



**Jared Blumenfeld**  
Secretary for  
Environmental Protection



## Department of Toxic Substances Control

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**Gavin Newsom**  
Governor

August 30, 2019

Governor's Office of Planning & Research

**AUG 30 2019**

Mr. Jeffrey Dumars  
Associate Director, Environmental & Space Planning  
California Polytechnic State University, San Luis Obispo  
Facilities Planning and Capital Projects  
1 Grand Avenue  
San Luis Obispo, California 93407

**STATE CLEARINGHOUSE**

REVIEW OF THE DRAFT INITIAL STUDY - MITIGATED NEGATIVE DECLARATION  
FOR THE CAL POLY SAN LUIS OBISPO TECHNOLOGY PARK EXPANSION  
PROJECT, MOUNT BISHOP ROAD AND HIGHLAND DRIVE, SAN LUIS OBISPO,  
SAN LUIS OBISPO COUNTY (SCH #2019089001)

Dear Mr. Dumars:

The Northern California Schools Unit of the Department of Toxic Substances Control (DTSC) has reviewed the Draft Initial Study - Mitigated Negative Declaration (IS/MND) for the Cal Poly San Luis Obispo Technology Park Expansion Project proposed by the California State University (CSU) Board of Trustees. The due date to submit comments is August 30, 2019.

As reported in the Draft IS/MND, CSU is proposing the construction of a three story, 30,000-gross square foot Technology Park Expansion building to be located on Mount Bishop Road at the Cal Poly San Luis Obispo campus in the City of San Luis Obispo (Site) that would provide infrastructure and programming in the areas of entrepreneurship, technology transfer, and innovation. The Technology Park Expansion building would house indoor common areas and meeting spaces, workforce training and development areas, wet/dry labs, offices/co-working spaces, and an accelerator/incubator/flex space. The project would include the removal of the existing parking lot as well as up to 20 trees, and the addition of 12,000 square feet of landscaping. The parking lot would be replaced inside the project boundary prior to initiation of construction. The project would require a Minor Master Plan Amendment, but the amendment would not affect overall enrollment or exceed the development potential identified in the 2001 Cal Poly Master Plan.

Based on a review of the draft IS/MND, DTSC would like to provide the following comments:

1. Because the project is school site related, DTSC recommends that an environmental review, such as a Phase I Environmental Site Assessment and/or Preliminary Endangerment Assessment (PEA), be conducted to determine whether there has been or may have been a release or threatened release of a hazardous material, or whether a naturally occurring hazardous material (e.g., radon, mercury, naturally occurring asbestos [NOA]) is present based on reasonably available information about the property and the area in its vicinity. Such an environmental review should generally be conducted as part of the California Environmental Quality Act (CEQA) process. If CSU elects to proceed to conduct an environmental assessment at the Site under DTSC oversight, it should enter into a Voluntary Cleanup Agreement with DTSC. Alternatively, DTSC recommends CSU investigate, and clean up if necessary, the site under the oversight of the County of San Luis Obispo and in concurrence with all applicable DTSC guidance documents.
2. The presence of existing, older or former structures at the site may result in potential environmental concerns due to lead from lead-based paint, organochlorine pesticides from termiticide applications and/or polychlorinated biphenyls (PCBs) from electrical transformers, light ballast or window caulking or glazing. DTSC recommends that these environmental concerns be investigated and possibly mitigated, in accordance with DTSC's "*Interim Guidance, Evaluation of School Sites with Potential Soil Contamination as a Result of Lead from Lead-Based Paint, Organochlorine Pesticides from Termiticides, and Polychlorinated Biphenyls from Electrical Transformers*", dated June 9, 2006( [https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/Guidance\\_Lead\\_Contamination\\_050118.pdf](https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/Guidance_Lead_Contamination_050118.pdf)), and in accordance with the recommendations provided in the United States Environmental Protection Agency's website "*PCBs in Caulk in Older Buildings*" ([https://cfpub.epa.gov/si/si\\_public\\_record\\_Report.cfm?dirEntryId=344078&Lab=NERL](https://cfpub.epa.gov/si/si_public_record_Report.cfm?dirEntryId=344078&Lab=NERL)).
3. If the site was previously used for agricultural purposes, pesticides (such as DDT, DDE, and toxaphene) and fertilizers (usually containing heavy metals) commonly used as part of agricultural operations are likely to be present. These agricultural chemicals are persistent and bio-accumulative toxic substances. DTSC recommends that these environmental concerns be investigated and possibly mitigated, in accordance with the "*Interim Guidance for Sampling Agricultural Soils (Third Revision)*", dated August 2008 (<https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/Ag-Guidance-Rev-3-August-7-2008-2.pdf>).
4. The site appears to be located within 10-miles of a geological unit potentially containing NOA. Pursuant to DTSC's "*Interim Guidance – Naturally Occurring*

*Asbestos at School Sites*", Revised September 24, 2004( [https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/SMBRP\\_POL\\_Guidance\\_Schools\\_NOA.pdf](https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/SMBRP_POL_Guidance_Schools_NOA.pdf)), further environmental investigation should be considered and conducted to determine whether a naturally occurring hazardous material (i.e., NOA) is present, based on reasonably available information about the properties and the areas in their vicinity, and complete a soil assessment pursuant to the DTSC's NOA guidance.

5. If a response action is required based on the results of the above investigations, and/or other information, the IS/MND will require an analysis of the potential public health and environmental impacts associated with any proposed response action, pursuant to requirements of the CEQA (Pub. Resources Code, Division 13, section 21000 et seq.), and its implementing Guidelines (California Code of Regulations, Title 14, section 15000 et seq.), prior to approval or adoption of an MND for the Project. A discussion of the mitigation and/or removal actions, if necessary, and associated cumulative impacts to the Project properties and the surrounding environment, should be included in the MND. If sufficient information to discuss the proposed mitigation and/or removal actions, and their associated impacts to the Project properties and the surrounding environment, are not available for inclusion in the MND, then an Addendum or Supplement to the MND may be required.

DTSC is also administering the Revolving Loan Fund (RLF) Program which provides revolving loans to investigate and clean up hazardous materials at properties where redevelopment is likely to have a beneficial impact to a community. These loans are available to developers, businesses, schools, and local governments.

For additional information on DTSC's Schools process or RLF Program, please visit DTSC's web site at [www.dtsc.ca.gov](http://www.dtsc.ca.gov). If you would like to discuss this matter further, please contact me at (916) 255-3695, or via email at [Bud.Duke@dtsc.ca.gov](mailto:Bud.Duke@dtsc.ca.gov).

Sincerely,



Harold (Bud) Duke, PG, Project Manager  
Northern California Schools Unit  
Site Mitigation and Restoration Program

cc: (see next page)

Mr. Jeffrey Dumars  
August 30, 2019  
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cc: (via email)

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