

Solana Beach School District  
Solana Vista School Modernization/Reconstruction Project

**Frequently Asked Questions**

**Project Description: Traffic Analysis via IBI Group**

The District-owned property is encompassed by Santa Rufina Drive on the east, San Patricio Drive on the south, and Santa Victoria on the north and west. The elementary school is surrounded exclusively by residential properties. The main entrance to the school is currently through a parking lot at the intersection of Santa Victoria and Santa Carina and available vehicle loading areas are also located along Santa Victoria.

The District proposes to reconstruct a single-story school building as well as a more optimized entry driveway which will allow the accommodation of a larger onsite vehicle loading and parking. The project would also improve vehicle drop-off/pick-up zones in order to enhance the safety of vehicle loading operations and onsite vehicular circulation increasing the amount of parking stalls available and expanding the driveway and curb space of the drop-off/pick-up zones. Although parking and drop-off/pick-up zones will increase in size, the project is projected to result in the reduction of two classrooms. As a result, the enrollment for 2018-19 is 348 students whereas the prior year enrollment in 2017-18 was 383.

*1. Will the modernized/reconstruction of Solana Vista School include a two-story building?*

The proposed site plan for the Solana Vista School Modernization/Reconstruction Project is a single-story plan that will be placed as much as possible in footprint of the current campus.

*2. How much greenspace area is planned?*

The field space will consist of approximately 165,458 square feet of greenspace which is equivalent to approximately 90% of current greenspace.

*3. How much hardcourt area is planned?*

The hardcourt space includes approximately 27,499 square feet. In addition, the Kindergarten play area (mixed hard and soft scape) will be approximately 16,715 square feet. In the classroom building area, a proposed outdoor academic courtyard will be approximately 5,647 square feet to provide for outdoor learning space.

*4. How many parking stalls will be available?*

The proposed site plan includes 70 parking stalls - 41 parking stalls located alongside the drop-off/pick-up lane and an additional 29 parking stalls on the front east side of the modernized campus. Included in the parking stall count are the required ADA/Accessible parking stalls. The current parking lot has 54 stalls.

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## 5. *What materials are being considered for the exterior finish?*

The exterior finish materials being considered for the walls are stucco with stone wall accents intermixed with beams, trellises, and trims. The exteriors are being developed to portray a “village” design concept through the use of varying building component sizes, heights, window placements, along with the utilization of sloping roofs and overall scaling to complement the existing community. The school will be single-story centered on the Media Center and academic court (e.g. town square) with the classroom wings (e.g. neighborhoods) connected through a series of roadways (e.g. corridors). The sloping roofs will be finished in metal standing seam panels of a darker complimentary color to provide a thoughtful transition from the exterior walls to the building core.

## 6. *What is the proposed schedule of the project?*

Construction of Solana Vista is scheduled to commence June 2020. The classroom building is expected to be ready for occupancy August 2021. The Multipurpose Building, student service kitchen, and fields will be available for use by students some time during the Fall/Winter 2021. The schedule is contingent upon weather.

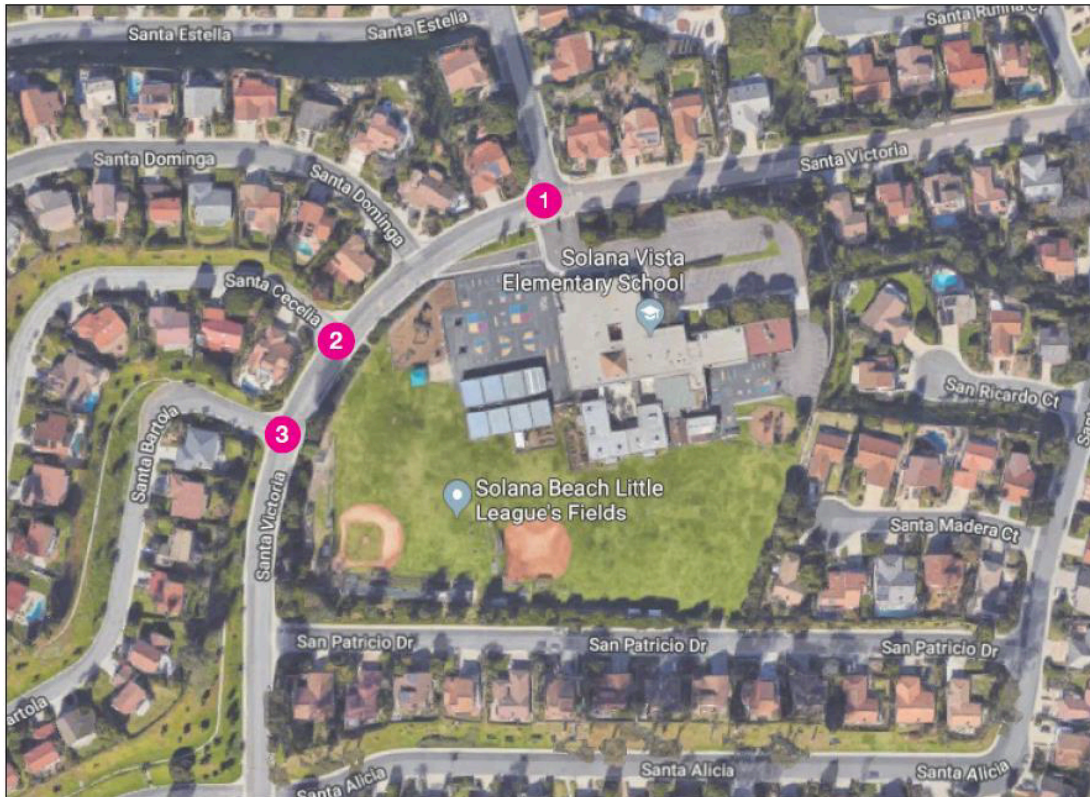
## 7. *Where will the students be housed during the construction phase?*

Students will be housed off-site during the construction of the project. The proposed plan may include transporting Kindergarten through second grade students to Solana Highlands School for the 2020-21 school year. Third grade students could be housed at Skyline School for the 2020-21 school year. A task force will be established in Fall 2019 to finalize the interim housing plan.

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## 8. Additional Traffic Study Information: Study Intersections and Roadway Segment Project Scenarios

Roadway Segment	Intersections
Santa Victoria from Santa Carina to Santa Helena	Santa Carina and Santa Victoria
	Santa Cecelia and Santa Victoria
	Santa Barbara and Santa Victoria



Conclusions of Performed Traffic Analysis: Based on the results of the level of service analysis, the proposed modernization/reconstruction of Solana Vista Elementary School can be implemented without significant impact to any of the study intersections or roadway segment. All three study intersections, as well as the single study roadway segment operate at an acceptable level of service under both Existing Year (2018-19) and Opening Year (2021-22) with Project scenarios. Since no significant impacts are identified as a result of the project, mitigation measures were not necessary for the analysis. The proposed site plan will be able to accommodate the existing queue observed.