

August 2019 | Response to Comments
State Clearinghouse no. 2019069037

SOLANA VISTA ELEMENTARY SCHOOL RECONSTRUCTION

Solana Beach School District

Prepared for:

Solana Beach School District
Caroline J. Brown, Executive Director
309 North Rios Avenue
Solana Beach, California 92075
858.794.7410

Prepared by:

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1. Introduction

1.1 INTRODUCTION

This document includes a compilation of the public comments received on the Solana Vista Elementary School Reconstruction Project Initial Study and Mitigated Negative Declaration (collectively, “MND”; State Clearinghouse No. 2019069037) and the Solana Beach School District (District) responses to the comments.

Under the California Environmental Quality Act (CEQA), a lead agency is not required to prepare formal responses to comments on an MND. However, CEQA requires the District to have adequate information on the record explaining why the comments do not affect the conclusion of the MND that there are no potentially significant environmental effects. In the spirit of public disclosure and engagement, the District—as the lead agency—has responded to all written comments submitted on the MND during the 30-day public review period, which began June 10, 2019, and ended July 10, 2019.

1.2 DOCUMENT FORMAT

Section 1, *Introduction*. This section describes CEQA requirements and the content of this document.

Section 2, *Response to Comments*. This section provides a list of agencies and persons commenting on the MND, copies of comment letters received during the public review period, and individual responses to written comments. To facilitate review of the responses, each comment letter has been reproduced and assigned a letter. Individual comments for each letter have been numbered, and the letter is followed by responses with references to the corresponding comment number.

Appendix A, *Mitigation Monitoring and Reporting Program*. This document lists all the mitigation measures required for implementation of the project, the phase in which the measures would be implemented, and the enforcement agency responsible for compliance. The monitoring program provides 1) a mechanism for giving the lead agency staff and decision makers feedback on the effectiveness of their actions; 2) a learning opportunity for improved mitigation measures on future projects; and 3) a means of identifying corrective actions, if necessary, before irreversible environmental damage occurs.

1.3 CEQA REQUIREMENTS REGARDING COMMENTS AND RESPONSES

CEQA Guidelines Section 15204 (b) outlines parameters for submitting comments on negative declarations, and reminds persons and public agencies that the focus of review and comment of MNDs should be on the proposed findings that the project will not have a significant effect on the environment. If the commenter believes that the project may have a significant effect, they should: (1) Identify the specific effect, (2) Explain why they believe the effect would occur, and (3) Explain why they believe the effect would be significant.

1. Introduction

CEQA Guidelines Section 15204 (c) further advises, “Reviewers should explain the basis for their comments, and should submit data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts in support of the comments. Pursuant to Section 15064, an effect shall not be considered significant in the absence of substantial evidence.”

Section 15204 (d) also states, “Each responsible agency and trustee agency shall focus its comments on environmental information germane to that agency’s statutory responsibility.” Section 15204 (e) states, “This section shall not be used to restrict the ability of reviewers to comment on the general adequacy of a document or of the lead agency to reject comments not focused as recommended by this section.”

Finally, CEQA does not require a lead agency to conduct every test or perform all research, study, and experimentation recommended or demanded by commenters. When responding to comments, lead agencies need only respond to potentially significant environmental issues and do not need to provide all information requested by reviewers, as long as a good faith effort at full disclosure is made in the environmental document.

2. Responses to Comments

2. Response to Comments

This section provides all written comments received on the circulated MND and the City’s response to each comment.

Comment letters and specific comments are given letters and numbers for reference purposes. Where sections of the MND are excerpted in this document, they are indented. The following is a list of all comment letters received on the circulated MND during the public review period.

Letter Reference	Commenting Person/Agency	Date of Comment	Page No.
A	Torres Martinez Desert Cahuilla Indians, Michael Mirelez	June 11, 2019	5
B	Torres Martinez Desert Cahuilla Indians, Michael Mirelez	June 13, 2019	13
C	City of Solana Beach, Joseph Lim	July 10, 2019	19
D	Governor’s Office of Planning and Research, State Clearinghouse, Scott Morgan, Director	July 11, 2019	32

2. Responses to Comments

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2. Responses to Comments

LETTER A – Torres Martinez Desert Cahuilla Indians, Michael Mirelez. (6 pages)

Subject: FW: Solana Vista Elementary School Reconstruction Project

From: Michael Mirelez [REDACTED]
Subject: Solana Vista Elementary School Reconstruction Project
Date: June 11, 2019 at 1:22:24 PM PDT
To: [REDACTED]
Cc: Alberto Ramirez [REDACTED]

A-1

Torres Martinez Desert Cahuilla Indians appreciates your concern for cultural resource preservation in your project. Please consider the attachment file as the Tribe's official response to your project notification letter.

Respectfully,
Michael Mirelez
Cultural Resource Coordinator
Torres-Martinez DCI
Office: 760-397-0300 Ext:1213
Cell: [REDACTED]
Email [REDACTED]

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2. Responses to Comments



TORRES MARTINEZ DESERT CAHUILLA INDIANS

P.O. Box 1160
Thermal, CA 92274
(760) 397-0300 – FAX (760) 397-8146

June 6, 2019

Attn: Caroline J. Brown

Re: Solana Vista Elementary School Reconstruction Project

A-1
CONT'D

The Torres – Martinez Desert Cahuilla appreciates your response to our AB52 notification request. And in light of said information concerning your agencies location, the Tribe wishes to defer all future project notifications to Tribes that are closer to your area.

Respectfully,

Michael Mirelez
Cultural Resource Coordinator
Torres-Martinez Desert Cahuilla Indians
Office: 760-397-0300 Ext: 1213
Cell: [REDACTED]
Email: [REDACTED]

2. Responses to Comments



BOARD OF EDUCATION
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Gaylin Allbaugh, *Member*

SUPERINTENDENT
Jodee Brentlinger

May 10, 2019

Michael Mirelez
Cultural Resource Coordinator
Torres Martinez Desert Cahuilla Indians
P.O. Box 1160
Thermal, CA 92274

Sent Via E-mail: [REDACTED]

Subject: Formal Notification of the Solana Vista Elementary School Reconstruction Project, Pursuant to Public Resources Code Section 21080.3.1 (b) and Assembly Bill 52

Dear Mr. Mirelez:

This letter is in response to your request for the Solana Beach School District (District) to provide formal notification of projects in the jurisdiction affiliated with the Torres Martinez Cahuilla Indians, dated May 5, 2016. Pursuant to Public Resources Code Section 21080.3.1(b), the District is notifying you of the subject project and requesting whether your entity would like to initiate consultation. If so, you have until June 10, 2019, to contact the Lead Agency for the request.

Project Location: The project site is at Solana Vista Elementary School: 780 Santa Victoria, Solana Beach.

Project Description: The proposed project is the reconstruction of the Solana Vista School. The proposed project would result in the demolition of all onsite structures and construction of a main school building, multipurpose building, new loading driveway, and improvements to hardscape and landscaped play areas. The proposed project would reduce the number of classrooms by four to 24 classrooms, with a capacity of 380 seats. Construction is anticipated to commence in June 2020 and be completed prior to the start of the 2021-22 school year.

Enclosed are a regional, local vicinity, and aerial map indicating the location of the project site. Please feel free to contact me if you have questions.

Sincerely,
Solana Beach School District

A handwritten signature in cursive script that reads "Caroline J. Brown".

Caroline J. Brown
Executive Director, Capital Programs

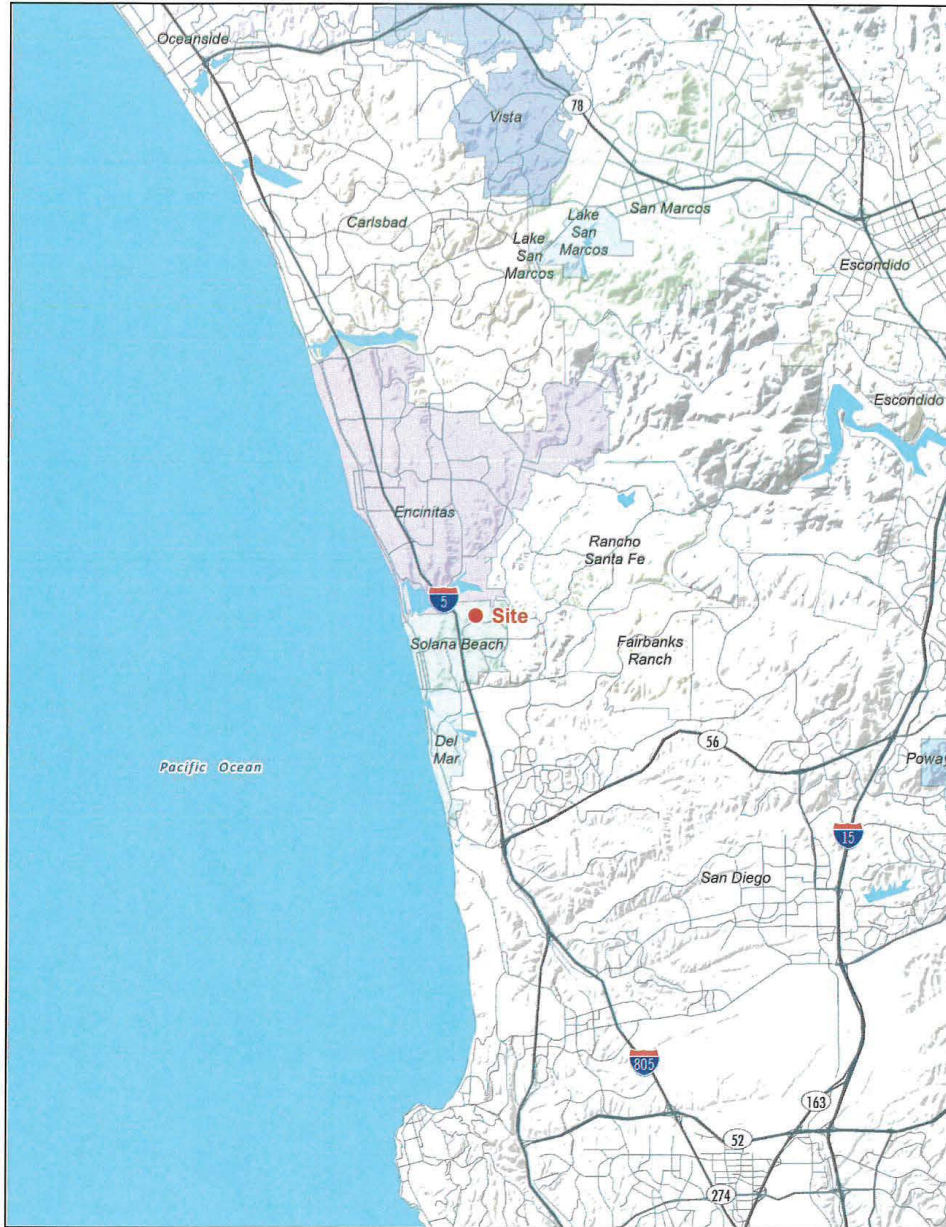
Phone [REDACTED]
Fax (858) 794-7149

A-1
CONT'D

2. Responses to Comments

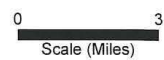
SOLANA VISTA ELEMENTARY SCHOOL RECONSTRUCTION
SOLANA BEACH SCHOOL DISTRICT

Figure 1 - Regional Location



Note: Unincorporated county areas are shown in white.

Source: ESRI, 2018



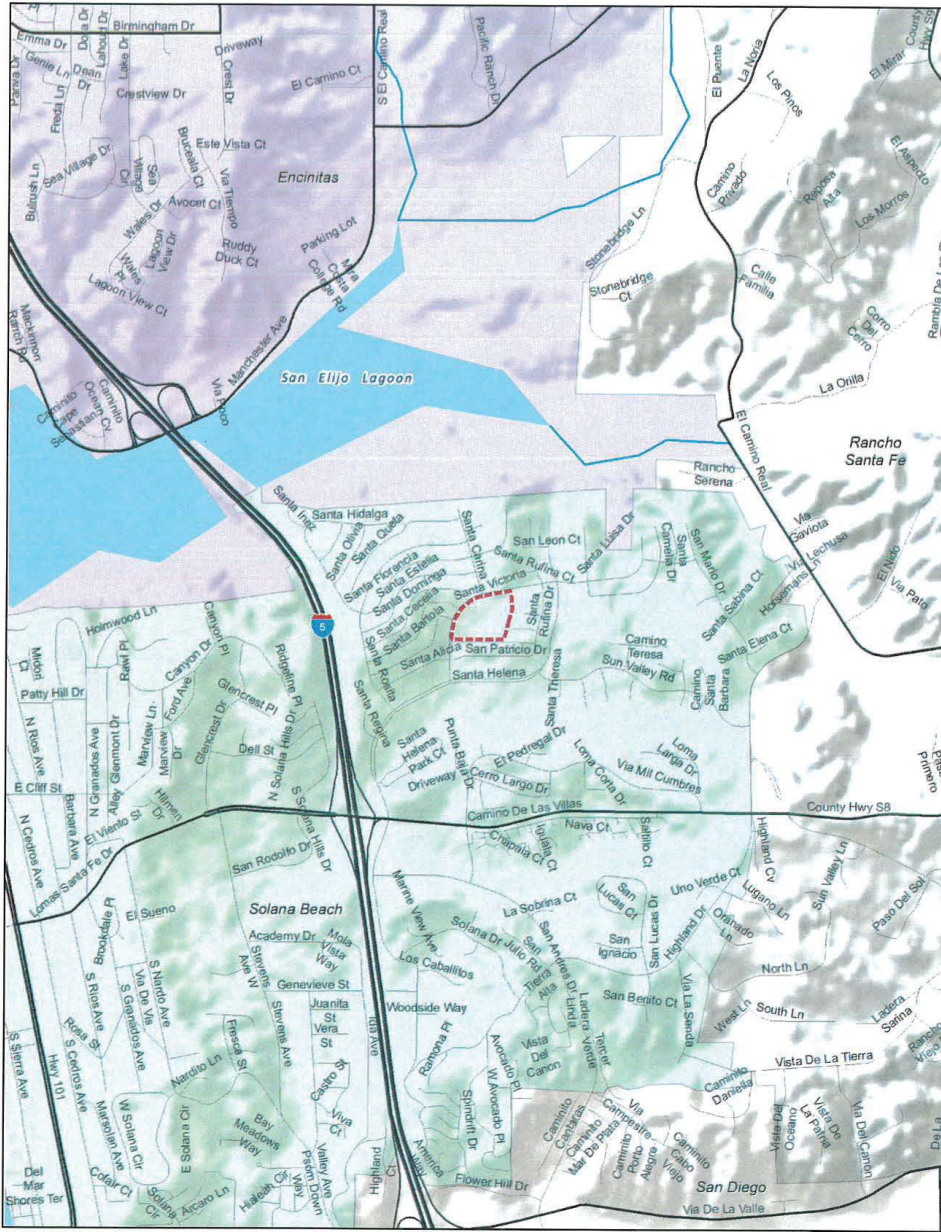
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CONT'D

2. Responses to Comments

SOLANA VISTA ELEMENTARY SCHOOL RECONSTRUCTION
 SOLANA BEACH SCHOOL DISTRICT

Figure 2 - Local Vicinity



Note: Unincorporated county areas are shown in white.

----- Project Site

Source: ESRI, 2018

0 2,000
 Scale (Feet)



PlaceWorks

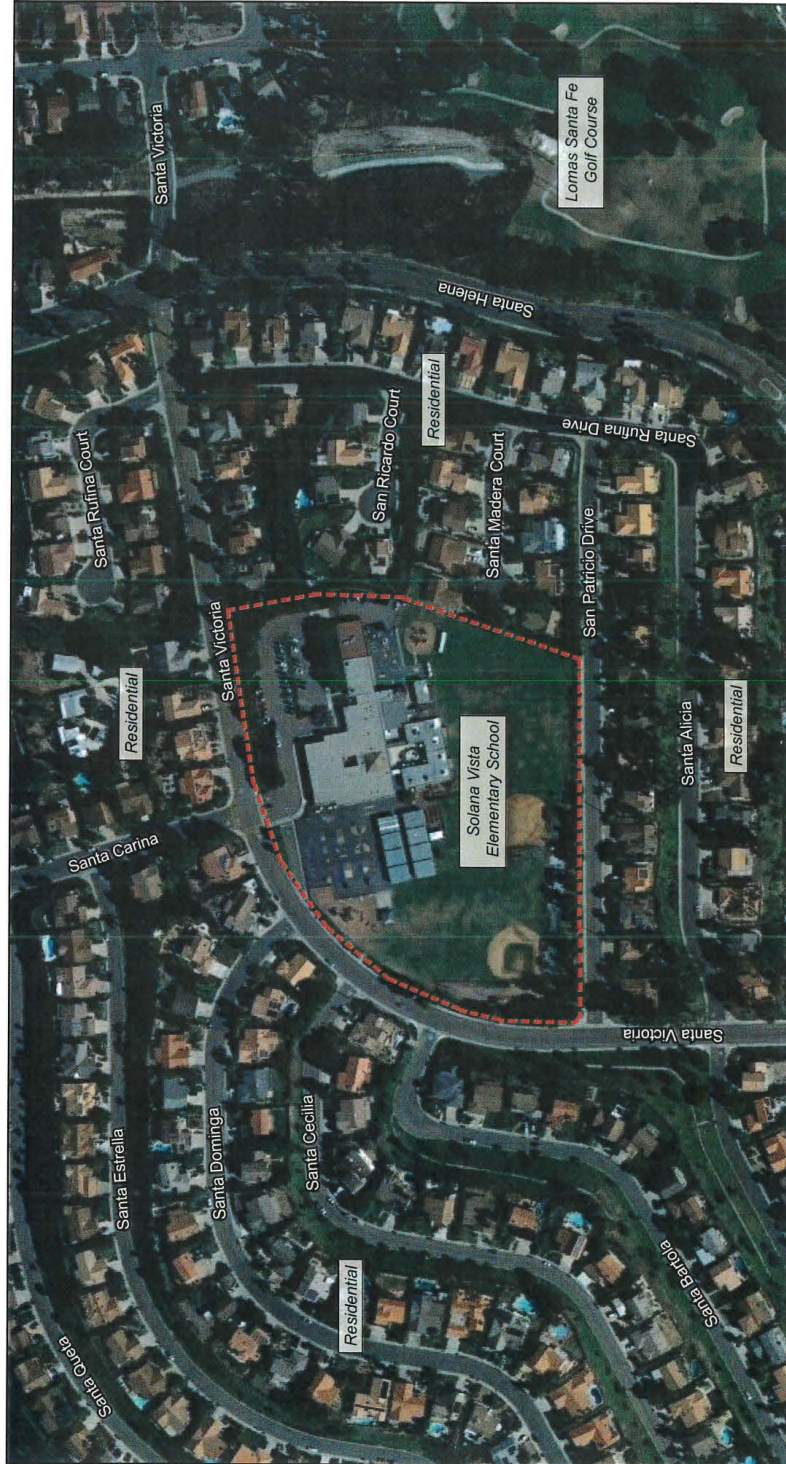
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2. Responses to Comments

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CONT'D

SOLANA VISTA ELEMENTARY SCHOOL RECONSTRUCTION
SOLANA BEACH SCHOOL DISTRICT

Figure 3 - Aerial Photograph



2. Responses to Comments

A. Response to Comments from Torres Martinez Desert Cahuilla Indians, Michael Mirelez, Cultural Resource Coordinator, dated June 11, 2019.

A-1 The commenter defers project notifications to tribes located closer to the area.

The comment does not impact the findings of the Initial Study. The comment does not raise an issue with the analysis or conclusions of the MND, no further response is necessary.

2. Responses to Comments

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2. Responses to Comments

LETTER B – Torres Martinez Desert Cahuilla Indians, Michael Mirelez. (4 pages)

Subject: FW: Solana Vista Elementary School Reconstruction

From: Michael Mirelez [REDACTED]
Subject: Solana Vista Elementary School Reconstruction
Date: June 13, 2019 at 12:40:04 PM PDT
To: "facilities@sbsd.net" <facilities@sbsd.net>
Cc: Alberto Ramirez [REDACTED]

B-1 | Torres Martinez Desert Cahuilla Indians appreciates your concern for cultural resource preservation in your project. Please consider the attachment file as the Tribe's official response to your project notification letter.

Respectfully,
Michael Mirelez
Cultural Resource Coordinator
Torres-Martinez DCI
Office: [760-397-0300](tel:760-397-0300) Ext:1213
Cell: [REDACTED]
Email: [REDACTED]

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2. Responses to Comments



TORRES MARTINEZ DESERT CAHUILLA INDIANS
P.O. Box 1160
Thermal, CA 92274
(760) 397-0300 – FAX (760) 397-8146

Date: June 13, 2019

Attn: Michael Paul

Re: Solana Vista Elementary School Reconstruction

B-1
CONT'D

Thank you for providing the Torres Martinez Desert Cahuilla Indians with the notification of your project. However after having reviewed the information you have provided and the location of your project it is apparent that you are out of our traditional use area. Therefore we wish to defer to other tribes closer to the project area.

Respectfully,

Michael Mirelez
Cultural Resource Coordinator
Torres-Martinez DCI
Office: 760-397-0300 Ext: 1213
Cell: [REDACTED]
Email: [REDACTED]

2. Responses to Comments



TRANSMITTAL

DATE June 10, 2019

TO Torres Martinez Desert Cahuilla Indians

ADDRESS P.O. Box 1160
Thermal, CA 92274

CONTACT Michael Mirelez, Cultural Resources Coordinator

FROM Michael Paul, Project Planner

SUBJECT Initial Study and Notice of Availability for the Proposed Solana Vista Elementary School Reconstruction Project

These items are transmitted via: US Mail Express Mail Courier Hand Delivery E-mail

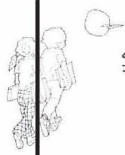
- 1 CD of the Initial Study/NOA for the Solana Vista Elementary School Reconstruction Project
- 1 Notice of Availability

A handwritten signature in cursive script, appearing to read 'Mike Paul'.

Michael Paul, Project Planner

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CONT'D

2. Responses to Comments



solana beach school
district

309 North Rios Avenue, Solana Beach, CA 92075
1234 5678901234 5678901234 5678901234

Notice of Availability and Notice of Intent To Adopt a Mitigated Negative Declaration

Solana Vista Elementary School Reconstruction

DATE: June 10, 2019
TO: Agencies, Organizations, and Interested Parties
FROM: Solana Beach School District
SUBJECT: Notice of Availability and Notice of Intent to Adopt in Compliance with the California Environmental Quality Act.

Solana Beach School District (District) is the lead agency under California Environmental Quality Act (CEQA) for the Solana Vista Elementary School Reconstruction project and has prepared an initial study/mitigated negative declaration (MND), analyzing potential environmental impacts that may result from project implementation.

Project Title: Solana Vista Elementary School Reconstruction

Project Location: The project site encompasses the Solana Vista Elementary School at 780 Santa Victoria, in the City of Solana Beach, San Diego County, California (Assessor's Parcel Number 263-291-3400 and 263-291-3300).

Project Description: The proposed project involves demolition of structures and construction of a new main classroom building, a multipurpose building, new loading driveway, and improvements to hardscape and landscaped play areas. The proposed main classroom building would have 24 rooms (16 classrooms and 8 specialty rooms) and would result in a reduction of four classrooms from existing conditions (28 rooms). Capacity of the school would be reduced from 420 seats to 380 seats. The new western driveway would provide ingress via two lanes (drop-off and passing lane) and egress via a one-lane roadway from the site. Improvements to the parking lot and loading zone would be conducted in one phase starting June 2020 concurrently with demolition of the site. During the demolition and construction phase, students in kindergarten through second grade would temporarily attend the Solana Highlands Elementary School and students in third grade would temporarily attend the Skyline Elementary School. Once the new facilities are constructed, all students would return to the new campus buildings at the Solana Vista campus.

Document Availability: Copies of the MND are available for public review at the following locations:

- Solana Beach School District: 309 North Rios Avenue, Solana Beach, CA 92075
- Solana Vista Elementary School: 780 Santa Victoria, Solana Beach, CA 92075
- Skyline Elementary School: 606 Lomas Santa Fe Drive, Solana Beach, CA 92075

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CONT'D

2. Responses to Comments

B. Response to Comments from Torres Martinez Desert Cahuilla Indians, Michael Mirelez, Cultural Resource Coordinator, dated June 13, 2019.

B-1 The commenter states that the project site is not located within the Tribe's Traditional Use area and defer to other tribes in the area.

The comment does not impact the findings of the Initial Study. The comment does not raise an issue with the analysis or conclusions of the MND, no further response is necessary.

2. Responses to Comments

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2. Responses to Comments

LETTER C – City of Solana Beach, Joseph Lim, Community Development Director. (7 pages)



CITY OF SOLANA BEACH

www.cityofsolanabeach.org

635 SOUTH HIGHWAY 101 • SOLANA BEACH, CA 92075 • (858) 720-2400 • Fax (858) 720-2455

July 10, 2019

Solana Beach School District
Capital Programs
309 North Rios Avenue
Solana Beach, CA 92075
Attn.: Caroline Brown, Executive Director, Capital Programs
Email: facilities@sbsd.net

**SUBJECT: SOLANA VISTA ELEMENTARY SCHOOL RECONSTRUCTION –
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

Dear Ms. Brown:

The City of Solana Beach (“City”) hereby submits its comments on the Solana Vista Elementary School Reconstruction Initial Study/Mitigated Negative Declaration (“IS/MND”), which was made available for agency and public review for a period ending July 10, 2019.

As a responsible agency for the project under the California Environmental Quality Act (“CEQA”), the City takes its responsibility to participate in the environmental review of the proposed project very seriously.

1. Project Description:

The City understand the Proposed Project involves demolition of structures and construction of a new main classroom building, multipurpose building, new loading driveway, and improvement to hardscape and landscaped play areas. The project includes a reduction of classrooms from the existing 28 to 24. The student capacity of the school would be reduced from 420 seats to 380. The new western driveway would provide ingress via two lanes and egress via a one-lane roadway from the site. Improvements to the parking lot and loading zone would be conducted in one phase starting June 2020 concurrently with demolition of the site. During the demolition and construction phase, student in kindergarten through second grade would temporarily attend the Solana Highlands Elementary School and students in third grade would temporarily attend the Skyline Elementary School. Once the new facilities are constructed, all students would return to the new campus building at the Solana Vista campus.

2. Traffic and Circulation:

Comments on the Traffic Impact Analysis (“TIA”) are provided below:

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C-2

2. Responses to Comments

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- C-2
CONT'D
- C-3
- C-4
- C-5
- C-6
- A. MND notes that during the 2020-21 school year, K-2 students (~240 students) would be bussed to Solana Highlands (max. five bus trips). Approximately 109 3rd grade students would attend Skyline Elementary.
 - B. The TIA does not identify that any students are currently being bussed to Solana Vista and assumes that 100% of the students attending Solana Highlands during the demolition and construction will be taking the bus. The TIA should analyze the traffic impacts of parent dropping off students at both Skyline and Solana Highlands and offer bussing students as a mitigation measure to the interim impacts of traffic at those schools.
 - C. TIA must analyze additional trips for student drop-off and pick-up, especially on Dell Street.
 - D. While the TIA says students would be bussed to Solana Highlands it fails to identify when, where and how children will be dropped off and picked up. If students are to be dropped-off/picked-up at or near the Solana Vista construction site it will likely cause conflict with construction trips to the site. A detailed description and plan for staging for buses, student drop-off/pick-up, and construction must be included in the TIA in order to accurately analyze traffic impacts.
 - E. Approximately 109 additional trips in the morning and afternoon at Skyline will occur. The TIA does not discuss nor analyze the current number of trips to Skyline and what the impacts will be from the additional 109 students that will be added during construction. The TIA must include impacts on both the Lomas Santa Fe entrance/exit as well as the Dell Street access.
 - F. Bussing should be a mitigation to the traffic impacts. The TIA assumes 100% bus ridership which is highly unlikely. TIA must include past bus ridership experience by the District to justify appropriate bus ridership and analyze traffic impacts with bus mitigation.

3. Noise:

Comments on the Noise Analysis are provided below:

- C-7
- C-8
- A. Residential surrounds the existing site, and residential is a sensitive receptor. The noise analysis seems to use a distance of 250 feet, which is assumed to be the distance from the respective equipment to sensitive receptors. However, grading and construction activity will abut the adjacent property lines and within the ROW, therefore, 250 feet is an over estimation of the distance, thereby reducing the impacts of construction noise being generated by the project on sensitive receptors. The distance factor in the noise analysis should be reevaluated based on a 15 foot distance since there are residential homes within 15 feet of construction/grading activities. Additional mitigation measures should include the following:
 - 1. During all phases of demolition, grading and construction, the applicant shall ensure that vehicle staging areas and stockpiling shall be located as far as is practicable from existing nearby noise sensitive uses.
 - 2. Prior to issuance of any demolition or grading permit, the applicant shall establish a noise complaint response program subject to the approval of the City. The noise complaint response program shall require that all residences and noise-sensitive

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land uses within 300 feet of construction site shall be notified by the applicant of the construction. The notification shall describe the activities anticipated, provide dates and hours, and provide contact information with a description of a complaint and response procedure. Additionally, as part of the noise complaint response program, the applicant shall designate an on-site "Construction Liaison" who will be responsible for notifying the City Engineer and responding to any local complaints about construction noise. The Construction Liaison (1) shall determine the cause of the noise complaints (starting too early, bad muffler, etc.), (2) shall respond to any noise complaints received for this project by measuring noise levels at the affected receptor site, and (3) shall institute reasonable measures, approved by the City Engineer, to correct the problem within 48 hours after receiving a complaint. The Construction Liaison shall maintain a written log of all complaints received and the resolution thereof during the demolition and construction period, which log shall be available for inspection by the City Engineer upon request.

3. If a noise complaint is registered that cannot be resolved by the Construction Liaison, then the applicant shall retain a Qualified Noise Consultant to conduct noise measurements at the location where the complaint was registered. If the noise level exceeds an Leq(8) of 75 A-weighted decibels (dBA; i.e., more than 75 dBA for more than 8 hours during any 24-hour period when measured at or within an adjacent residential property), the applicant shall implement noise reduction measures, such as portable sound attenuation walls, use of quieter equipment, shift of construction schedule to avoid the presence of sensitive receptors, etc., to reduce noise levels, to the satisfaction of the City Engineer. The determination of appropriate resolutions to noise complaints shall be sent to the complainant and City Engineer within 48 hours after the receipt of a complaint.
 - a. The applicant shall require that all construction equipment be operated with mandated noise control equipment (mufflers or silencers) that meets the equipment manufacturers original specifications. Enforcement will be accomplished by random monthly field inspections during construction activities, by a Qualified Noise Consultant, retained by the project applicant and approved by, to the satisfaction of the City Engineer, who shall provide a written report to the City Engineer and applicant within 48 hours after each random monthly inspection. If any such inspection identifies equipment that does not meet the original manufacturers specifications, the applicant shall cease use of such equipment immediately and shall repair or replace such equipment to the satisfaction of the City Engineer.
 - b. Prior to the issuance of a Demolition or Grading Permit, the applicant shall provide a written and signed letter to the Director of Community Development, stating that a Qualified Noise Consultant has been hired to

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- conduct noise monitoring during the demolition and grading phases of construction. The Qualified Noise Consultant shall periodically monitor noise levels to ensure compliance with the Solana Beach Municipal Code Noise Ordinance sections dealing with construction noise and shall notify the City in writing within 24 hours of any exceedance of the Noise Ordinance.
- c. The following measures are required of all demolition, grading and construction activities implemented under the proposed project:
- i. Stationary noise-generating equipment shall be located as far as reasonable from sensitive receptors when sensitive receptors adjoin or are within 50 feet of the construction site.
 - ii. Unnecessary idling of internal combustion engines (i.e., in excess of 5 minutes) shall be prohibited.
 - iii. Temporary acoustic barriers shall be installed around stationary construction noise sources.
 - iv. Stationary construction equipment shall be placed such that emitted noise is directed away from or shielded from sensitive noise receivers.
 - v. Electric air compressors and similar power tools, rather than diesel equipment, shall be used.
4. In the event construction noise levels exceed exceeded 10 dbA above existing noise levels or City noise standards, the applicant shall immediately alter construction activities to achieve compliance Monitoring of compliance shall also be required following installation of any required noise barriers.
5. No erection, demolition, construction, alteration or repair of any building structure or grading or excavation of land shall occur:
- a. Before 7:00 a.m. or after 7:00 p.m., Monday through Friday, and before 8:00 a.m. or after 7:00 p.m. Saturday.
 - b. Nor on Sundays, New Year's Day, Martin Luther King Day, President's Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day and Christmas Day.

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4. Air Quality/GHG:

Comments on the Noise Analysis are provided below:

- A. Assumes all K-2 students taking buses during construction. No analysis related to a significant portion being driven by parents to Solana Highlands. Use of buses should be mitigation measure. How to require parents drop off and pick up at Solana Vista may be a challenge.
- B. AQ analysis identifies mitigation measures for fugitive dust related to construction and demolition that are not in the MND Mitigation and Monitoring Program. While these are Best Management Practices (BMPs) the following should be included as mitigation measures for construction as listed in the AQ analysis:
 1. Replace ground cover
 2. Water exposed areas

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3. Reduce vehicle speed on unpaved roads
 4. Clean paved roads).
- C. The following mitigation measures/conditions that should also be added:
1. Consistent with San Diego Air Pollution Control District (SDAPCD) Rule 55, the project applicant shall ensure that fugitive dust generated by grading and construction activities shall be kept to a minimum with a goal of retaining dust on the site, by following the dust control best management practices listed below:
 - a. During clearing, grading, earthmoving, excavation, or transportation of cut or fill materials, the project applicant shall use water trucks or sprinkler systems to prevent dust from leaving the site and to create a crust after each day's activities cease.
 - b. During construction, the project applicant shall use water truck or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this would include wetting down such areas at least twice per day, later in the morning and after work is completed for the day, and whenever winds exceed 15 miles per hour.
 - c. The project applicant shall ensure that soil stockpiled for more than 2 days shall be covered, kept moist, or treated with soil binders to prevent dust generation.
 - d. The project applicant shall post signs on-site to limit speeds on unpaved roads to not more than 15 miles per hour.
 - e. The project applicant shall halt all grading and excavation operations when wind speeds exceed 25 miles per hour.
 - f. The project applicant shall ensure that dirt and debris spilled onto paved surfaces at the project site and on the adjacent roadways shall be swept, vacuumed, and/or washed at the end of each workday.
 - g. The project applicant shall ensure that all trucks hauling dirt, sand, soil, or other loose material to and from the construction site shall be tarped and maintain a minimum 2 feet of freeboard.
 - h. The project applicant shall, at a minimum, at each vehicle egress from the project site to a paved public road, install a pad consisting of washed gravel (minimum-size: 1 inch) maintained in a clean condition.
 2. The project applicant shall implement the following best management practices during construction to reduce volatile organic compound (VOC) and oxides of nitrogen (NOx) emissions from construction equipment to the extent feasible:
 - a. The engine size of construction equipment shall be the minimum size necessary to accomplish the task for which it is used.
 - b. The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practicable number is operating at any one time.
 - c. Construction equipment shall be maintained in tune per the manufacturer's specifications.
 - d. Electric equipment shall be utilized in lieu of diesel-powered equipment, where feasible.
 - e. Delivery or haul truck idling time shall not exceed 5 minutes at any single location per the California Air Resources Board's (CARB) Airborne Toxic

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CONTD

- Control Measure 13 (13 California Code of Regulations Section 2485), unless additional time is required for safety reasons, per engine manufacturers' specifications or reasons stated in the Final Regulation Order of 13 California Code of Regulations Section 2485.
3. AQ analysis includes Water and Wastewater Energy Mitigation Measure stating that the project shall Exceed Title 24. This is not included as a mitigation measure in the MND but should be.
 4. AQ analysis includes the following Water Detail Mitigation Measures that should be included:
 - a. Install low flow bathroom faucet
 - b. Install low flow kitchen faucet
 - c. Install low flow toilet
 - d. Install low flow shower
 - e. Use water efficient irrigation system
 5. AQ analysis lists mitigation measures for solid waste mitigation that shall be included in the MND:
 - a. Institute Recycling and Composting Services
 - b. Institute percent reduction in waste disposed
 6. Phase I environmental mentions that asbestos containing waste was removed from the campus in 2016 and legally manifested and transported off site, however, there is no other discussion that if there were additional asbestos materials that they would be conditioned to comply with hazardous material disposal requirements. A mitigation/condition should include that the project shall dispose of any asbestos or other hazardous materials in conformance with all local, state or federal requirements.

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5. Other Comments:

The following are additional conditions that should be included if the project is approved:

- A. Construction vehicles and construction employee vehicles shall be parked on subject property at all times. If construction activity prohibits parking on the subject property, the Applicant shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access on the street and minimize impact to the surrounding neighbors.
- B. All construction demolition materials shall be recycled according to the City's Construction and Demolition recycling program and an approved Waste Management Plan shall be submitted.
- C. Construction fencing shall be located on the subject property unless the Applicant has obtained an Encroachment Permit in accordance with chapter 11.20 of the Solana Beach Municipal Code which allows otherwise.
- D. Obtain haul permit for import/export of soil. The Applicant shall transport all excavated material to a legal disposal site.
- E. An Erosion Prevention and Sediment Control Plan shall be prepared. Best management practices shall be developed and implemented to manage storm water and non-storm water discharges from the site at all times during excavation and grading activities. Erosion prevention shall be emphasized as the most important measure for keeping sediment on site during excavation and grading activities.

C-13

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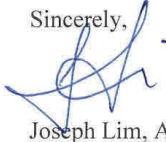
CONT'D

Sediment controls shall be used as a supplement to erosion prevention for keeping sediment on site.

- F. The applicant shall obtain an encroachment permit and enter an encroachment removal and maintenance agreement (ERMA) with the City for any work or improvements done in the public right-of-way.

The City of Solana Beach appreciates your full consideration of the comments provided, and looks forward to receiving good-faith reasoned responses to each of the comments in this letter. If you have any questions regarding our comments you may contact me by phone at (858) 720-2434 or by email at jlim@cosb.org.

Sincerely,



Joseph Lim, AICP
Community Development Director

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2. Responses to Comments

C. Response to Comments from City of Solana Beach, Joseph Lim, Community Development Director, dated July 10, 2019.

C-1 The commenter states the City of Solana Beach, as a responsible agency, takes its responsibility of participating in the environmental review process seriously and states the City's understanding of the project description.

The comment does not impact the findings of the Initial Study. The comment does not raise an issue with the analysis or conclusions of the MND, no further response is necessary.

C-2 The commenter states that the Traffic Impact Analysis (TIA) does not identify that any students are currently being bused and assumes 100 percent of students attending Solana Highlands during demolition and construction will take the bus. The commenter indicates that the TIA should analyze traffic impacts of parents dropping-off students at Skyline and Solana Highlands, and offer the busing of students as a mitigation measure to the interim traffic impacts at those schools.

The commenter is correct in that the TIA assumed full compliance with the bus transfer set up for the construction period of the proposed project. When the Skyline School was constructed in 2017, a similar transportation approach was followed. Of the 172 students that were affected by the Skyline project, approximately 150 rode the bus on a regular basis. This equates to an 87 percent ridership. As the project will be constructed in a single phase, busing students is an integral part of the project description and therefore does not need to be a mitigation measure.

C-3 The commenter states that the TIA must analyze additional trips for drop-off and pick-up, especially on Dell Street.

Similar to the Skyline School project, the District will appoint a Task Force to determine the best method of transportation for the students. As before, the District will invite the City to be part of the task force. The task force will look at areas for staging transportation, timing of school start/finish, and any other factors that would assist during construction. While it is not possible to know now what the locations, or impacts may be now, the District acknowledges that the results of the Task Force may result in the need to revisit the IS/MND. The task force will be formed in fall of 2019.

C-4 The commenter indicates that the TIA does not identify when, where, or how students will be dropped-off and picked-up, when bused to Solana Highlands. The commenter states that if students are to be dropped-off and picked-up at or near the Solana Vista Elementary School construction site, it would likely conflict with construction trips at the project site. The commenter states that in order for the TIA to accurately analyze traffic impacts, a detailed description and plan for staging buses, student drop-off/pick-up, and construction must be included in the TIA.

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The District has the ability to ensure that bus trips and construction trips are not in conflict by varying construction equipment/material delivery times, and changing start times for the school. See also response to comment C-3 regarding the Task Force.

- C-5 The commenter states that the TIA does not analyze the current number of trips to Skyline and what the impacts would be from the additional 109 trips to Skyline, during construction. The commenter states that the TIA must include impacts on both the Lomas Santa Fe entrance/exit, as well as the Dell Street access.

The District does not project 109 new trips to Skyline as bus transportation will be provided as part of the proposed project. See response to comment C-3 regarding the task force.

- C-6 The commenter indicates that busing should be a mitigation measure, and states that the TIA assumes 100 percent bus ridership which is highly unlikely. The commenter states that the TIA must include past bus ridership experience by the District to justify appropriate bus ridership and analyze traffic impacts with bus mitigation.

During the Skyline School reconstruction project, approximately 150 of the 172 students used the school-provided transportation. This resulted in a ridership of approximately 87 percent. At this level of ridership, of the 240 students that would be taken to Solana Highlands, approximately 31 trips would result, representing a negligible change in the traffic at offsite intersections. As the school will be reconstructed as a single phase, busing is an integral component of the project and therefore does not need to be a mitigation measure.

- C-7 The commenter indicates that the because construction activities would abut the adjacent property lines and ROW, the 250 feet distance used in the noise analysis is an overestimation. The commenter states that the distance factor in the noise analysis should be reevaluated based on a 15-foot distance since there are residential homes within 15 feet of construction activities.

In order to assess construction noise levels using the City's threshold, analyzing construction noise levels at the center of the site is appropriate because the City's threshold is based on not exceeding 75 dBA for more than 8-hour Leq, which is an average noise level. Construction noise will occur throughout the site, not just at the edges. By establishing an average threshold, the City's noise standard reflects the fact that some construction noise will be briefly louder when at the edges of the property, but will average out with less noise as equipment moves toward the center of the site.

- C-8 The commenter provides a list of five additional mitigation measures that should be included in the noise analysis.

The commenter references the City of Solana Beach Noise Ordinance. The District has indicated that it will follow the provisions of the noise ordinance and will include these provisions in the MMRP for the proposed project. The provisions will be included as conditions of approval rather than mitigation measures. During the Skyline project the District established a complaint telephone number and erected

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a sign informing neighbors of who to call if there was an issue. A similar process will be followed for the proposed project, which negates the need for an on-site noise inspector. If noise complaints are received, the District can take appropriate action as they manage the construction of the project.

- C-9 The commenter states that there is no air quality/greenhouse gas (GHG) analysis related to the significant portion of K-2 students being drive by parents to Solana Highlands. The commenter states that the use of buses should be a mitigation measure, and that requiring parents to drop-off and pick-up at Solana Vista Elementary School may be challenging.

The analysis did not determine significant impacts associated with greenhouse gas emissions from the proposed project. The use of buses is part of the project and does not need to be a mitigation measure. See also response to comment C-2 regarding anticipated usage of school transportation by parents.

- C-10 The commenter states that Best Management Practices (BMPs) provided in the Air Quality and Greenhouse Gas Background and Modeling Data Appendix (see Appendix A of the IS/MND) for fugitive dust during construction and demolition should be included as mitigation measures.

The District includes BMPs as part of the standard construction contract approved by the Office of the State Architect. The BMPs are also required as part of obtaining an air quality permit through Rule 55. As these are already required by regulation the District did not include them as mitigation measures. The BMPs listed will be included in the MMRP as conditions of approval similar to the noise provisions discussed in C-8.

- C-11 The commenter provides a list of mitigation measures that should be included in the IS/MND, including mitigation measures from the Air Quality and Greenhouse Gas Background and Modeling Data Appendix.

While the modelling information in the appendix refers to model settings as mitigation measures, the term should more appropriately be APCD Requirements. The assumptions listed, including covering of loads, and dust control, are already required as part of the APCD Rule 55 and will be conditions of any grading permit. While the measures are part of the District's standard construction language, they will also be included as part of the MMRP similar to the noise and air quality provisions in C-8 and C-10 respectively.

The electricity and natural gas rates in the California Emissions Estimator Model (CalEEMod) are based on the 2016 Building Energy Efficiency Standards. However, based on the proposed development schedule, the project is assumed to comply with the 2019 Standards, which become effective on January 1, 2020. Overall, the 2019 Standards generally result in non-residential buildings to be about 30% more energy efficient compared to the 2016 Standards. While CalEEMod is based on the 2016 Standards, it does allow for users to adjust the energy efficiency in the mitigation module of the program. Because the project is assumed to comply with the 2019 Standards, the 30% increase in energy efficiency is accounted for in baseline/non-mitigated emissions inventory for the project. The 30% increase in

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efficiency is labeled as a “mitigation measure” in the model, but for CEQA purposes, it is not and is considered part of the baseline for the project since the efficiencies are already included in the 2019 standards that apply to the project.

- C-12 The commenter states that Phase I report indicated that asbestos containing waste was removed from the campus in 2016, but no discussion is made on conditions to comply with hazardous material disposal requirements if there were additional asbestos materials to be found. The commenter states that a mitigation/condition should be included, stating that the project shall dispose of any asbestos or hazardous materials in conformance with all local, state, or federal requirements.

The District must comply with local, state, and federal requirements regarding disposal of any hazardous materials, including asbestos and lead. Requirements for limiting asbestos emissions from building demolition and renovation activities are specified in San Diego Air Pollution Control District Rule 1206 (Asbestos Renovations and Demolition Operations). California Government Code §§ 1529 and 1532.1 provide for exposure limits, exposure monitoring, respiratory protection and good working practice by workers exposed to lead and ACM. All lead-containing material abatement/removal work must comply with the EPA, US Occupational Safety and Health Administration regulations. Lead must be contained during demolition activities (California Health & Safety Code §§ 17920.10 and 105255). Title 29 Code of Federal Regulations (CFR) Part 1926 establishes standards for occupational health and environmental controls for lead exposure. The standard also includes requirements addressing exposure assessment, methods of compliance, respiratory protection, protective clothing and equipment, hygiene facilities and practices, medical surveillance, medical removal protection, employee information and training, signs, recordkeeping, and observation or monitoring. As the requirements are in state law, and no asbestos or lead paint is known to occur within the school buildings, there is no need for mitigation. According to the Phase I report, the elevated concentrations of organochlorine pesticides or lead were not found. As the District must comply with the laws, there is no need to establish mitigation measures.

- C-13 The commenter lists six additional conditions that should be included, if the proposed project is approved.

The District will require preparation of a construction plan that will include parking of construction vehicles and storage of materials. While all staging of construction will occur on the project site, it is infeasible to also require that all construction parking occur on site. However, the District will include a requirement that all vehicles be parked legally in the MMRP for the proposed project. All materials will be hauled from the site by a licensed hauler and will be disposed of consistent with the applicable recycling requirements. Construction fencing will occur on site if possible, and if not, the District will request an encroachment permit from the City. An erosion control plan is a requirement of all construction in California, and will be prepared, and approved by the regional water quality control board, prior to start of construction. The District agrees that any work done within the City right of way will require an encroachment permit from the City.

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LETTER D – Governor’s Office of Planning and Research, State Clearinghouse, Scott Morgan, Director. (1 page)



Gavin Newsom
Governor

STATE OF CALIFORNIA
Governor’s Office of Planning and Research
State Clearinghouse and Planning Unit



Kate Gordon
Director

July 11, 2019

Caroline Brown
Solana Beach Elementary School District
309 North Rios Avenue
2019069037
Solana Beach, CA 92075

Subject: Solana Vista Elementary School Reconstruction
SCH#: 2019069037

Dear Caroline Brown

The State Clearinghouse submitted the above named MND to selected state agencies for review. The review period closed on 7/10/2019, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act, <https://ceqanet.opr.ca.gov/2019069037/2>.

D-1

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Scott Morgan
Director, State Clearinghouse

1400 TENTH STREET P.O. BOX 3044 SACRAMENTO, CALIFORNIA 95812-3044
TEL 1-916-445-0613 state.clearinghouse@opr.ca.gov www.opr.ca.gov

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D. Response to Comments from Governor’s Office of Planning and Research, State Clearinghouse, Scott Morgan, Director, dated July 11, 2019.

D-1 The commenter indicates that the State Clearinghouse submitted the MND to selected state agencies for review and received no comments from state agencies during the review period. The commenter states that the Project complied with the State Clearinghouse review requirements for draft environmental documents.

The comment does not address the adequacy of the MND as it pertains to CEQA; therefore, no further response is necessary.