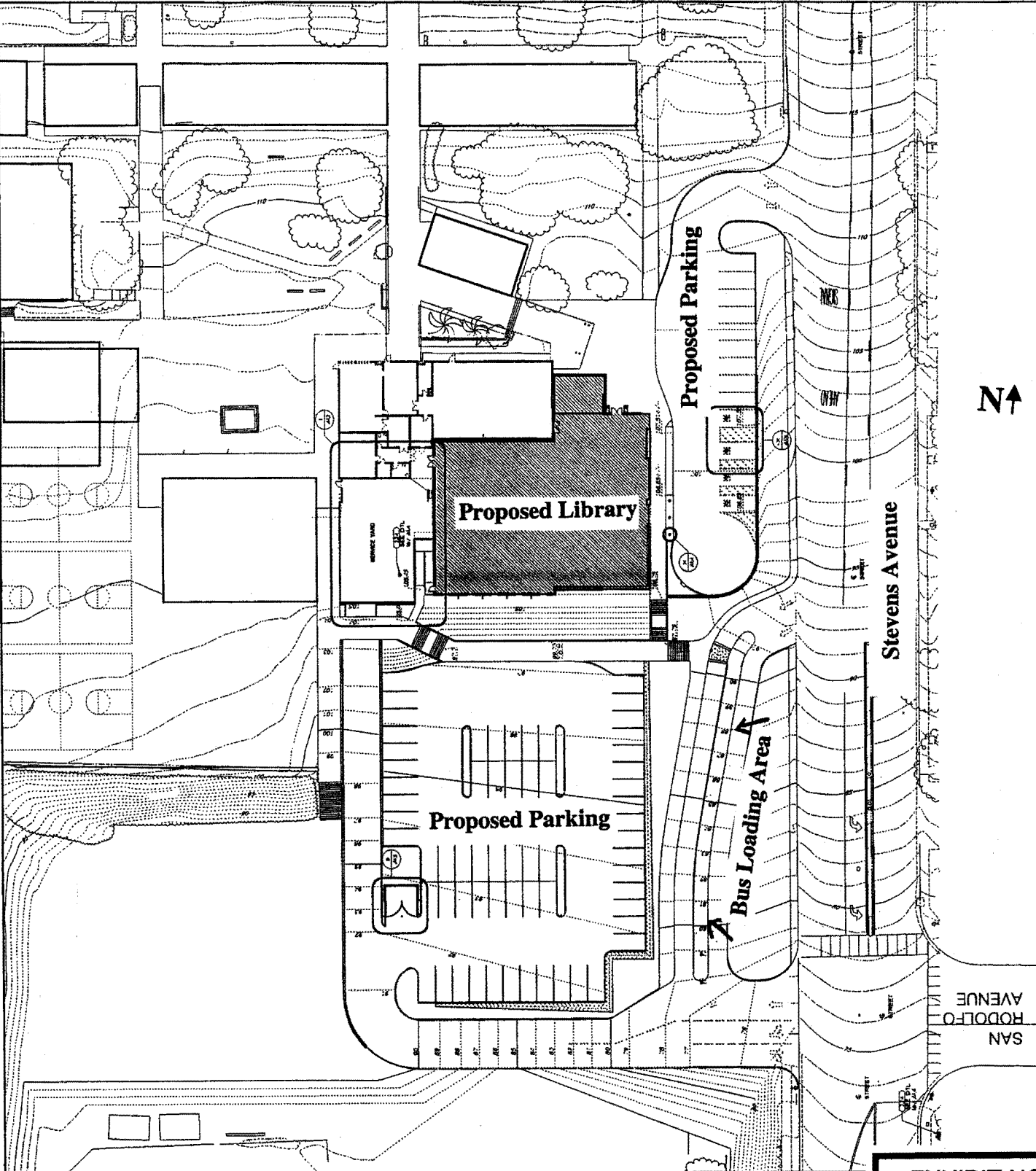



EXHIBIT NO. 1
APPLICATION NO.
6-99-159
Location Map
California Coastal Commission



Stevens Avenue

SAN RODOLFO AVENUE

EXHIBIT NO. 2
APPLICATION NO.
6-99-159
Site Plan
 California Coastal Commission