

**FINAL INITIAL STUDY/MITIGATED  
NEGATIVE DECLARATION  
Jordan High School New Gymnasium &  
Aquatic Center Project  
Long Beach, CALIFORNIA**

***Prepared for:***

Long Beach Unified School District  
Facilities Development and Planning Branch  
2425 Webster Avenue  
Long Beach, CA 90810



***Prepared by:***

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**August 2024**

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## **SECTION 1.0 – INTRODUCTION**

### **1.1 DRAFT INITIAL STUDY / MITIGATED NEGATIVE DECLARATION**

On July 3<sup>rd</sup>, 2024, the Long Beach Unified School District (District) distributed the Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the Jordan High School New Gymnasium and Aquatic Center Project to public agencies and the general public. In accordance with the California Environmental Quality Act (CEQA) Section 21091 and State CEQA Guidelines Section 15073, a 30-day public review period for the Draft IS/MND was provided from July 3<sup>rd</sup>, 2024 through August 5<sup>th</sup>, 2024. **The District will review the IS/MND for adoption at its regularly scheduled meeting of the Long Beach Unified School District Board of Education.**

### **1.2 AVAILABILITY OF THE NOI AND IS/MND**

The NOI and the IS/MND were available for review online at the Districts website:

- <https://www.lbschoolbonds.net/projects-by-school/high-schools/jordan-hs>

## **SECTION 2.0 – PROJECT DESCRIPTION AND ENVIRONMENTAL SETTING**

### **2.1 PROJECT PURPOSE AND BACKGROUND**

The Initial Study analyzed the proposed Jordan High School (Jordan HS) New Gymnasium & Aquatic Center Project (Proposed Project). The Proposed Project would demolish the existing gymnasium, and build a new gymnasium and a new Aquatic Center for the Jordan HS campus. Long Beach Unified School District (District) is the lead agency for the Proposed Project. This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code §21000 et seq.) and the State CEQA Guidelines (Title 14, California Code of Regulations [CCR], §15000 et seq.) and has determined that preparation of a (Mitigated Negative Declaration) would be appropriate under CEQA

### **2.2 PROJECT BACKGROUND**

Jordan HS accommodates students from grades 9-12. The school was built over various phases between 1935 and 1990 and is approximately 26.9 acres in size. There are 13 permanent buildings and 53 interim housing relocatable/portable buildings. The campus is undergoing modernization, started in 2014, to implement the master plan, which includes replacing aging buildings with new ones and modernizing buildings when feasible. This project would be a modification of Phase 6 of the Jordan High School Major Renovation Project (Jordan HS Renovation). The Jordan HS Renovation was analyzed in an Environmental Impact Report (EIR) in 2013 (SCH #2013071013). The EIR analysis covered renovation and remodel of the Gymnasium and Natatorium (pool) buildings. This project is the demolition of the Gymnasium and construction of an aquatic center and a new gymnasium.

### **2.3 PROJECT LOCATION AND SITE CHARACTERISTICS**

#### **2.3.1 Project Site Location**

Jordan High School is located at 6500 Atlantic Avenue, Long Beach, CA 90805 and is situated in a primarily residential area surrounded by housing on the north and east sides and Houghton Park directly south. The school accommodates students from grades 9-12. The school was built over various phases between 1935 and 2023 and is approximately 26.9 acres in size. There are 13 permanent buildings and 53 interim housing relocatable/portable buildings. The campus is undergoing modernization which started in 2014 to implement the master plan to replace aging buildings with new ones and modernize buildings when feasible. The Proposed Project site, where the Gymnasium and Aquatics center will be located, is in the southern portion of the campus.

#### **2.3.2 General Plan/Zoning**

The Project site is zoned Institutional (I) and is surrounded by Residential (R), Residential Mixed Use (RMU), Commercial (C), and Park Zone (P). In addition, the Project site has a Placetype designation of Founding and Contemporary Neighborhood (FCN), with surrounding Placetypes including Neighborhood Serving Center (NCS) and Open Space (OS).

#### **2.3.3 Surrounding Land Uses and Project Setting**

Jordan HS is situated in a primarily residential area surrounded by housing on the north and east sides and Houghton Park directly south.

#### **2.3.4 Existing Conditions**

Jordan HS was originally built in 1935, but modifications and additional buildings were added to the site in 1949, 1952, 1962, 1974, and throughout 1990s and 2000s. The Cultural Resources Assessment for Long Beach Unified School District (LBUSD) Historical Resources Assessment, prepared in 2015, found that Jordan HS is ineligible for listing in the National Register and California Register. Although the campus was designed by prominent Long Beach architect Kenneth Wing, the buildings are program-based buildings and are not connected to his important other Moderne projects.

Jordan HS currently contains a one-story gymnasium with an attached parking lot, along Atlantic Avenue. This existing gymnasium will be demolished to make room for the new Gymnasium & Aquatic Center.

#### **2.4 PROJECT GOALS AND OBJECTIVES**

The following objectives would be met with development of the Proposed Project:

- Provide a new one-story gymnasium to accommodate a competition gymnasium, a practice gymnasium, and other athletic facilities and supportive spaces such as locker rooms, offices, storages, and restrooms.
- Develop a pool for competitive uses and events at the Jordan HS Campus.
- Develop a fully functioning aquatic center with offices, lockers, restrooms, a ticket stand, and other ancillary spaces and equipment.
- Site improvements including renovated play courts, fire access lane, fire alarm upgrades, surveillance camera, bleachers, and a shade structure.

#### **2.5 PROJECT DESCRIPTION**

In 2013, LBUSD prepared and adopted the EIR for the entire Jordan HS campus in conformance with its 2008 Facility Master Plan. The 2013 EIR has been incorporated by reference, as this document is intended to tier off of the previous analysis (AECOM 2013). The renovation identified in the 2013 EIR is considered the “Original Project.” However, the scope for the Gymnasium building has been changed since the adoption of the EIR from modernization of the existing gymnasium building to demolishing the existing 62,000 square-foot building, removing the existing basketball courts, and constructing a new gymnasium and an aquatic center (Proposed Project). The new gymnasium building would be located on the south side of the existing football and track fields and covers an area of approximately 65,000 square feet., including a wrestling room, dance room, fitness room, trainer room, offices, team rooms, locker rooms, ticket booth, concessions, restrooms, showers, and other ancillary spaces such as storage areas, laundry, and custodial rooms. After construction of the new gymnasium is complete, new basketball courts will be constructed to the north of the tennis courts. The building would include a competition gymnasium, practice gymnasium, a classroom, and a weight room.

The proposed aquatic center would be located immediately on the western side of the gymnasium building and would consist of an outdoor competition swimming pool, restrooms, a team room, one pool equipment building, a one-story ticket/storage building, and sport lighting. One set of new aluminum bleachers would be located in the most western portion of the aquatic center. Other improvements at the site would include a concrete pool deck, a scoreboard, four stadium lights, concrete and asphalt hardscaped areas, low site walls and new utility lines. The entire aquatic center would have CMU perimeter walls. A layout of the Proposed Project is shown in Figure 2: Site Plan.

### **2.5.1      Event Schedule**

The following pool users are expected to use the High School pools in LBUSD, which would include the new Jordan Aquatic Center:

- i.        High School water polo and swimming
  1.        3 levels of girls' polo and swimming
  2.        3 levels of boys' polo and swimming
- ii.       P.E. Classes range in size but can be as large as 54 students and a few instructors. The lessons will be held during school hours.
- iii.      Parks and Recreation - Learn to swim programs
- iv.       Special Olympics
- v.        Private groups - Rentals
- vi.       YMCA – Summer swim programs
- vii.      Special needs programs for HS students

The Aquatic Center will be in use for the most part except for a few days in a year. Below is a sample schedule based on a normal school year with athletics and physical education:

#### **School Days - Physical Education Classes**

When school is in session (Sept - June), Physical Education (PE) Classes will typically use the pool Monday through Friday between the hours of 8 a.m. - 1 p.m. While it may not be every day, PE classes will be in the pool on at least 90% of the days school is in session.

#### **Fall (Aug - Nov) – Boys' Water Polo Season**

Practices or games will occur between the hours of 1 p.m. - 8 p.m. (Monday - Friday). There will be some occasional Saturday practices and games, but the majority of the practices and games will occur during the week. Jordan HS typically has 2-3 games each week during the season. In addition, during the Boys' season, the Girls' Water Polo team also practices in preparation for the upcoming season.

#### **Winter (Nov - Feb) – Girls' Water Polo Season**

Practices or games will occur between the hours of 1 p.m. - 8 p.m. (Monday - Friday). There will be some occasional Saturday practices and games, but the majority of the practices and games will occur during the week. Jordan HS typically has 2-3 games each week during the season. In addition, during the Girls' season, the Boys' Water Polo team also practices in preparation for the upcoming season.

#### **Spring (Feb-May) - Boys/Girls Swim Season**

Practices or Swim Meets will occur between the hours of 1 p.m. - 8 p.m. (Monday - Friday). There will be some occasional Saturday practices and meets, but the majority of the practices and meets will occur during the week. Jordan HS typically has 1-2 swim meets each week during the season.

### **Summer (June-Aug) - Water Polo Summer Camps**

During the summer months, boys' and girls' water polo will run summer camps. The practices occur typically between the hours of 7 a.m. - 2 p.m. with some occasional off-season games conducted in the evenings between the hours of 4 p.m. - 8 p.m. The majority of the practices and games occur Monday through Friday.

Permitting outside groups activities will be accommodated when they do not conflict with the needs of the school water polo and swim teams. These typically happen on Saturday or Sunday. More local youth (age 5-13) club water polo and swim teams may reach out to use the facility once it is built, since there will be no other facility like it in the City, with the exception of Cabrillo and the Belmont Pool. When the District has permitted these groups in the past for weekend use, it has typically occurred between the hours of 8 a.m. - 6 p.m.

## **2.6 CONSTRUCTION SCHEDULE**

The Proposed Project construction is expected to begin in September 2024 and be completed in February 2027.

Construction equipment to be used during construction of the Proposed Project upgrades may include the following items:

- Loaders
- Pick-up trucks
- Backhoes
- Water Truck
- Crane
- Asphalt paver
- Bulldozers
- Fork Lifts
- Concrete trucks/mixer
- Dump trucks

### **2.6.1 Demolition, Excavation, and Earthwork**

Construction work includes approximately 10,000 cubic yards of soil export; however, no soil import would be required.

For the Gymnasium building, construction will include over excavating 3½ feet below the existing grade. The over excavation will extend at least 5 feet outside the building footprint. Additionally, the gymnasium building's foundation will be supported on vibro-stone columns that have a diameter of 3 feet and will be spaced 8 feet apart below footings. These stone columns will be approximately 27' deep.

For the Aquatic Center's pool, pool deck, and pool buildings, construction would include over excavating approximately 8 feet below grade. At the deep end of the pool, construction will include over excavating another two feet to a total depth of 10 feet.

All other pavement areas require 2-foot-deep earth work.



## **2.6.2      Staging Areas**

Construction trailers and staging areas will be located within the existing campus.

## **2.7            REQUIRED PERMITS AND APPROVALS**

Reviewing Agencies include those agencies that do not have discretionary authority but may review the Initial Study, Environmental Impact Report (EIR), and/or Negative Declaration for adequacy and accuracy. Responsible Agencies have discretionary approval authority for a project. Potential Reviewing Agencies and Responsible Agencies include the following:

### **Responsible Agencies**

#### **State of California**

- Department of Toxic Substances Control (DTSC)
- Department of Education
  - School Facilities Planning Division
- Department of General Services
  - Office of Public-School Construction
  - Division of the State Architect
- Department of Public Health (DPH)
- Division of Occupational Safety and Health (Cal/OSHA)
- Southern California Edison (SCE)
- State Water Resources Control Board

#### **Regional Agencies**

- South Coast Air Quality Management District (SCAQMD)
- Los Angeles Regional Water Quality Control Board (RWQCB)

#### **Local Agencies**

- City of Long Beach Fire Department
- Los Angeles County Sanitation
- City of Long Beach Department of Health
- City of Long Beach Water Department
- City of Long Beach

### **Reviewing Agencies**

- City of Long Beach
- Native American Heritage Commission (NAHC), and tribes requesting consultation

## **2.7.1      Permits and Approvals**

The following permits and approvals may be required prior to construction of the Project:

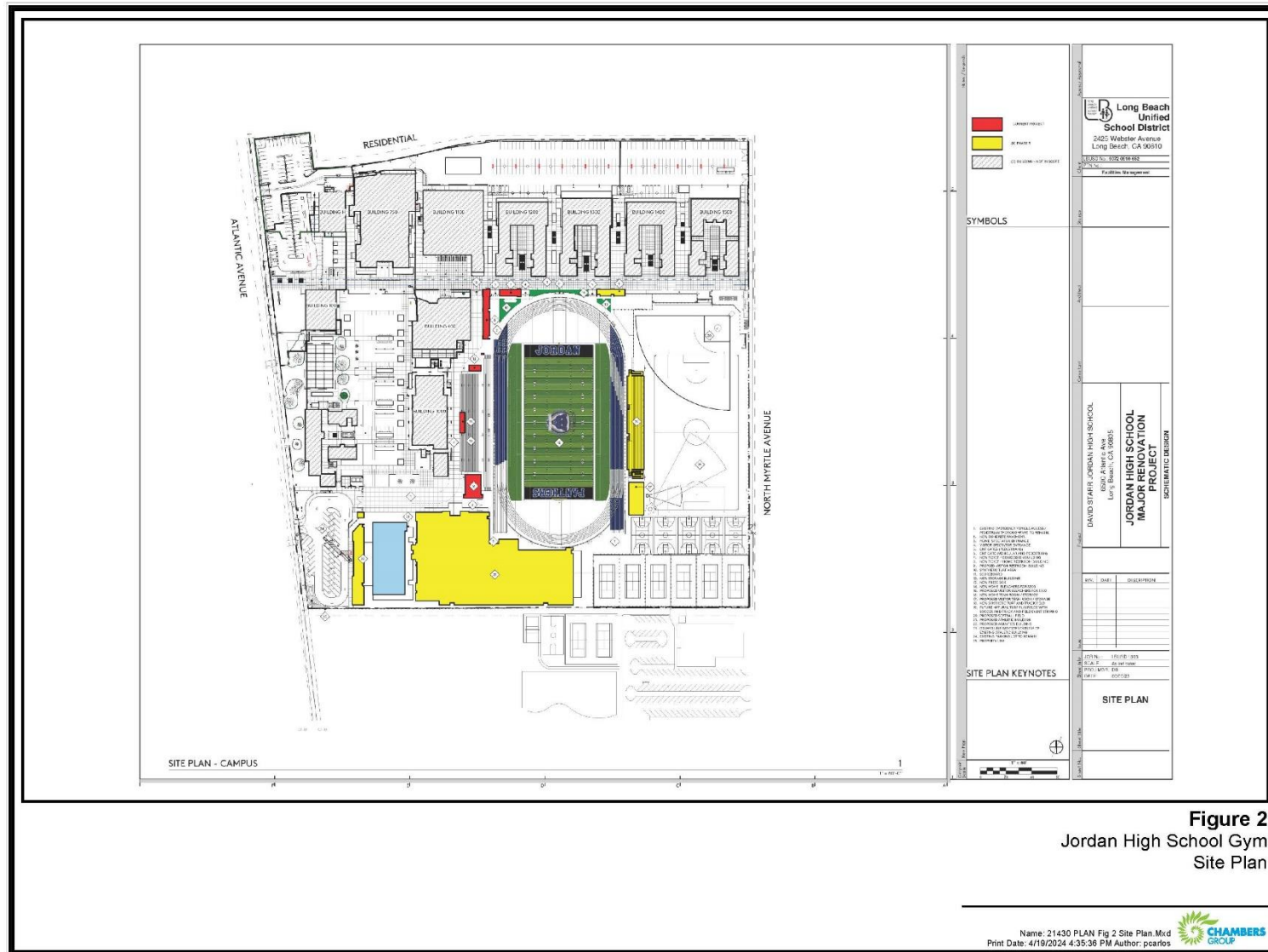
- Division of Occupational Safety and Health (DOSH) – lead work pre-job notification
- SCAQMD – Rule 201/203 Permit to Construct/Permit to Operate or Rule 222 registration for the natural gas fire pool water heaters
- SCAQMD – Rule 1466

- SCAQMD – Rule 403 dust control
- SCAQMD – Rule 1403 asbestos demolition and removal
- California State Water Resources Control Board (SWRCB) – Construction General Permit
- LA County – Conditional Use Permit (CUP) and Building Permit
- Division of the State Architect
- Los Angeles County Department of Public Health

Figure 1 - Project Vicinity Map



### Figure 2 – Preliminary Concept



### **SECTION 3.0 – FINDINGS**

An Initial Study has been prepared to assess the Proposed Project's potential impacts on the environment and the significance of those impacts and was incorporated in the Draft MND. Based on this Initial Study, it has been determined that the Proposed Project would not have any significant impacts on the environment once all proposed mitigation measures have been implemented. This conclusion is supported by the following findings:

- No potential was found for adverse impacts on Agricultural & Forestry Resources, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, Recreation.
- Potential adverse impacts resulting from the Proposed Project were found to be less than significant in the following areas: Aesthetics, Air Quality, Biological Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Transportation, Utilities and Service Systems, Wildfire.
- Full implementation of the proposed mitigation measures included in this MND would reduce potential project-related adverse impact on Cultural Resources and Tribal Cultural Resources.

## **SECTION 4.0 – MITIGATION MEASURES**

The following mitigation measures have been incorporated into the scope of work for the Proposed Project and will be fully implemented by the City to avoid or minimize adverse environmental impacts identified in this MND. These mitigation measures will be included in the Mitigation Monitoring and Reporting Program (MMRP) prepared for this Project.

**CUL-1:** LBUSD shall retain the services of a qualified cultural resources consultant and require that all initial ground disturbing work be monitored by a cultural resources monitor (monitor). This includes all initial construction activities that will potentially expose or encounter intact subsurface sediments underlying the Project site. The cultural resources consultant shall provide a Qualified Archaeologist, meeting the Secretary of Interior Standards (U.S. Department of the Interior, 2008), and require that all initial ground-disturbing work be monitored by a monitor proficient in artifact and feature identification in monitoring contexts. The Consultant (Qualified Archaeologist and/or monitor) shall be present at the Project construction phase kickoff meeting.

**CUL-2:** Prior to commencing construction activities and thus prior to any ground disturbance in the Proposed Project site, the Consultant shall conduct initial Worker Environmental Awareness Program (WEAP) training to all construction personnel, including supervisors, present at the outset of the Project construction work phase, for which the lead contractor and all subcontractors shall make their personnel available. This WEAP training will educate construction personnel on how to work with the monitor(s) to identify and minimize impacts to cultural resources and maintain environmental compliance and be performed periodically for new personnel coming on to the Project as needed.

**CUL-3:** The contractor shall provide the Consultant with a schedule of initial potential ground disturbing activities. A minimum of 48-hours' notice will be provided to the archeological consultant of commencement of any initial ground disturbing activities that have potential to expose or encounter intact subsurface sediments underlying the Project site. These activities may include grading, trenching, and mass excavation.

As detailed in the schedule provided, a monitor shall be present on-site at the commencement of ground-disturbing activities related to the Project. The Consultant shall observe initial ground-disturbing activities and, as the proceed, adjust the monitoring approach as needed to provide adequate observation and oversight. All monitors will have stop-work authority to allow for recordation and evaluation of finds during construction. The monitor will maintain a daily record of observations as an ongoing reference resource and to provide a resource for final reporting upon completion of the Project.

The Consultant, the lead contractor, and subcontractors shall maintain a line of communication regarding schedule and activity such that the Consultant is aware of all ground-disturbing activities in advance, in order to provide appropriate oversight.



**CUL-4:** If cultural resources are discovered, construction shall be halted within 50 feet of any cultural artifacts or features within 100 feet of any potential human remains and shall not resume until the Qualified Archaeologist can determine the significance of the find and/or the find has been fully investigated, appropriately documented, and cleared.

**CUL-5:** At the completion of all ground-disturbing activities, the Project Paleontologist shall prepare a Cultural Resources Monitoring Report summarizing all monitoring efforts and observations as performed, and any and all prehistoric or historic archaeological finds, as well as providing follow-up reports of any finds to the SCCIC, as required.

**TCR-1: Retain a Native American Monitor/Consultant**

- A. The Project Applicant shall be required to retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians Kizh Nation. The monitor shall be retained prior to the commencement of any “ground-disturbing activity” for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). “Ground-disturbing activity” shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.
- B. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the earlier commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.
- C. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or “TCR”), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe.
- D. On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Kizh to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs.

**TCR-2: Unanticipated Discovery of Tribal Cultural Objects (Non-Funery/Non-Ceremonial)**

- A. Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh

archaeologist. The Kizh will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe's sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural, and/or historic purposes.

**TCR-3: Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects**

- A. Native American human remains are defined in PCR 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.
- B. If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed.
- C. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).
- D. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.
- E. Any discovered human remains/burial goods shall be kept confidential to prevent further disturbance.



## **SECTION 5.0 – CIRCULATION**

On July 3, 2024, the Long Beach Unified School District circulated a Notice of Intent to Adopt a Mitigated Negative Declaration and Initial Study to responsible agencies, trustee agencies, interest groups, and the general public. In accordance with the California Environmental Quality Act (CEQA) Section 21091 and State CEQA Guidelines Section 15073, a 30-day public review period for the IS/MND was provided from July 3, 2024 to August 5, 2024. The NOI was published online at the District's website and the Mitigated Negative Declaration and supporting materials were made available for review at the City's office located at 2425 Webster Avenue, Long Beach, CA and online on the District's website at: <https://www.lbschoolbonds.net/projects-by-school/high-schools/jordan-hs>.

During the 30-day comment period, two comments were received.

Comment Letter No.	Commenting Agency or Organization	Date of Comment
1	Department of Toxic Substances Control (DTSC)	July 31, 2024
2	Department of Transportation (DOT)	August 5, 2024

## **SECTION 6.0 – RESPONSE TO COMMENTS**

CEQA Guidelines Section 15204 (b) outlines parameters for submitting comments and reminds persons and public agencies that the focus of review and comment of negative declarations should be, “on the proposed finding that the project will not have a significant effect on the environment. If persons and public agencies believe that the project may have a significant effect, they should: (1) Identify the specific effect; (2) Explain why they believe the effect would occur, and; (3) Explain why they believe the effect would be significant.”

CEQA Guidelines Section 15204 (c) further advises, “Reviewers should explain the basis for their comments, and should submit data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts in support of the comments. Pursuant to Section 15064, an effect shall not be considered significant in the absence of substantial evidence.” Section 15204 (d) also states, “Each responsible agency and trustee agency shall focus its comments on environmental information germane to that agency’s statutory responsibility.” Section 15204 (e) states, “This section shall not be used to restrict the ability of reviewers to comment on the general adequacy of a document or of the lead agency to reject comments not focused as recommended by this section.”

In accordance with Public Resources Code 21092.5 (b) of the CEQA Guidelines, the lead agency shall notify any public agency which comments on a negative declaration of the public hearing or hearings, if any, on the project for which the negative declaration was prepared. If notice to the commenting public agency is provided pursuant to Section 21092, the notice shall satisfy the requirement of this subdivision.

6.1 COMMENT LETTER 1: DEPARTMENT OF TOXIC SUBSTANCES (DTSC)



**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  
Long Beach, CA 90810  
[DGrudem@lbschools.net](mailto:DGrudem@lbschools.net)

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

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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.

comment 1-1

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.

comment 1-2

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".

comment 1-3

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

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comment 1-4

↑ 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*

Dave Kereazis  
Associate Environmental Planner  
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Dana Grudem  
July 31, 2024  
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cc: (via email)  
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#### **6.1.1      Response to Comment Letter 1 - DTSC**

**Response to Comment 1-1:** Thank you for submitting a comment on the IS/MND that was available for public review. The comment notes that the DTSC has not received the Report from the District that was cited in the document for public review. Therefore, the DTSC cannot confirm the accuracy of the statements made in the document and requests that the Preconstruction Due Diligence Assessment Report for the existing gymnasium area (Building 600) should be submitted to DTSC for review and approval.

The District submitted the report to DTSC on July 31, 2024 to be reviewed and confirmed.

**Response to Comment 1-2:** Thank you for submitting a comment on the IS/MND that was available for public review. The comment notes that the Historical Environmental Summary Report was approved by the DTSC on January 27<sup>th</sup>, 2022.

Supplemental soil borings have been conducted as documented in the Preconstruction Due Diligence Assessment Report provided to DTSC on July 31, 2024, for review.

**Response to Comment 1-3:** Thank you for submitting a comment on the IS/MND that was available for public review. The comment notes that surveys should be conducted if buildings or other structures are to be demolished for the presence of lead-based products and other hazardous materials. In addition, sampling near currents and/or former buildings should be conducted in accordance with DTSC's Preliminary Endangerment Assessment (PEA) Guidance Manual.

Supplemental soil borings have been conducted as documented in the Preconstruction Due Diligence Assessment Report provided to DTSC on July 31, 2024, for review.

**Response to Comment 1-4:** Thank you for submitting a comment on the IS/MND that was available for public review. The comment notes the DTSC's recommendations to test all imported soil and fill material to ensure any contaminants of concern are within the DTSC's and U.S. Environmental Protection Agency Regional Screen Levels for intended land use.

The Proposed Project will comply with this recommendation and sampling will be conducted in accordance with the PEA Guidance Manual.



## 6.2 COMMENT LETTER 2: CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS)

STATE OF CALIFORNIA—CALIFORNIA STATE TRANSPORTATION AGENCY

GAVIN NEWSOM, Governor

### DEPARTMENT OF TRANSPORTATION

DISTRICT 7  
100 S. MAIN STREET, MS 16  
LOS ANGELES, CA 90012  
PHONE (213) 266-3562  
FAX (213) 897-1337  
TTY 711  
www.dot.ca.gov



Making Conservation  
a California Way of Life

August 5, 2024

Bernice Ngo  
Long Beach Unified School District  
2425 Webster Ave.  
Long Beach, CA 90805

RE: Jordan High School and Aquatics  
Center (MND)  
GTS # 07-LA-2024-04570  
SCH # 2024070162  
Vic. LA 91 PM 12.135  
LA 710 PM 12.874

Dear Bernice Ngo:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above-referenced project. The Project proposes to construct a new aquatic center and gymnasium building. 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, 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, one pool equipment building, a one-story ticket/storage building and sport 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 CMU perimeter walls. The Long Beach Unified School District is the Lead Agency under the California Environmental Quality Act (CEQA).

The closest state facilities are SR 91, and SR 710. After reviewing the project's documents, Caltrans has the following comments:

comment  
2-1

Caltrans aims to reach zero traffic-related fatalities and serious injuries by 2050 as there is a direct link between impact speeds and the likelihood of fatality or serious injury. To reach this goal, Caltrans encourages the Lead Agency to enhance pedestrian and bicyclist facilities along existing bikeways on Atlantic Ave, E Artesia Blvd, and Myrtle Ave.

*"Provide a safe and reliable transportation network that serves all people and respects the environment."*



Bernice Ngo  
August 5, 2024  
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↑ The most effective methods to reduce pedestrian and bicyclist exposure to vehicles are through physical design and geometrics. Caltrans recommends the following multimodal improvements for this project:

- These methods include constructing physically separated facilities such as ADA compliance, Class IV bikeways, wide sidewalks, curb extensions, pedestrian refuge islands, landscaping, street furniture, and reductions in crossing distances through roadway narrowing.
- Visual indicators such as pedestrian and bicyclist warning signage, flashing beacons, crosswalks, signage, and striping should be used in addition to physical design improvements to indicate to motorists that they can expect to see and yield to people walking or riding bikes.

Caltrans will require an Encroachment Permit for work performed within the State Right-of-way. Caltrans recommends limiting large truck travel and construction traffic to off-peak commute hours. Caltrans requires a permit for any heavy construction equipment and or materials that require the use of oversized transport vehicles on State highways. If construction traffic is expected to cause issues on any State facilities, please submit a construction traffic control plan detailing these issues for Caltrans' review.

↓ If you have any questions, please feel free to contact Jaden Oloresisimo, the project coordinator, at Jaden.Oloresisimo@dot.ca.gov and refer to GTS # 07-LA-2024-04570.

Sincerely,

*Anthony Higgins*

Anthony Higgins  
Acting LDR/CEQA Branch Chief

cc: State Clearinghouse

*"Provide a safe and reliable transportation network that serves all people and respects the environment."*

### **6.2.1      Response to Comment Letter 2 - Caltrans**

**Response to Comment 2-1:** Thank you for submitting a comment on the IS/MND that was available for public review. The comment notes that Caltrans encourages the District to enhance pedestrian and bicyclist facilities along existing bikeways. Furthermore, the comment notes permit requirements from Caltrans.

The scope of the Project does not involve changing the existing circulation, including pedestrian traffic. Any pedestrian improvements are limited to within the campus. Additionally, there are no state highways in the vicinity, however, contractors will comply with the operation of large trucks limiting travel and implement any measures for public safety. Contractors will follow local and city ordinances in regard to traffic controls and permit requirements if needed.

## **SECTION 7.0 – MITIGATED NEGATIVE DECLARATION**

This document, along with the Draft Initial Study/Mitigated Negative Declaration; Mitigation Monitoring and Reporting Program; and the Notice of Determination, constitute the Final Mitigated Negative Declaration for the Jordan High School New Gymnasium and Aquatic Center in the City of Long Beach.

Pursuant to Section 21082.1 of the California Environmental Quality Act, the Long Beach Unified School District has independently reviewed and analyzed the Initial Study and Mitigated Negative Declaration for the Proposed Project and finds that these documents reflect the independent judgment of the District. The City, as lead agency, also confirms that the project mitigation measures detailed in these documents are feasible and will be implemented as stated in the MND and MMRP.

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Signature

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Date