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State Clearinghouse No. 2020029070

DEL MAR HEIGHTS SCHOOL REBUILD PROJECT

Del Mar Union School District

Prepared for:

Del Mar Union School District

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Table of Contents

Section	Page
1. INTRODUCTION.....	1
1.1 PURPOSE OF MITIGATION MONITORING PROGRAM.....	1
1.2 FOCUSED EIR SUMMARY.....	1
1.3 ENVIRONMENTAL IMPACTS.....	2
2. MITIGATION MONITORING PROCESS	3
2.1 MITIGATION MONITORING PROGRAM ORGANIZATION.....	3
2.2 DEL MAR UNION SCHOOL DISTRICT	3
2.3 MITIGATION MONITORING TEAM.....	3
2.4 ARBITRATION RESOLUTION	4
2.5 ENFORCEMENT.....	4
3. MITIGATION MONITORING REQUIREMENTS.....	5
3.1 PRE-MITIGATION MEETING.....	5
3.2 CATEGORIZED MITIGATION MEASURES/MATRIX.....	5
3.3 IN-FIELD MONITORING.....	5
3.4 COORDINATION WITH CONTRACTORS.....	5
3.5 LONG-TERM MONITORING	5

Table of Contents

List of Tables

Table	Page
Table 3-1 Mitigation Monitoring Requirements	7

1. Introduction

1.1 PURPOSE OF MITIGATION MONITORING PROGRAM

This Mitigation Monitoring Program has been developed to provide a vehicle by which to monitor mitigation measures and conditions of approval outlined in the Focused Draft Environmental Impact Report (Draft EIR), State Clearinghouse No. 2020029070. The Mitigation Monitoring Program has been prepared in conformance with Section 21081.6 of the Public Resources Code and the Del Mar Union School District Monitoring Requirements. Section 21081.6 states:

- (a) When making findings required by paragraph (1) of subdivision (a) of Section 21081 or when adopting a mitigated negative declaration pursuant to paragraph (2) of subdivision (c) of Section 21080, the following requirements shall apply:
 - (1) The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead or responsible agency, prepare and submit a proposed reporting or monitoring program.
 - (2) The lead agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based.

1.2 FOCUSED EIR SUMMARY

1.2.1 PROJECT LOCATION

The approximately 10.85-acre project site encompasses the Del Mar Heights School property at 13555 Boquita Drive in the City of San Diego. The project site consists of Assessor's Parcel Number (APN) 301-0500-700 and is in Del Mar Heights, a 760-lot subdivision in the Torrey Pines community. The project site is surrounded by Boquita Drive to the north, Mira Montana Drive to the east, and open space canyonlands to the south and west of the project site. The subdivision of Del Mar Heights in the City of San Diego is surrounded by the City of Del Mar to the west and the City of San Diego to the north, east, and south, and is approximately 0.30-mile west of Interstate 5 (I-5). The project site is southeast of Canyon Crest Open Space Park, east and north of Torrey Pines State Natural Reserve, and the City of San Diego's Multi-Habitat Planning Area (MHPA) is to the west and south of the site.

1. Introduction

1.2.2 PROJECT SUMMARY

Del Mar Union School District plans to fully redesign and reconstruct the Del Mar Heights School. The capacity will be reduced by one classroom (approximately 24 students) from the existing 22 regular classrooms to 21 regular classrooms, buildings will be limited to one story with low slope roofs, and access to the school will remain via Boquita Drive. Construction of the proposed project would occur over an approximately 8.4-acre portion of the campus.

1.3 ENVIRONMENTAL IMPACTS

1.3.1 Impacts Considered Less Than Significant

The Focused Draft EIR identified that impacts to biological resources would be less than significant.

1.3.2 Potentially Significant Adverse Impacts That Can Be Mitigated, Avoided, or Substantially Lessened

The Focused Draft EIR identified that impacts to noise would be less than significant with the implementation of mitigation measures.

1.3.3 Unavoidable Significant Adverse Impacts

The Focused Draft EIR did not identify any unavoidable significant adverse impacts.

As the Focused Final EIR will take precedence over the Mitigated Negative Declaration, mitigation measures from the Mitigated Negative Declaration (with applicable revisions as shown in Section 3 of the Focused Final EIR) are also included in this MMRP.

2. Mitigation Monitoring Process

2.1 MITIGATION MONITORING PROGRAM ORGANIZATION

Overall MMRP management is the responsibility of the District. The District's technical consultants (CEQA consultant, etc.) may perform related monitoring tasks under the direction of the environmental monitor if they are contracted by the District.

2.2 DEL MAR UNION SCHOOL DISTRICT

As the lead agency, the District is responsible for the review of all monitoring reports, enforcement actions and document disposition. The District will rely on information provided by individual monitors (e.g., CEQA consultant) as accurate and up to date, and will field check mitigation measure status, as required.

2.3 MITIGATION MONITORING TEAM

The mitigation monitoring team, consisting of the designated Project Manager and Technical Consultants (CEQA consultant, etc.) are responsible for monitoring implementation and compliance with all adopted mitigation measures and conditions of approval. A major portion of the team's work is in-field monitoring and compliance report preparation. Implementation disputes are brought to the District's designated Project Manager.

2.3.1 Monitoring Team

The following summarizes key positions in the MMRP and their respective functions:

- **District Project Manager:** Responsible for coordination of mitigation monitoring team, technical consultants, report preparation, and overall program administration and document/report clearinghouse.
- **Construction Contractor:** Responsible for coordination of mitigation monitoring team; technical consultants; report preparation; and implementation the monitoring program, including overall program administration, document/report clearinghouse, and first phase of dispute resolution.
- **Technical Consultants:** Responsible for monitoring in respective areas of expertise (CEQA consultant, project engineer, noise analyst/specialist). Report directly to the District Project Manager.

2.3.2 Recognized Experts

The use of recognized experts on the monitoring team is required to ensure compliance with scientific and engineering mitigation measures. The mitigation monitoring team's recognized experts assess compliance with required mitigation measures, and recognized experts from responsible agencies consult with the District Project Manager regarding disputes.

2. Mitigation Monitoring Process

2.4 ARBITRATION RESOLUTION

If the mitigation monitor determines that a mitigation measure, in the opinion of the monitor, has not been implemented or has not been implemented correctly, the problem will be brought before the District Project Manager for resolution. The decision of the District Project Manager is final unless appealed to the District's Superintendent. The District's Project Manager will have the authority to issue stop-work order until the dispute is resolved.

2.5 ENFORCEMENT

Public agencies may enforce conditions of approval through their existing police power, using stop-work orders, fines, infraction citations, or in some cases, notice of violation for tax purposes.

3. Mitigation Monitoring Requirements

3.1 PRE-MITIGATION MEETING

A pre-monitoring meeting will be scheduled to review mitigation measures, implementation requirements, schedule conformance, and mitigation monitoring committee responsibilities. Committee rules are established, the entire mitigation monitoring program is presented, and any misunderstandings are resolved.

3.2 CATEGORIZED MITIGATION MEASURES/MATRIX

Project-specific mitigation measures have been categorized in matrix format, as shown in Table 3-1, *Mitigation Monitoring Requirements*. The matrix identifies the environmental factor, specific mitigation measures, schedule, and responsible monitor. The mitigation matrix will serve as the basis for scheduling the implementation of, and compliance with, all mitigation measures.

3.3 IN-FIELD MONITORING

Project monitors and technical subconsultants shall always exercise caution and professional practices when monitoring implementation of mitigation measures. Protective wear (e.g. hard hat, glasses) shall always be worn in construction areas. Injuries shall be immediately reported to the mitigation monitoring committee.

3.4 COORDINATION WITH CONTRACTORS

The construction manager is responsible for coordination of contractors and for contractor completion of required mitigation measures.

3.5 LONG-TERM MONITORING

Long-term monitoring related to several mitigation measures will be required, including fire safety inspections. Post-construction fire inspections are conducted on a routine basis by the City of San Diego Fire Department.

3. Mitigation Monitoring Requirements

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3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
MITIGATED NEGATIVE DECLARATION				
3.5 CULTURAL RESOURCES AND 3.18 TRIBAL CULTURAL RESOURCES				
CUL-1 Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Del Mar Union School District (Permittee) shall implement the City of San Diego's Archaeological Monitoring Program and verify that a qualified archaeological monitor and Native American monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological and/or tribal cultural resources as identified on the archaeological monitoring exhibit prepared by the Archaeological Principal Investigator. If archaeological resources are discovered during excavation and/or construction activities, construction shall stop within 25 feet of the find, and the qualified archaeologist shall be consulted to determine whether the resource requires further study. The archaeologist in consultation with the Native American monitor shall make recommendations to the District for the protection, avoidance of, or additional treatment of the discovered resources. Archaeological resources recovered shall be permanently curated with an appropriate local institution in accordance with industry standards, and a final monitoring report prepared and provided to the City of San Diego for review.	Qualified Archaeologist	Prior to issuance of grading permit	DMUSD Director of Maintenance, Operations, and Facilities Department	
3.7 GEOLOGY AND SOILS				

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
GEO-1	<p>Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Del Mar Union School District (Permittee) shall implement the City of San Diego's Paleontological Monitoring Program as described in Chapter 14, Article 2, Division 1 of the City of San Diego Municipal Code (Section 142.0151) Paleontological Resources Requirements for Grading Activities and the Land Development Manual - Appendix P - General Grading Guidelines For Paleontological Resources. The need for Paleontological monitoring shall be based on the results of a site specific paleontological records search as well as information regarding existing known soil conditions (native or formation) conducted by a qualified paleontologist. If paleontological resources are discovered during excavation and/or construction activities, construction shall stop within 25 feet of the find, and the qualified paleontologist shall determine the appropriate methodology for the salvage and recovery of fossil resources before construction activities can continue in the area. Any paleontological resources recovered shall be permanently curated with an appropriate institution, such as, but not limited to the San Diego Natural History Museum, in accordance with industry standards, and a final monitoring report prepared and provided to the City of San Diego for review.</p>	Qualified Paleontologist	Prior to construction	DMUSD Director of Maintenance, Operations, and Facilities Department	
5.2 NOISE					
N-1	<p>The District shall incorporate the following practices into the construction documents to be implemented by the construction contractor during the entire construction phase of the project:</p> <ul style="list-style-type: none"> ■ The project sponsor and contractors shall prepare a Construction Noise Control Plan. The details of the Construction Noise Control Plan shall be included as part of the construction drawing set. 	District's Project Manager, Construction Contractor	During Construction Activities	District	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<ul style="list-style-type: none"> ■ At least 30 days prior to the start of construction activities, all off-site residents within 300 feet of the project site shall be notified of the planned construction activities. The notification shall include a brief description of the project, the activities that would occur, the hours when construction would occur, and the construction period's overall duration. The notification shall include the telephone numbers of the District's and contractor's authorized representatives that are assigned to respond in the event of a noise or vibration complaint. ■ At least 10 days prior to the start of construction activities, a sign shall be posted at the entrance(s) to the job site, clearly visible to the public, that includes permitted construction days and hours, as well as the telephone numbers of the District's and contractor's authorized representatives that are assigned to respond in the event of a noise or vibration complaint. If the authorized contractor's representative receives a complaint, he/she shall investigate, take appropriate corrective action, and report the action to the District. ■ During the entire active construction period, equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds), wherever feasible. ■ Require the contractor to use impact tools (e.g., jack hammers and hoe rams) that are hydraulically or electrically powered wherever possible. Where the use of pneumatic tools is unavoidable, an exhaust muffler on the 				

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>compressed air exhaust shall be used along with external noise jackets on the tools.</p> <ul style="list-style-type: none"> ■ During the entire active construction period, stationary noise sources shall be located as far from sensitive receptors as possible, and they shall be muffled and enclosed within temporary sheds, or insulation barriers or other measures shall be incorporated to the extent feasible. ■ Signs shall be posted at the job site entrance(s), within the on-site construction zones, and along queueing lanes (if any) to reinforce the prohibition of unnecessary engine idling. All other equipment shall be turned off if not in use for more than 5 minutes. ■ During the entire active construction period and to the extent feasible, the use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only. ■ Temporary noise barriers will be constructed with solid material with a density of at least 1.5 pounds per square foot with no gaps from the ground to the top of the temporary noise barrier and be lined on the construction side with an acoustical blanket, curtain, or equivalent absorptive material. The locations and heights (8 to 16 feet) of temporary noise barriers are shown in Figure 5.2-11. The District shall verify compliance with this measure prior to the start of major demolition or construction work. Temporary Noise Barrier 1 shall remain up during the building and asphalt demolition phase and the soil nailing and grading phase but will need to be removed during the 				

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>Mitigation Measure building construction phase. Temporary Noise Barrier 2 shall remain up for the entire duration of demolition and construction. Temporary Noise Barrier 3 shall remain up for at least the duration of the building and asphalt demolition phase.</p>				
<p>N-2 If paving activity during construction is required within 25 feet of nearby residential structures, a static roller shall be used instead of a vibratory roller.</p>	District's Project Manager, Construction Contractor	During Construction Activities	District	

3. Mitigation Monitoring Requirements

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