

CALIFORNIA COASTAL COMMISSION

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W10b

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Staff: L. Schlembach-SD
Staff Report: 11/17/16
Hearing Date: 12/7/16

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-16-0671

Applicant: Santa Fe Christian Schools

Agent: Kristen Tuerk

Location: 838 Academy Drive, Solana Beach, San Diego County (APNs: 298-112-29, -30)

Project Description: Demolition of two existing, approximately 3,200 sq. ft., 1-story modular classroom buildings; construction of two new, approximately 11,400 sq. ft., 2-story classroom buildings; and construction of two new guard booths totaling 46 sq. ft. on a 16.31 acre site.

Staff Recommendation: Approval with Conditions

SUMMARY OF STAFF RECOMMENDATION

The proposed project would increase the number of classrooms from 4 to 10, and thus, the larger buildings have the potential to allow for a small increase in student enrollment, which could, in turn, impact traffic, circulation, and public access to the coast. However, the site is not adjacent to any major coastal accessways, and adequate parking is available to accommodate the proposed number of classrooms. A Supplemental Final Environmental Impact Report was prepared that included a Traffic Impact Study,

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indicating traffic levels and circulation will remain in acceptable levels, even with an increased student enrollment.

The applicant is also proposing to install guard booths at the two existing entrances/exits to the school, which are located along Academy Drive (Exhibit 3). The two proposed guard booths will total 46 sq. ft. (23 sq. ft. each) and one will be located at each entrance/exit. The school currently employs guards to monitor and assist with student drop-off and pick-up, and the guards stand at the entrances/exits to the school. The addition of guard booths will provide the existing guards a place to put their personal belongings as well as shelter from the elements, as needed. The guard booths are not intended to and will not block or restrict public access to the coast as the public does not utilize school parking to access the coast.

The project also involves the removal and replacement of 22 non-native trees. [Special Conditions No. 1](#) and [No. 2](#) require the submittal of Final Plans and Final Landscape Plans to ensure the project complies with the approved plans and incorporates drought tolerant native or non-invasive plants.

Also proposed is 700 cu. yds. of cut and 550 cu. yds. of fill, which has the potential to result in adverse impacts to water quality from construction and post-construction activities. To avoid such impacts, staff recommends [Special Conditions No. 3](#) and [No. 4](#), which require the applicant to submit a Final Construction Pollution Prevention Plan and a Final Long-Term Water Quality Management Plan, respectively.

As conditioned, the proposed development will not have any adverse impacts on coastal resources. Commission staff recommends **approval** of coastal development permit application #6-16-0671 as conditioned.

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EXHIBITS

[Exhibit 1 – Vicinity Map](#)

[Exhibit 2 – Aerial Photo](#)

[Exhibit 3 – Site Plan](#)

I. MOTION AND RESOLUTION

Motion:

*I move that the Commission **approve** the coastal development permit applications included on the consent calendar in accordance with the staff recommendations.*

Staff recommends a **YES** vote. Passage of this motion will result in approval of all the permits included on the consent calendar. The motion passes only by affirmative vote of a majority of the Commissioners present.

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 submitted by HMC Architects and dated 7/26/16.

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.

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, full size final landscape plans for the proposed development. Said plans shall be in substantial conformance with the landscape plans submitted by HMC Architects and dated 7/26/16 and 10/26/16, which shall include and be consistent with the following:

- a. Vegetated landscaped areas shall consist of native plants or non-native drought tolerant plants, which are non-invasive. No plant species listed as problematic and/or invasive by the California Native Plant Society (<http://www.CNPS.org/>), the California Invasive Plant Council (formerly the California Exotic Pest Plant Council) (<http://www.cal-ipc.org/>), or as may be 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 a “noxious weed” by the State of California or the U.S. Federal Government shall be utilized within the property. All plants shall be low water use plants as identified by California Department of Water Resources (See: <http://www.water.ca.gov/wateruseefficiency/docs/wucols00.pdf>).
- b. Use of reclaimed water for irrigation is encouraged. If using potable water for irrigation, only drip or microspray irrigation systems may be used. Other water conservation measures shall be considered, such as weather based irrigation controllers.

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.

3. **Final Construction Pollution Prevention Plan (CPPP)** PRIOR TO THE ISSUANCE OF THIS COASTAL DEVELOPMENT PERMIT, the permittee shall submit for the review and approval of the Executive Director, a Final Construction Pollution Prevention Plan (CPPP) prepared and signed by licensed engineer. At a minimum, the final 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

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and other potential pollutants resulting from construction activities (e.g., chemicals, vehicle fluids, petroleum products, cement, debris, and trash).

b. Development shall minimize land disturbance during construction (e.g., clearing, grading, and cut-and-fill) and shall phase grading activities, to avoid increased erosion and sedimentation. Development shall minimize soil compaction due to construction activities, to retain the natural stormwater infiltration capacity of the soil.

c. Development shall minimize the damage or removal of non-invasive vegetation (including trees, native vegetation, and root structures) during construction, to achieve water quality benefits such as transpiration, vegetative interception, pollutant uptake, shading of waterways, and erosion control.

d. Development 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 during construction, where there is a potential for soil erosion to lead to discharge of sediment off-site or to coastal waters.

e. During construction, development 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 (such as 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, if 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, 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, if feasible (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 that cannot be feasibly relocated to a designated fueling and maintenance area

(such as cranes) may be fueled and maintained in other areas of the site, provided that procedures are implemented to fully contain any potential spills.

g. The Final 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:
 - (a) BMPs that will be implemented to stabilize soil during construction.
 - (b) BMPs that will be implemented to control erosion and sedimentation during construction.
 - (c) 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.
 - (d) BMPs that will be implemented to minimize polluted runoff from stockpiling soil and other excavated materials.
 - (e) A construction phasing schedule, if applicable to the project, with a description and timeline of significant land disturbance activities.

h. 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:

- (1) BMPs that will be implemented to minimize polluted runoff from staging, storage, and disposal of construction chemicals and materials.

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- (2) 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.
- i. BMPs that will be implemented, if needed, to either infiltrate runoff or treat it prior to conveyance off-site during construction.
- j. 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.
- k. To minimize polluted runoff from the site in order to protect coastal water quality:
 - (1) A Pest Management Plan shall be prepared that gives precedence to the use of non-chemical strategies for managing weedy species and pests on site.
 - (2) Pest management shall follow state-of-the-art environmental methods to minimize water use, fertilizer and herbicide application, and chemical pesticide use, to the maximum extent feasible.
 - (3) Chemical pest control strategies shall only be employed after all other non-chemical strategies have proven ineffective.

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 Commission amendment to this Coastal Development Permit unless the Executive Director determines that no amendment is legally required.

4. Final Long-Term Water Quality Management Plan. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicants shall submit for the review and written approval of the Executive Director a final Water Quality Management Plan prepared by a qualified licensed professional. The WQMP shall include:

- a. A map drawn to scale, showing the property boundaries, building footprint, runoff flow directions, relevant drainage and water quality features, impervious surfaces, permeable pavements, landscaped areas and showing the site’s Drainage Management Areas, and calculations of the runoff volumes from these areas.
- b. Supporting information demonstrating the effectiveness of the BMPs to treat the pollutants anticipated to be present after development occurs.
- c. Supporting calculations demonstrating that volume-based Treatment Control BMPs are designed to handle, at a minimum, the 85th percentile 24-hour storm event, and flow-based Treatment Control BMPs are designed to treat, at a

minimum, twice the 85th percentile one-hour storm event volume. If proprietary Treatment Control BMPs are used, documentation shall be included that demonstrates treatment of the 85th percentile runoff event, at a minimum, shall be included.

- d. Calculations showing that the 85th percentile runoff volume will be retained on-site. If the 85th percentile runoff volume cannot be retained on site, an alternatives analysis shall demonstrate that no feasible alternative project design will substantially improve runoff retention.
- e. Minimizes disturbance of coastal waters and natural drainage features; minimizes removal of native vegetation; and avoids, to the extent feasible, covering or compaction of highly permeable soils.
- f. Preferentially uses Low Impact Development (LID) techniques to retain and disperse runoff on site.
- g. Uses infiltration to the greatest extent feasible to retain runoff; minimize the addition of impervious surfaces; and disconnect impervious surfaces from the storm drain system by interposing strategically-located pervious areas. Where infiltration is not appropriate or feasible, uses alternative BMPs to minimize changes in the runoff flow regime (e.g., direct roof runoff into rain barrels or cisterns for later use, evaporate roof runoff, employ a green roof, construct a rain garden, and/or plant trees).
- h. Minimizes pollutants associated with landscaping and building materials.
- i. Directs drainage from all parking areas and driveways, roofs, walkways, patios, and other impervious surfaces to, in order of priority, a) landscaped areas or open spaces capable of infiltration, b) earthen-based infiltration BMPs, c) flow-through biofiltration BMPs designed to treat, at a minimum, twice the 85th percentile one-hour storm event volume, accompanied by supporting calculations, d) proprietary filtration systems designed to treat, at a minimum, twice the 85th percentile one-hour storm event volume, accompanied by supporting calculations and product documentation.
- j. Conveys excess runoff off-site in a non-erosive manner.
- k. Where flow-through BMPs are used, includes supporting calculations and product documentation.
- l. Includes all maintenance and operating procedures that will be conducted to keep the water quality provisions effective for the life of the development.

The permittee shall undertake development in accordance with the Final Long-Term Water Quality Management Plan. Any proposed changes to the approved plan shall be

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reported to the Executive Director. No changes to the 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.

IV. FINDINGS AND DECLARATIONS

A. PROJECT DESCRIPTION

Santa Fe Christian Schools (SFC) proposes to demolish two existing, 1-story modular classroom buildings, to construct two new, 2-story classroom buildings, and to construct two new guard booths on the 16.31-acre campus in the City of Solana Beach (Exhibit 3). The proposed project is Phase 1a of a 5-Phase “Master Plan.” The Master Plan involves extensive upgrading and remodeling of the existing campus; however, the current phase, Phase 1a, involves only the aforementioned classroom buildings and guard booths.

The two existing modular buildings total 3,181 sq.ft. and provide a total of 4 classrooms, and the two proposed buildings would total 11,358 sq.ft. and a total of 10 classrooms.

The applicant is also proposing to install guard booths at the two existing entrances/exits to SFC, which are located along Academy Drive. The two proposed guard booths will total 46 sq. ft. (23 sq. ft. each) and one will be located at each entrance/exit. The school currently employs guards to monitor and assist with student drop-off and pick-up, and the guards stand at the entrances/exits to the school. The addition of guard booths will provide the existing guards a place to put their personal belongings as well as shelter from the elements, as needed. The guard booths are not intended to and will not block or restrict public access to the coast as the public does not utilize school parking to access the coast.

Also proposed is the removal of 22 existing, non-native trees from the area surrounding the existing classrooms and replacement with 22 non-native trees in various places throughout the campus. The applicant is also proposing 700 cu. yds. of cut and 550 cu. yds. of fill, resulting in a total of 150 cu. yds. of export. This has the potential to result in adverse impacts to water quality from construction and post-construction activities. To avoid such impacts, staff recommends [Special Conditions No. 3](#) and [No. 4](#), which require the applicant to submit a Final Construction Pollution Prevention Plan and a Final Long-Term Water Quality Management Plan, respectively.

Additionally, [Special Condition No. 1](#) requires the submittal of final plans to ensure that they are in conformance with the proposed plans, and [Special Condition No. 2](#) requires Final Landscape Plans that use drought-tolerant, native, or non-invasive species.

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 LCP is not fully certified, and the standard of review for the proposed development is the Chapter 3 policies of the Coastal Act.

B. BIOLOGICAL RESOURCES

Coastal Act policies 30240 and 30251 restrict the alteration of natural landforms and protect sensitive habitats. Section 30231 of the Coastal Act requires that coastal waters are protected and runoff minimized.

The proposed development will not have an adverse impact on any sensitive habitat, and, as conditioned, will not result in erosion or adverse impacts to water quality, as adequate temporary and permanent erosion controls (construction and post-construction BMPs) will be provided. Thus, the project is consistent with the resource protection policies of Chapter 3 of the Coastal Act.

C. COMMUNITY CHARACTER/VISUAL QUALITY

The development is located within an existing developed area and, as conditioned, will be compatible with the character and scale of the surrounding area and will not impact public views. Therefore, the Commission finds that the development, as conditioned, conforms to Section 30251 of the Coastal Act.

D. PUBLIC ACCESS/PARKING

As conditioned, the proposed development will not have an adverse impact on public access to the coast or to nearby recreational facilities. Although the larger buildings would potentially allow for a small increase in student enrollment, the site is not adjacent to any major coastal accessways, and adequate parking is available to accommodate the proposed number of classrooms. A Supplemental Final Environmental Impact Report was prepared that includes a Traffic Impact Study, indicating traffic levels and circulation will remain at acceptable levels, even with an increased student enrollment. As conditioned, the proposed development conforms to Sections 30210 through 30214, Sections 30220 through 30224, Section 30252 and Section 30604(c) of the Coastal Act.

F. LOCAL COASTAL PLANNING

The City of Solana Beach does not have a certified LCP at this time. Thus, the Coastal Commission retains permit jurisdiction in this community and Chapter 3 of the Coastal Act remains the legal standard of review. As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act. Approval of the project, as conditioned, will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3.

G. CALIFORNIA ENVIRONMENTAL QUALITY ACT

As conditioned, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, is the least

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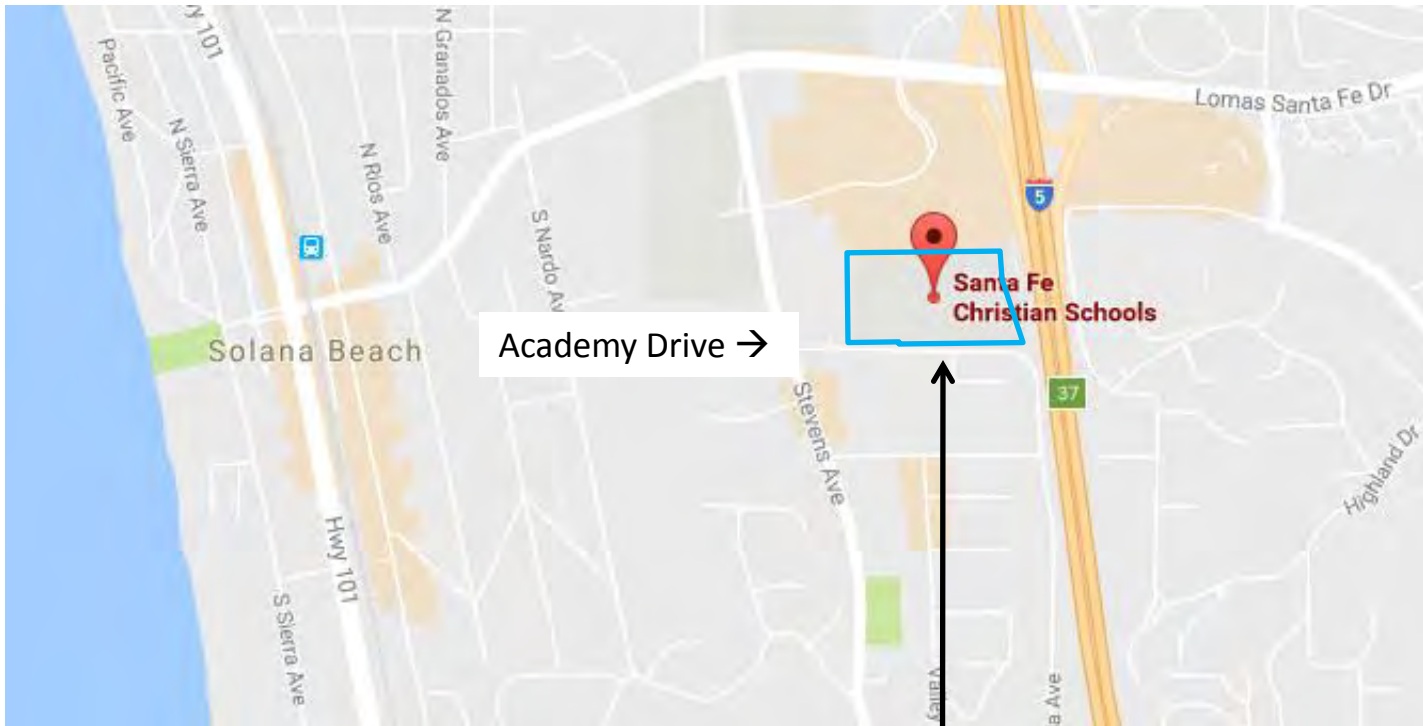
environmentally damaging feasible alternative and is consistent with the requirements of the Coastal Act to conform to CEQA.

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APPENDIX A – SUBSTANTIVE FILE DOCUMENTS

- Solana Beach Land Use Plan

Vicinity Map



Site

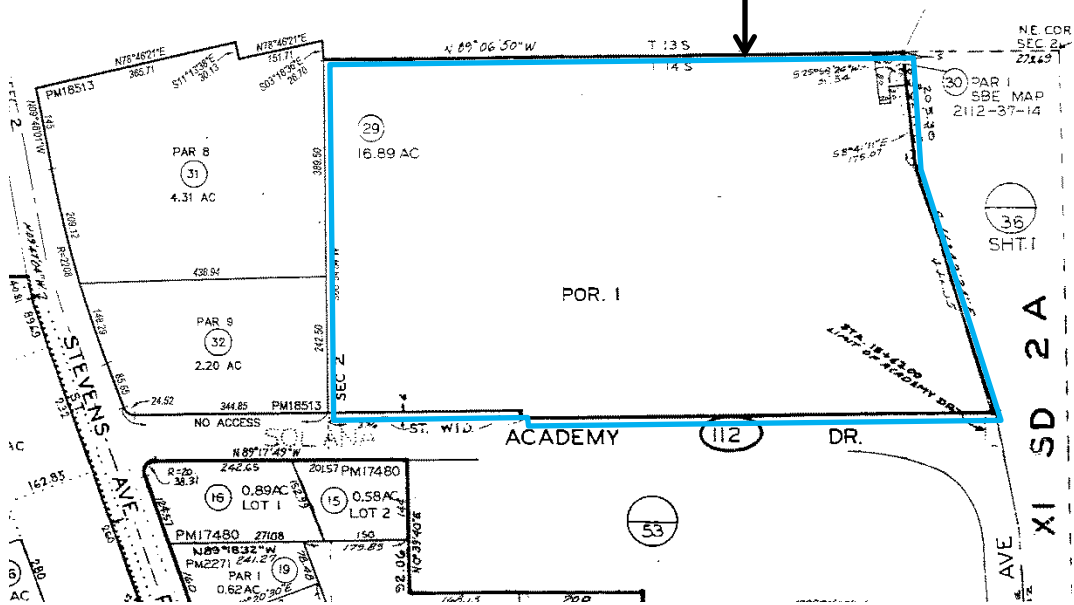


EXHIBIT NO. 1
 Vicinity Map
6-16-0671 California Coastal Commission

Aerial Image

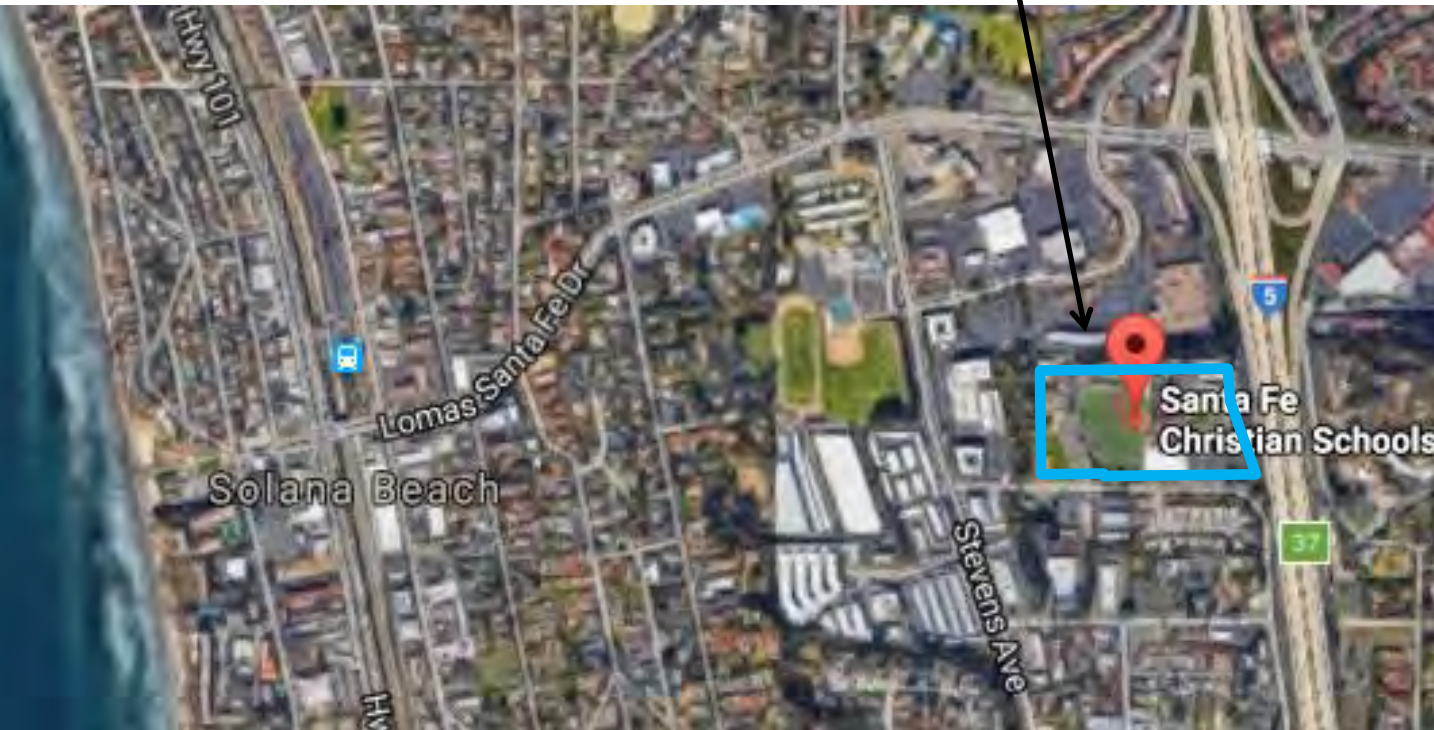
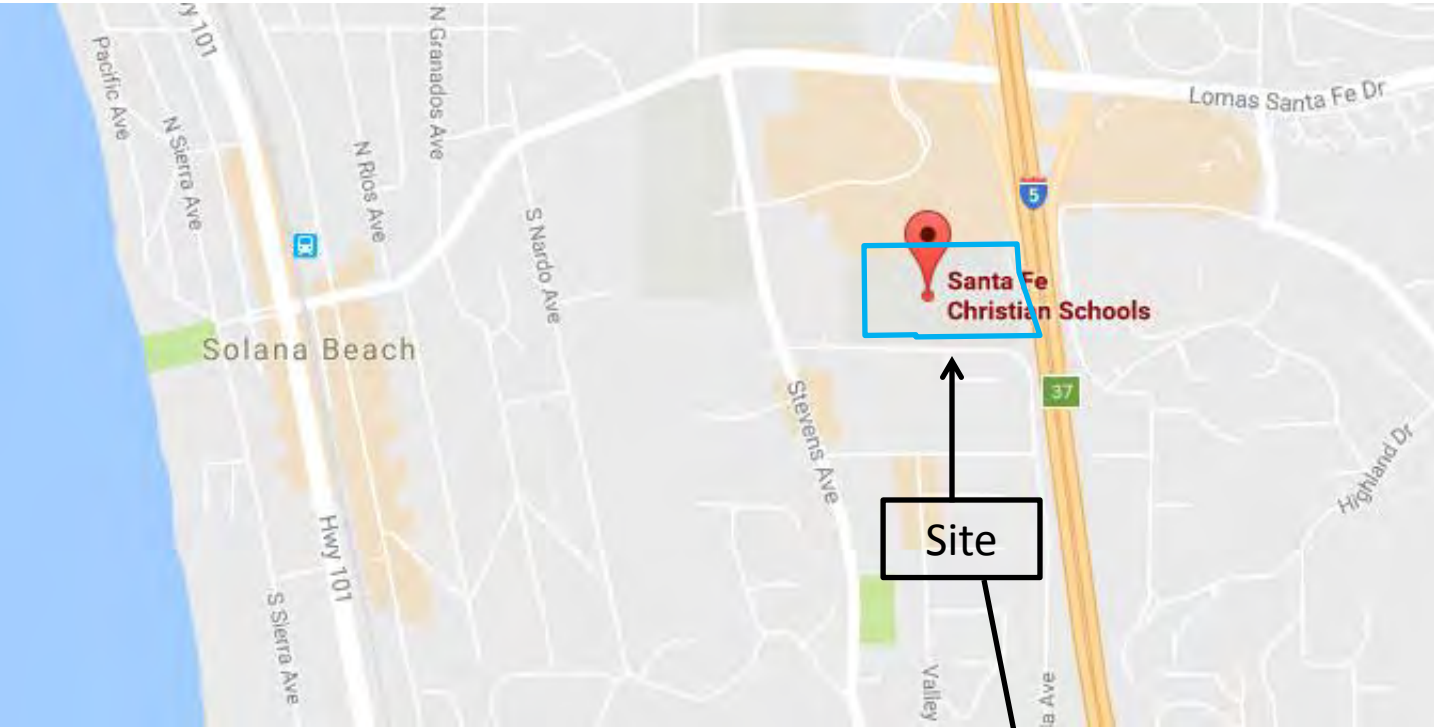
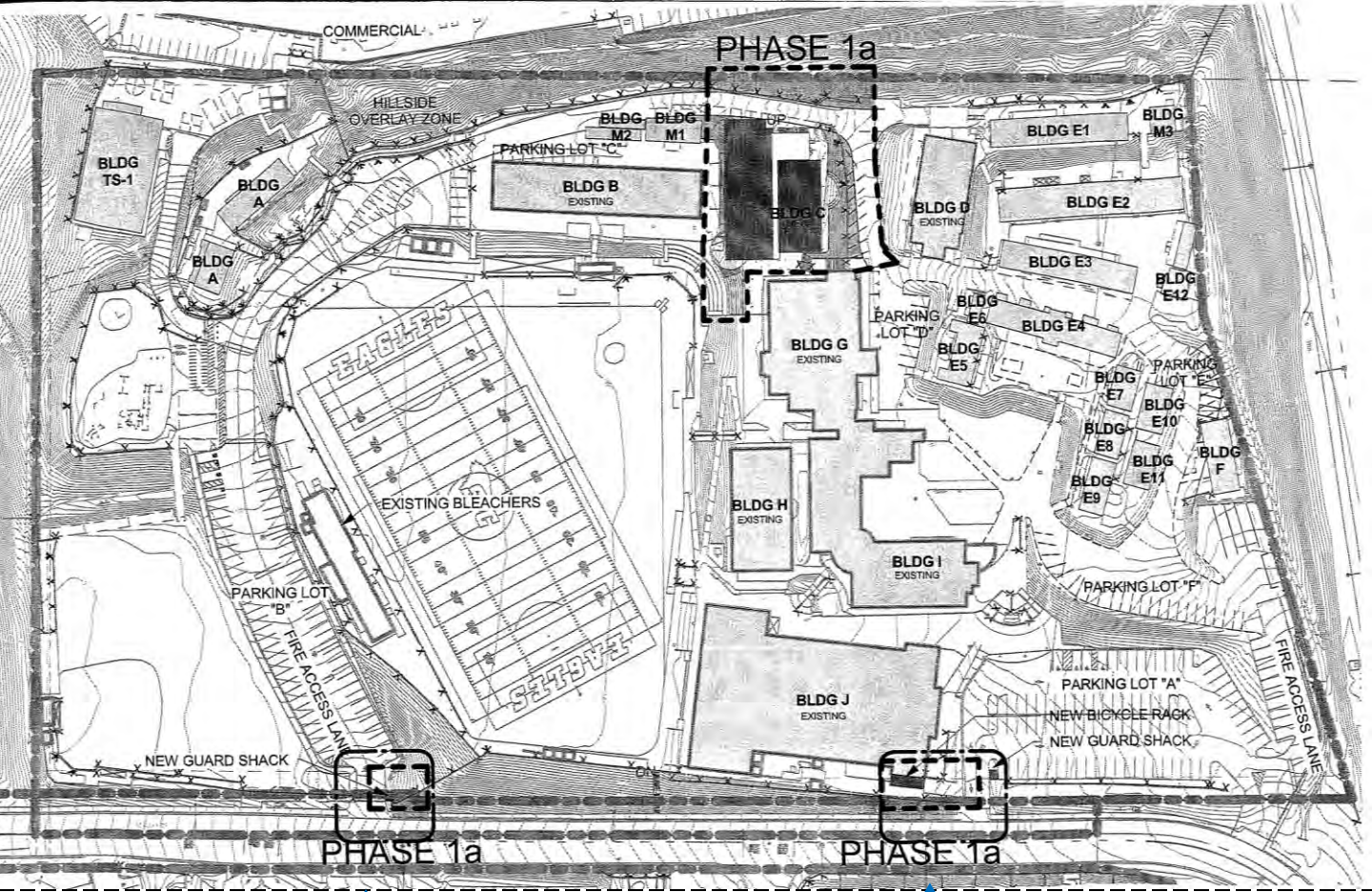


EXHIBIT NO. 2	
	Aerial View
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Proposed site plan

Proposed Classroom Buildings



Proposed Guard Booth

Proposed Guard Booth

