



Jared Blumenfeld
Secretary for
Environmental Protection



Department of Toxic Substances Control

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Governor's Office of Planning & Research

Mr. Michael Woolard
Executive Director of Facilities
Novato Unified School District
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Dec 01 2020

STATE CLEARINGHOUSE

NOTICE OF COMPLETION OF AN INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION FOR THE NOVATO UNIFIED SCHOOL DISTRICT, LYNWOOD MIDDLE SCHOOL MODERNIZATION PROJECT, 1320 LYNWOOD DRIVE, NOVATO, MARIN COUNTY, CALIFORNIA

Dear Mr. Woolard:

The Northern California Schools Unit of the Department of Toxic Substances Control (DTSC) has received the Notice of Completion (NOC) for an Initial Study and Mitigated Negative Declaration (IS/MND) for the Lynwood Middle School Modernization project proposed by the Novato Unified School District (District). The due date to submit comments is December 7, 2020.

The District proposes to modernize the existing Lynwood School. The modernization includes the following elements:

- Modernize classrooms and restrooms (interior modifications)
- Replace concrete paving for accessibility
- Remove existing kitchen and replace with new warming kitchen (400 sq. ft. addition to existing multi-purpose building)
- New pedestrian sidewalk from Leafwood Drive to drop-off plaza
- Modernize multipurpose and administrative buildings (interior)
- Fire alarm system upgrade
- Reconfigure and re-stripe parking
- Reconfigure new drop-off traffic flow at Leafwood Drive; new drop-off plaza with landscape design

The proposed new drop-off and pick-up area would be primarily via a new one-way-in access from Leafwood Drive, with reconfigured staff parking stalls. A secondary access from Lynwood Drive would remain. The number of parking spaces in the drop-off area would change from 48 spaces to approximately 53 spaces, with the addition of the Leafwood lot staff parking, which would be signed for school use only from 7am to 5 pm, week days.

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

1. If the District plans to use State funds for the project, then the District shall comply with the requirements of California Education Code (CDE), sections 17210, 17213.1 and 17213.2, unless otherwise specifically exempted under section 17268. If the District is not using State funds for the project, or is otherwise specifically exempted under section 17268, DTSC recommends the District continue to investigate and clean up the Site, if necessary, under the oversight of Marin County and in concurrence with all applicable DTSC guidance documents.

A local education agency may also voluntarily request the CDE site/plan approval for locally funded site acquisitions and new construction projects. In these cases, CDE will require DTSC to review and approve prior to its final approval, except when exempt under section 17268.

2. Because the project is school site related, DTSC recommends that an environmental review, such as a Phase I Environmental Site Assessment and/or Preliminary Environmental Assessment, 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 is present based on reasonably available information about the property and the areas in its vicinity. Such an environmental review should generally be conducted as part of the California Environmental Quality Act process. If the District elects to proceed and conduct an environmental assessment at the Site under DTSC oversight, it should enter into a Voluntary Cleanup Agreement with DTSC to oversee the preparation of the environmental assessment.
3. The presence of existing, older or former structures at the Site may result in potential environmental concerns due to lead from lead-based paint and/or organochlorine pesticides from termiticide applications and polychlorinated biphenyls from electrical transformers, light ballast, 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), and

in accordance with the recommendations provided in the United States Environmental Protection Agency's website "Polychlorinated Biphenyls (PCBs) in Building Materials" (<https://www.epa.gov/pcbs/polychlorinated-biphenyls-pcbs-building-materials>).

4. If the Site is, or was previously, used for agricultural purposes, pesticides (such as Dichlorodiphenyltrichloroethane [DDT], Dichlorodiphenyldichloroethylene [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)* (<https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/Ag-Guidance-Rev-3-August-7-2008-2.pdf>) dated August 2008. This guidance should be followed to sample agricultural properties where development is anticipated.
5. If fill material exists on the Site, DTSC recommends these areas be investigated and possibly mitigated in accordance with DTSC's *Information Advisory, Clean Imported Fill* (https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/SMP_FS_Cleanfill-Schools.pdf), dated October 2001.
6. The Site appears to be located within 10-miles of geological units potentially containing naturally occurring asbestos (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), these environmental concerns should be investigated to determine whether a naturally occurring hazardous material (e.g., NOA) is present, based on reasonably available information about the property and the area in its vicinity.
7. 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 California Environmental Quality Act (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 a CEQA determination 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 IS/MND. If enough 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 IS/MND, then an Addendum or Supplement to the final IS/MND may be required.

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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
Department of Toxic Substances Control

cc: (via email)

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