

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF DETERMINATION

To: Office of Planning and Research
State Clearinghouse
P.O. Box 3044, 1400 Tenth Street, Room 212
Sacramento, CA 95812-3044

From: Department of Toxic Substances Control
Site Mitigation and Restoration Program
5796 Corporate Avenue
Cypress, CA 90630

Subject: FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21108 OF THE PUBLIC RESOURCES CODE

Project Title: Removal Action Workplan, Proposed Otay Ranch Village 2 School Site

State Clearinghouse Number: 2003091012

Project Location: Santa Liza Avenue, Chula Vista, California 91911

County: San Diego

Project Applicant: Village II of Otay HB Sub

Project Description: The Project activities involve installation of engineering controls comprising of a sub-slab liner (e.g., engineered vapor barrier) and passive venting system which will be installed concurrently with building construction. The engineering controls will be used to mitigate volatile organic compounds (VOCs) in soil vapor from entering the buildings. Project activities are detailed in the Removal Action Workplan (RAW) for the impacted soils and soil vapor.

Background: The undeveloped project site covers 9.53 acres and is situated in an area under development with new residential land uses to the east and south. The site is bounded to the north by a new city park under development, Santa Christina Avenue to the east, Santa Liza Avenue to the south, and Santa Carolina Road to the west.

As identified in a Preliminary Environmental Assessment (PEA) and Supplemental Site Investigations (SSIs) performed in 2019, 2020, and 2021, the site has been historically an undeveloped property. The PEA and SSIs identified a former stormwater desilting basin was located near the southwest corner of the site. Historical aerial photographs indicate the entire project site previously consisted of a vacant undeveloped natural canyon covered in grasses and scrub brush from 1949 until at least 2005. No evidence of any agricultural uses, such as dry farming or other agricultural-related activities, occurred at the site from 1949 until the present time. Off-site areas surrounding the site also appeared to be undeveloped land covered in grasses and scrub brushes.

Several VOCs were identified as contaminants of concern (COCs) during previous PEA and SSI soil vapor sampling activities. The VOCs identified as COCs at the project site include benzene, chloroform, and tetrachloroethene (PCE). The source of the VOCs that were detected at the site during the previous assessments are not known. There is no historical documentation of any industrial activities or waste disposal activities at the site or any off-site nearby properties.

The project proponent (Village II of Otay HB Sub) plans to sell the site to the Chula Vista Elementary School District (CVESD). The CVESD plans to develop the site as an elementary school. The area identified as impacted by soil vapors with elevated levels of VOCs is located on the east-northeast portion of the site which is an area where administrative and education classroom buildings are planned to be constructed.

Project Activities: Project activities will involve implementation of engineering controls (i.e., vapor barrier, passive venting system) to mitigate VOCs in soil vapor. The current development plan for the site involves the construction of two 2-story school buildings which will comprise of 50,270-square feet and 3,420-square feet. Current plans do not include any subterranean garages or basements. Installation of engineering controls will be incorporated into the architectural plans for the buildings and will be installed concurrently with building construction.

Upon installation, the engineering controls will be tested in accordance with standard protocols. If leaks are detected, the engineering controls will be repaired and re-tested to ensure that no leaks are present. The engineering controls are designed to prevent the potential for accumulation of hazardous levels of subsurface vapors in and beneath the two buildings, thereby protecting human health and the environment.

Long-term monitoring of the venting system will be conducted for a 30-year time period. Any required operations, maintenance, and monitoring (OM&M) of the venting system will be provided until cleanup goals are achieved or demonstrate the VOC plume is naturally attenuating and the vapor barriers are reducing vapor intrusion effectively. The frequency that subsurface soil vapor probes are monitored will be periodically evaluated and may be adjusted with DTSC approval based on the level and stability of VOC concentrations. If VOC concentrations in soil vapor do not warrant continued monitoring prior to the completion of the 30-year period, these activities may be discontinued in consultation with DTSC. If VOC concentrations in soil vapor warrant continued monitoring after 30 years, these activities may be extended beyond 30 years in consultation with DTSC. It should also be noted that the system is designed to become an active venting

system with the use of a blower if sensors detect VOC levels higher than a prescribed level. An active system would be required to be reviewed and approved by DTSC prior to the system becoming active.

DTSC utilized information and analysis in the *Otay Ranch Village Two, Comprehensive SPA Plan Amendment, Final Supplemental Environmental Impact Report* (EIR) to support a final determination about the type of environmental document required to be prepared for the *Removal Action Workplan, Proposed Otay Ranch Village 2 School Site*, as provided by Sections 15162, 15163, and 15164 of the CEQA Guidelines. As Responsible Agency under the California Environmental Quality Act (CEQA), DTSC approved the above-described project on August 12, 2022 and has made the following determinations:

1. The project will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared by the City of Chula Vista for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of project approval.
4. A Statement of Overriding Considerations was not adopted for this project.
5. Findings were made pursuant to the provisions of CEQA.

The administrative record for this project is available to the public by appointment at the following location:

Department of Toxic Substances Control
 5796 Corporate Avenue
 Cypress, CA 90630
 (714) 484-5300 (call for an appointment)

Additional project information is available on EnviroStor:
www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60002919

Contact Person	Contact Title	Phone Number
Aslam Shareef	Hazardous Substances Engineer	(714) 484-5472

Approver's Signature:



Date:

August 12, 2022

Approver's Name	Approver's Title	Approver's Phone Number
Haissam Y. Salloum, P.E.	Branch Chief	(818) 717-6538

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: