

May 2020 | Mitigation Monitoring and Reporting Program  
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

<b>Section</b>	<b>Page</b>
<b>1. MITIGATION MONITORING AND REPORTING PROGRAM.....</b>	<b>1</b>
1.1 PURPOSE OF MITIGATION MONITORING AND REPORTING PROGRAM.....	1
1.2 PROJECT LOCATION .....	2
1.3 PROJECT SUMMARY .....	2

### *List of Tables*

<b>Table</b>	<b>Page</b>
Table 1 Mitigation Monitoring Requirements .....	7

## Table of Contents

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# 1. Mitigation Monitoring and Reporting Program

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## 1.1 PURPOSE OF MITIGATION MONITORING AND REPORTING PROGRAM

This Mitigation Monitoring and Reporting Program has been developed to provide a vehicle by which to monitor mitigation measures and conditions of approval outlined in the Del Mar Heights School Rebuild Project IS/MND, State Clearinghouse No. 2020029070. The Mitigation Monitoring and Reporting Program (MMRP) has been prepared in conformance with Section 21081.6 of the Public Resources Code and 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.

The State CEQA Guidelines Section 15097 provides clarification of mitigation monitoring and reporting requirements and guidance to local lead agencies on implementing strategies. The reporting or monitoring program must be designed to ensure compliance during project implementation. The Del Mar Union School District is the lead agency for the Del Mar Heights School Rebuild Project and is therefore responsible for implementing the MMRP. The MMRP has been drafted to meet the requirements of Public Resources Code Section 21081.6 as a fully enforceable monitoring program.

The MMRP consists of the mitigation program and the measures to implement and monitor the mitigation program. The MMRP defines the following for the mitigation measure outlined in Table 1, *Mitigation Monitoring Requirements*:

- **Definition of Mitigation.** The mitigation measure contains the criteria for mitigation, either in the form of adherence to certain adopted regulations or identification of the steps to be taken in mitigation.

## Mitigation Monitoring and Reporting Program

- **Responsible Party or Designated Representative.** Unless otherwise indicated, the project applicant is the responsible party for implementing the mitigation, and the Del Mar Union School District or a designated representative is responsible for monitoring the performance and implementation of the mitigation measures. To guarantee that the mitigation measure will not be inadvertently overlooked, a supervising public official acting as the Designated Representative is the official who grants the permit or authorization called for in the performance. Where more than one official is identified, permits or authorization from all officials shall be required.
- **Time Frame.** In each case, a time frame is provided for performance of the mitigation measure or review of evidence that mitigation has taken place. The performance points selected are designed to ensure that impact-related components of project implementation do not proceed without establishing that the mitigation is implemented or ensured. All activities are subject to the approval of all required permits from local, state, and federal agencies with permitting authority over the specific activity.

The last column of the MMRP table will be used by the parties responsible for documenting when implementation of the mitigation measure has been completed. The ongoing documentation and monitoring of mitigation compliance will be completed by the Del Mar Union School District. The completed MMRP and supplemental documents will be kept on file at the Del Mar Union School District Maintenance, Operations, and Facilities Department.

## 1.2 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 located 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 located to the west and south of the site.

## 1.3 PROJECT SUMMARY

### 1.3.1.1 PROJECT DESCRIPTION

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), buildings will be limited to one story with low slope roofs, and access to the school will remain via Boquita Drive. The District plans to seek matching state funds, which will trigger the need for California Department of Education (CDE) and Department of Toxic Substances Control (DTSC) approvals in addition to the CEQA process. The District seeks to submit plans to California Division of the State Architect (DSA) approximately May 2020, with construction to start

## Mitigation Monitoring and Reporting Program

approximately June 2020 and end approximately August 2021. School opening would be planned for August 2021.

### Facilities and Drainage Improvements

The District's Board-approved Facilities Master Plan (FMP) lists Del Mar Heights School as having a current capacity of 529 students. The project proposes a build out of a total of 30 classrooms, which includes a reduction from 22 to 21 regular classrooms, while maintaining the presence of 9 specialty classrooms, plus Innovation Center, and smaller spaces for Speech, OT, Psychologist, PE and PTA. These rooms are not included in the overall capacity calculation." (FMP, p. 80). Special Education classrooms are not included in enrollment on the FMP. The square footage of buildings onsite would increase from 52,406 square feet to 66,823 square feet due to the increase in internal circulation and collaboration spaces between classrooms.

All buildings, play spaces, and fields would be located in the central portion of the site, to the south of the proposed parking area and west of the drop-off zone and staff parking area. The administration building, kindergarten classrooms and playground, and after school classrooms would be located at the northern portion; classrooms and learning spaces for grades 1 through 3 would be located at the eastern portion; and classrooms and learning spaces for grades 4 through 6 would be located at the southern portion of the site. Additionally, the art, science, and music studios, multi-use room (M.U.R.), and Innovation Center (I.C.) which was formerly the library would be located to the west of the administration building. The landscape buffer along the eastern portion of the site would be preserved and improved to shield views of the school roof and buffer sound. The school facilities have been designed and located such that noise from their use would not be louder than the existing conditions ambient noise levels within the adjacent MHPA/preserve area.

Furthermore, the proposed project would require improvements to outfall drainage at the southern and western portions of the property boundary, as the existing stormwater outfalls are causing erosion. The improvements to the southern and western slopes would disturb approximately 610 square feet and 2,000 square feet, respectively. For both outfall drainage improvements, slopes at these existing outfalls would be improved and planted with native vegetation, including but not limited to a native hydroseed mix, *Baccharis pilularis* 'Pigeon Point', *Arctostaphylos*, *Encelia farinosa*, *Malosma laurina*, *Penstemon centranthifolius*, *Rhus integrifolia*, *Rhus ovata*, *Salvia leucophylla*, and *Zauschneria californica*, to improve slope stability. The slopes at the outfall locations would be backfilled and restored to their original grade.

Additionally, these outfalls would also be improved with concrete energy dissipators and rip rap to avoid future erosion by reducing flow velocities of stormwater, per the City's requirements, and jute-netting or straw blankets would be used on the reconstructed slopes to add stability. Surface runoff from the project site, that has been treated by bioswales in compliance with State permit regulations, will flow into these outfall drainages to avoid untreated stormwater from draining into the MHPA; the stormwater system design would not result in a net increase of flows. The outfalls would include new piping which would replace the existing stormwater pipes which have deteriorated and are contributing to the existing erosion. The proposed improvements would be irrigated by above-grade brown UV resistant PVC pipe and rotors that would provide the water needed for these native plant species to properly establish; the temporary irrigation would be disconnected from the school's irrigation when the native plant species have been established.

## Mitigation Monitoring and Reporting Program

### **Access and Circulation**

To reduce circulation and congestion issues, as well as the number of cars parked within the neighborhood, the District is proposing to increase onsite parking and lengthen the passenger loading and vehicle queuing zone, to ensure impacts to the neighborhood north of the project site are reduced.

The parking lot onsite would be expanded to include a total of 80 staff, visitor, and kindergarten parking spaces which would result in a net increase of 32 stalls, compared to existing conditions. The proposed eastern parking lot would be within a range of 10 feet to 25 feet below the elevation of Mira Montana Drive, which would limit noise and views of the parking lot from Mira Montana Drive residences.

At the center of the eastern parking lot, at the southeastern portion of the site, a drop-off/pick-up zone and turnaround would be created, to allow vehicles to exit from the existing driveway on Boquita Drive. Moreover, the passenger loading, and vehicle queuing zone would be extended from the entrance of the driveway to the southeastern portion of the site. The extended queuing zone would accommodate approximately 41 cars, which is a net increase of approximately 26 cars from existing conditions and would be adjacent to the kindergarten and first through third grade classrooms. Special-education van queuing would be located to the south of the drop-off/pick-up zone, before the turnaround. By increasing efficiency and flow for vehicles to enter and exit the school property, congestion on adjacent streets would be reduced, thereby creating a safer environment for students who live in the neighborhood to walk and/or bike to campus, consistent with District Board Policy 5142.2, Safe Routes to School.

The plan includes construction of an ADA-compliant ramp and stairs from the Mira Montana Drive cul-de-sac down to the southeastern end of the campus. This will improve safety as students are now following a dirt path at this location.

### **Fields, Park, and Recreational Amenities**

The proposed project would provide amenities that are not now available, including an open grass amphitheater area for larger group gatherings, a Canyon Rim path and sidewalk which would create a walking loop around the site, and stair and ramp access to the trail head at the southern portion of the site which serves as a workout opportunity.

The existing kindergarten area, at the northwest corner of the site, would be converted to an outdoor learning area which would provide green space and would be a viewpoint. The outdoor learning area would be designed for educational programs for the students. The outdoor learning area would not include lighting. Along the western boundary of the school, a canyon rim field access area and canyon rim nature path would provide views of the open space areas to the west of the project site.

The commons, playground, and play equipment would be in the central portion of the campus and north of the multi-use field. A garden would be located at the southeastern corner of the multi-use field.

The multi-use field would be reconfigured and would remain in the western portion of the site. Following the educational specifications adopted for the school, the site plan increases the area provided for learning spaces, and consequently reduces the amount of space remaining for outdoor recreation. While the two ballfields used

## Mitigation Monitoring and Reporting Program

by the older little league teams (90-foot infields) and the batting cages would be eliminated, the new flat grass field has space for two backstops and space to stripe a full size little league field with 200 foot fence lines. The field is also available for soccer play.

### **Lighting**

No lighting is proposed for the field, which is adjacent to the MHPA. The school walkways and parking areas would have motion-detected lighting for security and safety purposes. Exterior lights would be placed on building walls and on 20-foot poles within parking and passenger loading and vehicle queuing areas. Evening events would end by 9 PM. The longest period of lighting would be from approximately 5 PM to 9 PM during winter months.

## Mitigation Monitoring and Reporting Program

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## Mitigation Monitoring and Reporting Program

**Table 1 Mitigation Monitoring Requirements**

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<b>3.5 CULTURAL RESOURCES</b>				
CUL-1	Prior to issuance of grading permits, a qualified archaeological monitor shall be identified to be on call during ground-disturbing activities. If archeological 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 shall make recommendations to the District to protect the discovered resources. Archaeological resources recovered shall be provided to the South Central Coastal Information Center and San Diego Natural History Museum, or any other local museum or repository willing and able to accept and house the resource to preserve for future scientific study.	Qualified Archaeologist	Prior to issuance of grading permit	DMUSD Director of Maintenance, Operations, and Facilities Department
<b>3.7 GEOLOGY AND SOILS</b>				
GEO-1	Prior to construction, a field survey for paleontological resources shall be conducted by a qualified paleontologist. If unique paleontologist resources are not discovered during the field survey, then excavation and/or construction activities can commence. If unique paleontological resources are discovered during excavation and/or construction activities, construction shall stop within 25 feet of the find, and the qualified paleontologist shall be consulted to determine whether the resource requires further study. The paleontologist shall make recommendations to the District to protect the discovered resources. Any paleontological resources recovered shall be provided to the South Central Coastal Information Center and San Diego Natural History Museum, or repository willing and able to accept and house the resource to preserve for future scientific study.	Qualified Paleontologist	Prior to construction	DMUSD Director of Maintenance, Operations, and Facilities Department
<b>3.13 NOISE</b>				

## Mitigation Monitoring and Reporting Program

**Table 1 Mitigation Monitoring Requirements**

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
N-1	If paving activity during construction is required within 25 feet of nearby residential structures, use of a static roller in lieu of a vibratory roller shall be employed.	Construction Contractor	During construction	DMUSD Director of Maintenance, Operations, and Facilities Department	
<b>3.18 TRIBAL CULTURAL RESOURCES</b>					
CUL-1	Prior to issuance of grading permits, a qualified archaeological monitor shall be identified to be on call during ground-disturbing activities. If archeological 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 shall make recommendations to the District to protect the discovered resources. Archaeological resources recovered shall be provided to the South Central Coastal Information Center and San Diego Natural History Museum, or any other local museum or repository willing and able to accept and house the resource to preserve for future scientific study.	Qualified Archaeologist	Prior to issuance of grading permit	DMUSD Director of Maintenance, Operations, and Facilities Department	

## Mitigation Monitoring and Reporting Program

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