



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Meredith Williams, Ph.D., Director
8800 Cal Center Drive
Sacramento, California 95826-3200



Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

July 31, 2024

Dana Grudem
Senior Program Manager
Long Beach Unified School District
2425 Webster Avenue
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RE: MITIGATED NEGATIVE DECLARATION FOR JORDAN HIGH SCHOOL PHASE 6
- GYMNASIUM AND AQUATICS CENTER DATED JULY 3, 2024 STATE
CLEARINGHOUSE # [2024070162](#)

Dear Dana Grudem,

The Department of Toxic Substances Control (DTSC) received a Mitigated Negative Declaration (MND) for the Jordan High School Phase 6 - Gymnasium and Aquatics Center project (project). The project proposes to construct a new aquatic center and gymnasium building on the existing Jordan High School property. The new gymnasium building will be located on the south side of the existing football and track and field and covers an area of approximately 65,000 square feet. The building will include a competition gymnasium, practice gymnasium, weight room, wrestling room, dance room, fitness room, trainer room, offices, 4 team rooms, locker rooms, a restroom and other ancillary spaces such as storage and custodial rooms. The proposed aquatic center will be located immediately on the western side of the gymnasium building and will consist of an outdoor competition swimming pool, restrooms, a team room, a pool

equipment building, a one-story ticket/storage building and sports lighting. One set of new aluminum bleachers will be located in the most western portion of the aquatic center. Other improvements at the site will include a concrete pool deck, a scoreboard, four (4) stadium lights, concrete and asphalt hardscaped areas, low site walls and new utility lines. The entire aquatic center will have concrete masonry unit perimeter walls. Based on our review, DTSC requests consideration of the following comments.

1. Section 4.9.2, Impact Analysis, Section d, Page 45 states: "For the Proposed Project, a Preconstruction Due Diligence Assessment Report and a Hazardous Materials Survey and Report were prepared in 2023. The Preconstruction Due Diligence Assessment Report noted that the soil samples were of "acceptable quality" and no hazardous materials were found in the soils".

Based on correspondence with the Long Beach Unified School District representative on July 17, 2023, the Report was anticipated to be submitted in September 2023. DTSC has not received the report to date and therefore can't confirm the statement stated above that the "the soil samples were of "acceptable quality" and no hazardous materials were found in the soils".

The Preconstruction Due Diligence Assessment Report (Report) for the existing gymnasium area (aka Building 600) should be submitted to DTSC for review and approval.

2. Based on the Historical Environmental Summary Report (Leighton Consulting Inc., January 11, 2022) approved by DTSC on January 27, 2022, "Supplemental soil borings will be advanced at Building 600 during the Phase 6 design phase planned for 2023. The results will be submitted to DTSC for review and approval prior to construction".
3. If buildings or other structures are to be demolished on any project sites included in the proposed project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition, and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or

former buildings should be conducted in accordance with [DTSC's Preliminary Endangerment Assessment \(PEA\) Guidance Manual](#).

4. DTSC recommends that all imported soil and fill material should be tested to ensure any contaminants of concern are within DTSC's and U.S. Environmental Protection Agency Regional Screen Levels for the intended land use. To minimize the possibility of introducing contaminated soil and fill material there should be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material meets screening levels outlined in the [PEA Guidance Manual](#) for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of the prior land use. Additional information can be found by visiting DTSC's [Human and Ecological Risk Office \(HERO\)](#) webpage.

DTSC appreciates the opportunity to comment on the MND for the Jordan High School Phase 6 - Gymnasium and Aquatics Center project.

Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like any clarification on DTSC's comments, please respond to this letter or via [email](#) for additional guidance.

Sincerely,



Dave Kereazis

Associate Environmental Planner

HWMP – Permitting Division - CEQA Unit

Department of Toxic Substances Control

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Dana Grudem

July 31, 2024

Page 4

cc: (via email)

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