



Notice of Availability for the Draft Focused Environmental Impact Report Del Mar Heights Elementary School Rebuild Project

Date: April 27, 2021

To: State Clearinghouse, County Clerk, Responsible Agencies, Organizations, and Interested Parties

From: Del Mar Union School District

Subject: Notice of Availability of a Draft Focused Environmental Impact Report (EIR) for the Proposed Del Mar Heights Elementary School Rebuild Project (SCH # 2020029070)

NOTICE IS HEREBY GIVEN that Del Mar Union School District (District), as lead agency for the project, has completed a Draft Focused EIR in compliance with the California Environmental Quality Act (CEQA). The purpose of this notice is to (1) serve the public Notice of Availability (NOA) of the Draft Focused EIR pursuant to the CEQA Guidelines Section 15087, and (2) advise and solicit comments regarding the content of the Draft Focused EIR.

Project Location

The project site is at Del Mar Heights Elementary School, 13555 Boquita Drive, in the community of Del Mar Heights in the City of San Diego, California. The site is 10.85 acres, and the cross-streets are Boquita Drive and Cordero Road.

Project Description

Del Mar Union School District (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.

On May 12, 2020, the District approved a Mitigated Negative Declaration and approved the project. The approvals were challenged (*Save the Field v. Del Mar Union School District*, Case No. 37-2020-00020207-CU-TT-CTL) and the court ruled on December 22, 2020 that three issues required further assessment: 1) Assess the potential impact to Southern Maritime Chaparral habitat and any endangered plant species caused by proposed modification to stormwater outfall pipes; 2) assess the potential impact of construction noise on adjacent residential sensitive receptors; 3) assess potential traffic impacts caused by the proposed construction of new stairs and ADA ramp at the southern tip of the campus.

The third issue, potential traffic impacts caused by the proposed construction of new stairs and ADA ramp, was resolved by the Board's removal of these components from the project at its meeting on January 19, 2021. At its meeting on February 11, 2021, the Board approved proceeding with the



preparation of a Focused Environmental Impact Report to analyze the outstanding issues identified by the court. At its meeting on February 24, 2021, the Board vacated its Resolution No. 2020-13 approving the Mitigated Negative Declaration and vacated the approval of the project.

Significant Environmental Effects

The Draft Focused EIR concluded that the project could have a significant impact related to construction noise, but mitigation measures are specified that would reduce impacts to a less than significant level. The Draft Focused EIR concluded that impacts to biological resources would be less than significant and no mitigation measures are necessary.

Document Availability:

The Draft Focused EIR is available for public review at the following locations:

- Del Mar Union School District Office: 11232 El Camino Real, San Diego
- District website: <https://www.dmusd.org/Page/8854>

Comments on the Draft Focused Environmental Impact Report

Please provide your written comments, including the specific statutory responsibilities of your agency, as applicable. Public comments on the Draft Focused EIR will be accepted beginning **April 28, 2021** and ending **June 11, 2021**. Your comments must be received at the earliest possible date but not later than **4:00 PM on June 11, 2021**. Please indicate a contact person for your agency or organization and send your comments to:

Del Mar Union School District
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