



UPDATE ON STATUS OF PROPOSED MITIGATED NEGATIVE DECLARATION, PUBLIC COMMENTS AND STATUS OF PROPOSED RESPONSES TO COMMENTS

SPECIAL BOARD OF TRUSTEES MEETING, APRIL 14, 2020



TOPICS TO BE COVERED

- Overview & Update of Status
- Review of Process & Determination of CEQA Document
- Update on Public Comments & Response to Comments
- DSA Pre-Check
- District Objectives

UPDATE ON STATUS OF MITIGATED NEGATIVE DECLARATION

- Large number of public comments
- Review and response to comments
- Board review and potential action – early to mid May

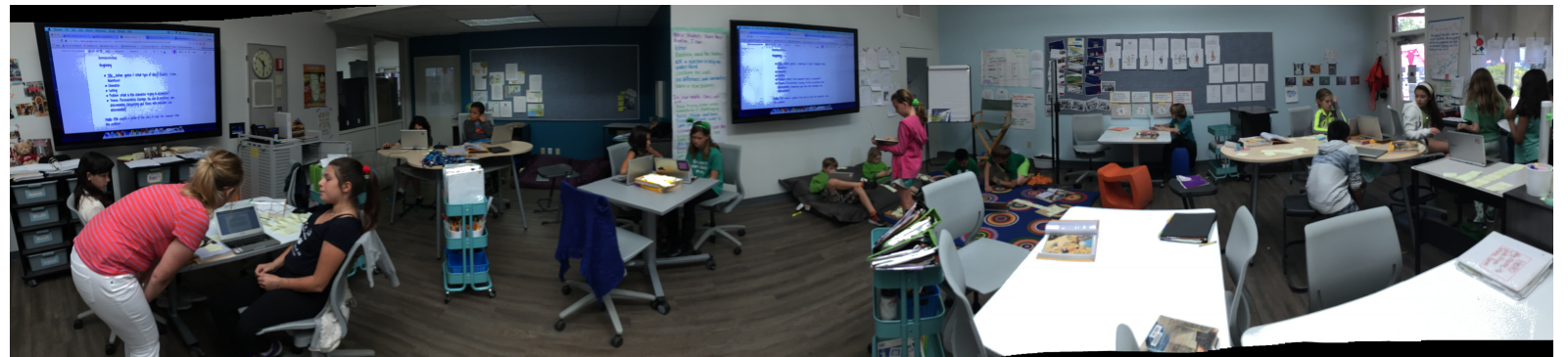


DEL MAR HEIGHTS SCHOOL REBUILD PROJECT

DEL MAR HEIGHTS REBUILD – PROCESS

- Facilities Master Plan
 - 2014 Initial Plan
 - 2018 Plan Updated

- Modern Learning Studio Pilots
 - Upper grade Pilots Begin – 2015
 - Primary Pilots Begin – 2017



DEL MAR HEIGHTS REBUILD - PROCESS



GOALS
Defining the desired outcome that supports the strategic direction for the project.

FACTS
Given information identified as having objective reality influencing the project outcome.

NEEDS
Define the scope of work necessary to meet the strategic goals of the district.

CONCEPTS
Development of concepts & approaches to meeting the identified needs of the campus.

SYMPOSIUM OVERVIEW

- Spring 2019 – 5 community planning meetings
 - Community, staff, and district input
 - Goals, Facts, Needs, Concepts
 - Started with no design
 - Input and priorities shaped design
- Fall 2019 – 2 community input meetings
 - Shared design updates and gathered input
 - Responded to input and feedback

DEL MAR HEIGHTS SCHOOL REBUILD – COMMUNITY INPUT



Input Gathered

Individuals / Groups

Formal / Informal

District Initiated / Community Initiated

DEL MAR HEIGHTS REBUILD – BEING A GOOD NEIGHBOR

Adjustments Made (not an exhaustive list)

- Reduced roof heights
- Increased field size (2 times)
- Met with neighbors regarding trees and landscape next to Mira Montana
- Moved buildings to the east, improving views (2 times)
- HVAC at ground level rather than rooftop
- Investigated green roofs, retaining walls, and alternative plans

DEL MAR HEIGHTS SCHOOL REBUILD – MITIGATED NEGATIVE DECLARATION

- A Negative Declaration, Notice of Exemption (NOE), or a Mitigated Negative Declaration (MND) is commonly utilized for a rebuild
- Similar projects in neighboring Districts:
 - Sunset HS (San Dieguito USD) – Negative Declaration
 - Earl Warren (San Dieguito USD) – MND
 - Skyline (Solana Beach SD) – MND
 - Solana Vista (Solana Beach SD) – MND
 - La Costa Meadows (San Marcos USD) – MND
 - Alvin Dunn Elementary/La Mirada Academy K-8 (San Marcos USD) - NOE

DEL MAR HEIGHTS SCHOOL REBUILD – CEQA

- Initial Study-Proposed Mitigated Negative Declaration released 2/20/20
- Public review through Monday 3/23/20
 - Extended to Monday 3/30/20
- Notice of Intent posted
 - Del Mar Heights School
 - Del Mar Hills Academy
 - DMUSD District Office
 - District website

DEL MAR HEIGHTS SCHOOL REBUILD – CEQA PUBLIC COMMENTS

- 27 total comment documents submitted
- 11 multi-page comments submitted (typical length 2-7 pages)
 - Play Outside Del Mar – 55 pages
 - Procopio on behalf of Save the Fields – 61 pages
- Transmitted to State Clearinghouse for review by state agencies
 - No state agencies submitted comments
- Therefore, no report or board action at this meeting

DEL MAR HEIGHTS SCHOOL REBUILD – CEQA RESPONSE TO COMMENTS

- Thorough response
- Review of all comments
- Further study as necessary to understand and evaluate potential impacts based on comments received
- Board review upon completion
- Potential Board action

DEL MAR HEIGHTS SCHOOL REBUILD – DSA PRE-CHECK

DSA Pre-check Process

- NOT the submittal of the project to DSA
- NOT a binding step
- DID NOT come at a cost to the District
- IS a standard step for any project this size
- IS an opportunity to receive input that can help to improve the project
- IS proactive planning for the project

DEL MAR HEIGHTS SCHOOL REBUILD – DISTRICT OBJECTIVES

- Improvements: safety and security, energy efficiency, traffic and queuing, indoor and outdoor learning spaces, and outdoor play areas and fields
- Receive stakeholder input and respond with plan revisions/updates
- Follow environmental standards and beyond
- Fiscal responsibility
 - Ensure facilities funding makes the greatest impact possible



QUESTIONS