



Department of Toxic Substances Control



Matthew Rodriguez
Secretary for
Environmental Protection

Barbara A. Lee, Director
5796 Corporate Avenue
Cypress, California 90630



Edmund G. Brown Jr.
Governor

April 30, 2015

Ms. Dana Grudem, Supervisor
Facility Planning
Irvine Unified School District
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Irvine, California 92620

APPROVAL OF PRELIMINARY ENVIRONMENTAL ASSESSMENT, PLANNING AREA 5B ELEMENTARY SCHOOL, IRVINE UNIFIED SCHOOL DISTRICT, 10851 JEFFREY ROAD, IRVINE, CA 92620 (SITE CODE: 404907)

Dear Ms. Grudem:

The Department of Toxic Substances Control (DTSC) reviewed the revised Preliminary Environmental Assessment report (PEA Report) prepared on behalf of the Irvine Unified School District (IUSD) by Ultrasystems Environmental Inc. (Ultrasystems), received via e-mail on April 21, 2015. The revised PEA Report was prepared in response to DTSC comments on the draft version forwarded in a letter dated April 17, 2015. The PEA Report presents investigation results and conclusions based on a health risk screening evaluation for the proposed Planning Area (PA) 5B Elementary School site (Site).

In addition, the IUSD notified DTSC on April 29, 2015 that it has complied with all public review and comment requirements for the PEA Report pursuant to Option A (Ed. Code § 17213.1, subd. (a)(6)(A)). The District made the PEA Report available for public review and comment from March 30 through April 29, 2015 and a public hearing was held on April 16, 2015. No public comments were received regarding the PEA Report.

According to the PEA, the approximately 10-acre Site is located at 10851 Jeffrey Road, Irvine, in Orange County, California. The Site was used for agricultural purposes and vehicle maintenance from the 1950s to late 2010. From 2011 through 2014, three former underground storage tanks (USTs), gasoline and diesel dispensers, lube oil piping, two septic tanks, five seepage pits, and impacted soils were removed from the Site, and two hydraulic hoists and impacted soils were removed immediately south of the Site. Undocumented imported soil was used to backfill the UST excavation. The Site was re-compacted and graded from January to July 2014, and is currently undeveloped. The Site is centrally located within the PA 5B residential community currently under development. To evaluate the impact from the previous operations, the site was

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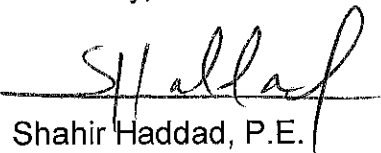
investigated for arsenic, lead, organochlorine pesticides (OCPs), and volatile organic carbons (VOCs). The backfill at the UST excavation was also investigated for asbestos, polyaromatic hydrocarbons (PAHs), and polychlorinated biphenyls (PCBs).

Based on review of the PEA Report, neither a release of hazardous material nor the presence of a naturally occurring hazardous material which would pose a threat to public health or the environment under unrestricted land use was indicated at the site. Therefore, DTSC concurs with the conclusion of the PEA Report that further environmental investigation of the site is not required and hereby approves the PEA Report.

Pursuant to Education Code section 17213.2, subdivision (e), if a previously unidentified release or threatened release of a hazardous material or the presence of a naturally occurring hazardous material is discovered anytime during construction at the site, the district shall cease all construction activities at the site and notify DTSC. Additional assessment, investigation or cleanup may be required.

If you have any questions regarding this project, please contact Xihong Scarlett Zhai, Project Manager, at (714) 484-5373 or by e-mail at Xihong.Zhai@dtsc.ca.gov, or contact me at (714) 484-5368 or by e-mail at Shahir.Haddad@dtsc.ca.gov.

Sincerely,



Shahir Haddad, P.E.
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ka/xsz/cb

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Schools Evaluation and Brownfields Cleanup Branch Reading File