

**PUBLIC NOTICE  
PUBLIC COMMENT PERIOD  
PRELIMINARY ENVIRONMENTAL ASSESSMENT REPORT**

The Scotts Valley Unified School District has prepared a Preliminary Environmental Assessment (PEA) Report in accordance with Education Code section 1.7213.1, subdivision (a)(4)(B). Scotts Valley Unified School District has submitted the PEA Report to the Department of Toxic Substances Control (DTSC) for review and has chosen to make the PEA Report available for public review and comment pursuant to Education Code section 17213.1, subdivision (a)(6)(A).

**Project Designation:**

Scotts Valley Middle School  
8 Bean Creek Road  
Scotts Valley, California

**Project location:**

The school campus is located at 8 Bean Creek Road in Scotts Valley, California. The approximately 8.46-acre middle school campus consists of several single-story permanent and modular structures throughout its southern portion, with two softball fields and basketball courts at its northern portion. To prepare the school for proposed opening for the 2018-19 school year, the school district intends to renovate the existing campus by demolishing several existing buildings and constructing approximately 33,000 square feet of new middle school structures, landscaping, and parking areas. New structures will include classroom buildings, a gymnasium, an administration building, and a library, to accommodate 26 classrooms and 650 students. Additional improvements, such as seismic upgrades and renovation of existing buildings and utilities, are also planned.

**Description of Assessment:**

During this PEA investigation, soil samples were collected near the existing buildings to evaluate potential impacts from possible pest control spraying near the building perimeters, and potential impacts from building materials such as lead-based paint and/or polychlorinated biphenyl (PCB) caulking compounds. Additionally, soil samples were collected near an existing PG&E transformer since there is a potential that PCBs may have been historically used within the transformer. Soil vapor and soil sampling was also performed to evaluate potential vapor intrusion concerns and soil impacts in the area of former underground storage tanks and where historical on-site wastewater discharges occurred.

Laboratory analyses of the soil samples detected organochlorine pesticides and lead at concentrations that exceed residential (unrestricted use) environmental screening levels. These exceedances were mostly limited to soil samples collected in soft scape/landscape areas near the foundations of three existing buildings. The occurrence of these contaminants is likely related to lead-based paint on former building materials and historical pest control spraying near building foundations. Due to the limited area of impact, the probable remedial scenario will be excavation and disposal of the impacted soil exceeding residential screening levels. This work will be performed under the oversight of DTSC following their Removal Action Workplan process.

**The PEA and Supporting Documents are Available for Review at:**

Scotts Valley Unified School District located at 4444 Scotts Valley Drive, Suite 5B, Scotts Valley, California 95066 and Scotts Valley Branch Library, 251 Kings Village Road, Scotts Valley, California 95066

**Public Comment Period:**

A public comment period for the PEA Report begins on December 28, 2016 through January 29, 2017. Written comments on the PEA Report will be accepted during this public comment period. Comments should be directed to: Mr. Mike Smith, Scotts Valley Unified School District, 4444 Scotts Valley Drive, Suite 5B, Scotts Valley, California 95066, (831) 439-9555, [msmith@scottsvalleysd.org](mailto:msmith@scottsvalleysd.org).

**School Board Meeting:**

The Project will be included as a Public Hearing item on the agenda for the Scotts Valley Unified School District board meeting on January 10, 2017. The meeting will start at 6:00pm in the Scotts Valley City Council Chambers located at One Civic Center Drive, Scotts Valley, California 95066. Comments on the PEA Report will be accepted during the public hearing.