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Secretary for
Environmental Protection



Department of Toxic Substances Control

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Gavin Newsom
Governor

June 22, 2022

SENT VIA ELECTRONIC MAIL

Governor's Office of Planning & Research

Mr. Wael Saleh, C.P.A., M.B.A.
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Chief Business Official
Rio School District
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Oxnard, California 93030
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Jun 23 2022

STATE CLEARINGHOUSE

NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT AND INITIAL STUDY FOR THE RIO DEL VALLE MIDDLE SCHOOL EXISTING CAMPUS EXPANSION MASTERPLAN (SCH # 2022060117)

Dear Mr. Saleh:

The Department of Toxic Substances Control (DTSC) has received your Notice of Preparation of an Environmental Impact Report and Initial Study (NOP/IS) for the Rio Del Valle Middle School (School) Existing Campus Expansion Masterplan Project. The proposed project includes the expansion of the School campus located at 3100 Rose Avenue in unincorporated County of Ventura. The School is approximately 30.2 acres, including the 20.2-acre main campus (APN 144-0-110-445) and 10 acres of active agricultural lands (a portion of APN 144-0-110-225) to the north of the main campus buildings. The proposed project would add approximately 11.1-acres to the south (a portion of APN 144-0-110-590) that the Rio School District (District) proposes to develop with new educational and support facilities, resulting in an approximately 41.3-acre campus (Project Site).

The proposed project includes development within the expanded campus and includes: new classrooms, library and media center, transportation and parking facilities, recreational facilities including a 320-meter track, flag football field, six basketball courts, two baseball fields, softball field, physical education and lunch play field, four sand volleyball courts, two soccer fields, jogging path, an athletic restroom/storage building, and up to ten tennis courts and/or handball courts. The expanded campus

shall provide significant health and safety improvements, additional on-site parking, and a bus turn out lane.

The NOP/IS states, “The Phase II ESA results indicated that the southern parcel surface soils are impacted by total purgeable petroleum hydrocarbons (TPPH), TPHd, and hydraulic oil/motor oil total petroleum hydrocarbons (TPHh/m) released from the junk vehicles previously stored at the southern parcel and fuel storage ASTs. TPPH, TPHd and TPHh/m were detected in the southern parcel surface soils at concentrations exceeding relevant screening levels. Tetra Tech recommends that the RSD submit the Phase I ESA report (Tetra Tech 2021a) and Phase II ESA report (Tetra Tech 2021c) to the DTSC and enter the southern parcel into the DTSC Voluntary Cleanup Program (VCP).” The NOP/IS further states, “Tetra Tech determined that no further action is recommended for the northern parcel for as long as the northern parcel is used for agricultural production.

On May 25, 2022, the District entered into an Environmental Oversight Agreement (Docket No. HSA-FY21/22-135) with DTSC for oversight of an environmental investigation for 11.1-acre portion of the Project Site. Therefore, the following comments are applicable only for the rest of the Project Site.

DTSC recommends the following items be addressed in the NOP/IS:

1. Identify recognized environmental conditions (REC) at the Project Site and indicate how these RECs will be addressed, and under the oversight of which regulatory agency. If state funding is anticipated for school projects, then DTSC review/approval is required pursuant to California Education Code.
2. If there are any recognized environmental conditions at the Project Site, DTSC recommends investigation and mitigation, as necessary, to address potential impact to human health and environment.
3. DTSC recommends environmental review of the Project Site under the DTSC Schools Branch oversight prior to construction to ensure the School is safe for students and staff.
4. If the project requires import soil to backfill the areas excavated, DTSC recommends sampling be conducted in accordance with DTSC's Information Advisory Clean Imported Fill Material (https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/SMP_FS_Cleanfill-Schools.pdf)
5. Discuss procedures to be taken if the soil and/or groundwater contamination is suspected or discovered during grading, construction and/or demolition.

Mr. Wael Saleh
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If you have any questions regarding this letter, please contact Mr. Johnson P. Abraham, Project Manager, at (714) 484-5380 or Johnson.Abraham@dtsc.ca.gov or me at (714) 484-5368 or Shahir.Haddad@dtsc.ca.gov.

Sincerely,



Shahir Haddad, P.E.
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Brownfields Restoration and School Evaluation Branch
Site Mitigation and Restoration Program

mv/ja/sh

cc: (via e-mail)

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Brownfields Restoration and School Evaluation Branch Reading File – Cypress