



Jared Blumenfeld
Secretary for
Environmental Protection



Department of Toxic Substances Control

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Gavin Newsom
Governor

July 23, 2020

8/3/2020

Governor's Office of Planning & Research

Mr. Chris Stevens
Chief Facilities Operations Officer
Dublin Unified School District
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Jul 23 2020

STATE CLEARINGHOUSE

NOTICE OF COMPLETION FOR THE DUBLIN UNIFIED SCHOOL DISTRICT,
NEW COMPREHENSIVE DUBLIN HIGH SCHOOL PROJECT, CENTRAL PARKWAY
AND CHANCERY LANE, DUBLIN, ALAMEDA COUNTY, CALIFORNIA
(SCH#2019100001)

Dear Mr. Stevens:

The Northern California Schools Unit of the Department of Toxic Substances Control (DTSC) has received the Notice of Completion (NOC) for the New Comprehensive Dublin High School Project proposed by the Dublin Unified School District (District). The due date to submit comments is August 3, 2020.

The need for the proposed project is based on population growth and increased residential and commercial development in the City of Dublin, which has caused the District's school facilities to exceed capacity. The proposed comprehensive high school would be the District's third high school, and second comprehensive high school in the City of Dublin. The proposed school would consist of classrooms, education and administration-related indoor spaces, as well as outdoor physical education, instructional and recreational components. It would include 559 onsite surface parking spaces and internal drop-off and passing lanes designed for onsite traffic flow and reduced queuing at school entrances. Construction of the proposed project would occur on a total of approximately 23.46 acres. The new comprehensive high school is planned to ultimately accommodate approximately 2,545 students and would be built in two phases (Phase I and Phase II). Project phases would include:

- Phase I: Would accommodate 1,308 students, and would consist of the construction of a 30,110 square foot administration building and kitchen, a 13,811 square foot student union, a 21,004 square foot library, a 31,898 square foot gymnasium, a 17,597 square foot locker room, a 79,673 square foot academy, 18,563 square feet of Visual and Performing Arts Guidance (VAPA) classrooms, a 55,493 square foot all-weather track with drainage, a 96,837 square foot synthetic field with drainage, four overhead field lights, eight tennis courts consisting of 60,719 square feet, and a 135 stall parking garage consisting of 65,529 square feet.
- Phase II: Would accommodate the remaining 1,237 students, and would consist of a second 79,630 square foot academy, a 31,131 square foot theatre, a 831 square foot orchestra pit, a 4,800 square feet maintenance building for the pool, a 1,768 square foot maintenance building, 3,439 square feet of concessions/restrooms, a 34,506 square foot aquatic complex, and 12,733 square feet comprised of 4,000 seat bleachers.

On January 22, 2020, the District and DTSC entered into an Environmental Oversight Agreement (EOA, HSA-FY19/20-055) for the development of a Preliminary Environmental Assessment (PEA) to investigate a potential school site to be located at the intersection of Central Parkway and Chancery Lane in Dublin, California (Site). DTSC is currently in the process of reviewing the draft PEA Report. Site documentation can be found at DTSC's public database:

https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60002132. The PEA report presented investigation results and conclusions based on a health risk screening evaluation for the Site conducted by the District in 2018 outside of DTSC's oversight. The PEA investigation included soil sampling for the following chemicals of potential concern (COPCs):

- Organochlorine pesticides (OCPs), metals, polyaromatic hydrocarbons (PAHs), semi-volatile organic compounds (SVOCs), PCBs, TPH as diesel, TPH as motor oil and asbestos from suspect fill material; and
- OCPs and metals from historical agricultural activities.

The PEA report concluded the following:

- COPCs were not detected in native soil or imported fill at levels exceeding conservative risk-based screening values for residential land use, except for arsenic; and that
- Arsenic concentrations were within background levels.

A human health screening evaluation was conducted using an unrestricted residential use scenario and the estimated upper-bound cumulative cancer risk for exposure to COPCs in soil at the Site is 7.5×10^{-7} , which is below the cumulative cancer risk

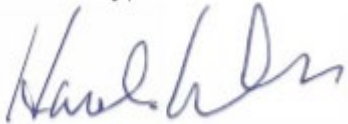
management goal of 1×10^{-6} ($<10^{-6}$). The estimated upper-bound noncancer hazard index (HI) for exposure to COPCS in soil is 1, which is equal to the noncancer HI risk management goal of 1. The PEA report concluded that COPCs were not detected in soil at levels exceeding conservative risk-based screening values for residential land use and recommended no further action for the Site. DTSC tentatively concurred with the conclusions in a meeting with the District on March 16, 2020 and is currently in the process of approving the PEA Report and issuing a No Further Action (NFA) determination.

DTSC recommends that the draft EIR be revised to include DTSC's approval of the PEA Report and NFA determination once it is issued.

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. 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.

Sincerely, ..



Harold (Bud) Duke, P.G.
Northern California Schools Unit
Site Mitigation and Restoration Program

cc: (see next page)

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Reviewed by: _____ / _____ / _____ / _____
 OT Peer PM UC