



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

September 11 2024

Janett Gaytan
Planning Program Manager
Sweetwater Union High School District
1130 5th Avenue
Chula Vista, CA 91911
Janett.GaytanAngel@sweetwaterschools.org

RE: MITIGATED NEGATIVE DECLARATION FOR THE BONITA VISTA HIGH SCHOOL BUILDING & SITE IMPROVEMENTS PROJECT, DATED AUGUST 30, 2024
STATE CLEARINGHOUSE #[2024081374](#)

Dear Janett Gaytan,

The Department of Toxic Substances Control (DTSC) received a Mitigated Negative Declaration (MND) for the Bonita Vista High School (BVHS) Building & Site Improvements Project (Project). The proposed Project would include the demolition of the existing 7,280 square foot Building Q and the construction of one 16,445 square foot replacement building; demolition of the existing hard volleyball courts, installation of three new sand volleyball courts north of the proposed replacement building; renovation of the quad area, which includes but is not limited to, the demolition of the dance classroom building, installation of new shade structures, seating areas, artificial turf, and fire access lane; relocation of the girls team locker room building to elsewhere on campus; striping of four replacement volleyball courts at the existing marching band

practice area, and removal of trees, Americans with Disabilities Act (ADA) access improvements, and ADA compliance upgrades to the drop-off area. DTSC recommends the consideration of the following comments.

1. If the district plans to use California Department of Education (CDE) State funds for the Project, then the district shall comply with the requirements of Education Code (EDC), [§17210](#), [§17213.1](#), and [§17213.2](#), unless otherwise specifically exempted under section [§17268](#). If the district is not using CDE State funds for the Project, or is otherwise specifically exempt under section [§17268](#), DTSC recommends the district continue to investigate, clean up the Site under the oversight of San Diego County and in concurrence with all applicable DTSC guidance documents, if necessary. For more information on the CDE State funding, please visit the [Office of Public-School Construction](#) webpage.

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. If planned activities 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](#).
3. If there are any recognized environmental conditions in the project area, then proper investigation, sampling and remedial actions overseen by the appropriate regulatory agencies should be conducted prior to the new development or any construction.

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](#). If it is determined that contaminated soil and/or groundwater exist, future environmental documents should identify how any required investigation and/or remediation will be conducted, and the appropriate government agency to provide regulatory oversight.

DTSC appreciates the opportunity to comment on the MND for the Bonita Vista High School Building & Site Improvements Project. If you would like to proceed with DTSC's school environmental review process, please visit [DTSC's Evaluating & Clean-up School 3-Step Process](#) to begin a Phase I Environmental Site Assessment.

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.

Janett Gaytan
September 10, 2024
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Sincerely,

Tamara Purvis

Tamara Purvis
Associate Environmental Planner
HWMP – Permitting Division - CEQA Unit
Department of Toxic Substances Control
Tamara.Purvis@dtsc.ca.gov

cc: (via email)

Governor's Office of Planning and
Research State Clearinghouse
State.Clearinghouse@opr.ca.gov

Dave Kereazis
Associate Environmental Planner
HWMP-Permitting Division – CEQA Unit
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov

Scott Wiley
Associate Governmental Program Analyst
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Scott.Wiley@dtsc.ca.gov