



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Katherine M. Butler, MPH, Director
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Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

January 28, 2025

Elia Wahlstrom Rogers
Administrative Assistant
Laguna Beach Unified School District
550 Blumont Street
Laguna Beach, CA 92551
ewahlstromrogers@lbusd.org

RE: MITIGATED NEGATIVE DECLARATION FOR THE LAGUNA BEACH HIGH SCHOOL POOL MODERNIZATION DATED JANUARY 17, 2025, STATE CLEARINGHOUSE NUMBER [2025010571](#)

Dear Elia Wahlstrom Rogers,

The Department of Toxic Substances Control (DTSC) received a Mitigated Negative Declaration (MND) for the Laguna Beach High School Pool Modernization (Project). The Project will include demolition, excavation, grading, drainage, and building construction to elongate the pool in the current north-south alignment and configuration. Additionally, the two-story pool support building is to be reconstructed on the west side of the pool extending into the current parking lot area, and concrete bleachers will be constructed adjacent to the new support building. After reviewing the project, DTSC recommends and requests 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 Orange 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 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](#).
3. DTSC recommends that all imported soil and fill material should be tested to assess any contaminants of concern meet screening levels as outlined in [DTSC's Preliminary Endangerment Assessment \(PEA\) Guidance Manual](#). Additionally, DTSC advises referencing the [DTSC Information Advisory Clean Imported Fill Material Fact Sheet](#) if importing fill is necessary. 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 are suitable 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](#).

Elia Wahlstrom Rogers

January 28, 2025

Page 3

DTSC appreciates the opportunity to comment on the MND for the Laguna Beach High School Pool Modernization. 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 clarification on DTSC's comments, please respond to this letter or via [CEQA Review email](#) for additional guidance.

Sincerely,



Tamara Purvis

Associate Environmental Planner

HWMP - Permitting Division – CEQA Unit

Department of Toxic Substances Control

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Elia Wahlstrom Rogers
January 28, 2025
Page 4

cc: (via email)

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