

**PUBLIC HEARING AND NOTICE OF INTENT TO ADOPT A
PRELIMINARY ENVIRONMENTAL ASSESSMENT EQUIVALENT
FOR THE OFELIA VALDEZ-YEAGER EASTSIDE ELEMENTARY SCHOOL
RIVERSIDE, CALIFORNIA**

A public hearing by the Governing Board of the Riverside Unified School District (District) will be held to accept comments regarding the Preliminary Environmental Assessment (PEA) Equivalent for the Ofelia Valdez-Yeager Eastside Elementary School, to be constructed at 2928 13th Street, Riverside, CA 92507 (hereinafter referred to as the Site). The public hearing is a formal process for the District to receive comments from the community regarding the PEA Equivalent.

Project Location: The Site project area comprises the northwestern portion of Lincoln High School athletic field, 23 residential/commercial properties to the northwest of Lincoln High School, two alleyways, and the portion of Park Avenue between 13th Street and 14th Street. The Site is bounded by Howard Avenue and commercial property to the northwest, 14th Street and commercial property to the southwest, Lincoln High School to the southeast, and 13th Street, Lincoln Park, and residential properties to the northeast.

Site Background: The Site was initially developed between the 1890s or earlier and 1930s as a residential neighborhood with a gas station/auto repair shop, cleaners, and three small stores. In 1954, another gas station/auto repair shop was constructed at 14th Street and Park Avenue operating through 1969. Between the 1970s and 1980s, two lots on 14th Street were redeveloped as commercial automotive repair facilities operating until 2024. A cell phone tower was installed on Howard Avenue in the 1990s. The Site was acquired by the District between 2018 and 2025. All the structures on the Site have been demolished and the Site is currently a vacant lot.

Project Description: The PEA Equivalent comprises environmental assessments (EAs) performed at the Site during 2018-2019 and 2024. The PEA Equivalent identified and assessed Recognized Environmental Conditions (RECs) at the Site from potential organochlorine pesticides (OCPs) from termiticides and lead from lead-based paint applied to structures; volatile organic compounds (VOCs) in soil and soil gas, total petroleum hydrocarbons (TPH), and toxic metals in soil from auto repair and gas stations; and polychlorinated biphenyls (PCBs) in soil from pole-mounted electrical transformers.

The results of the PEA Equivalent indicate that Site surface soils have been impacted by OCPs and lead, TPH in soil from small, incidental releases, and VOCs in soil gas at one location. The OCPs 4,4'-DDE (DDE), 4,4'-DDT (DDT), and dieldrin were detected in 12 composite samples and two discrete samples at concentrations exceeding their screening levels. Total lead was detected in 53 discrete samples at concentrations exceeding the screening levels. Diesel range TPH (TPHd) and motor oil range TPH were detected in one sample exceeding the screening levels. The VOC chloroform was detected in one soil gas sample at a concentration exceeding the screening level.

Availability of Documents for Public Review: The PEA Equivalent may be reviewed at the following location:

Riverside Unified School District
Facilities, Planning & Development Department
3070 Washington Street
Riverside, CA 92504

https://www.riversideunified.org/departments/facilities/public_notices

Public Review Period: Written comments on the PEA Equivalent will be accepted from June 2, 2025 through July 2, 2025. Please submit comments on or before 5:00 p.m., July 2, 2025, to:

Tim DeLand
Director, Facilities, Planning & Development
Riverside Unified School District
Facilities, Planning & Development Department
3070 Washington Street
Riverside, CA 92504
tdeland@riversideunified.org

Public Hearing: The PEA Equivalent will be presented at a public hearing at 6735 Magnolia Avenue, Riverside, CA 92506 on June 26, 2025, during the regularly scheduled Board of Trustees meeting at 5:30 p.m.