



Matthew Rodriguez
Secretary for
Environmental Protection



Department of Toxic Substances Control

Miriam Barcellona Ingenito
Acting Director
5796 Corporate Avenue
Cypress, California 90630



Edmund G. Brown Jr.
Governor

July 29, 2014

Ms. Lorrie Lujan-Ruiz, Assistant Director
Facilities Planning
Irvine Unified School District
100 Nightmist
Irvine, California 92618

APPROVAL OF SUPPLEMENTAL SITE INVESTIGATION REPORT, PROPOSED IRVINE UNIFIED SCHOOL DISTRICT HIGH SCHOOL #5 - SITE A, LOCATED ON EASTERN SIDE OF THE FORMER MARINE CORPS AIR STATION EL TORO, NEAR THE INTERSECTION OF IRVINE BOULEVARD AND THE FORMER DESERT STORM DRIVE, IRVINE, ORANGE COUNTY (SITE CODE: 404880)

Dear Ms. Ruiz:

The Department of Toxic Substances Control (DTSC) has reviewed the Supplemental Site Investigation (SSI) Report for the proposed High School #5 - Site A (Site), prepared by PlaceWorks (formerly known as The Planning Center|DC&E), dated July 2014 and received on July 22, 2014. The SSI Report presents background information, previous environmental assessments, and a Report on Environmental Investigation (ENGEO, 2014) evaluating the additional area added to the previously approved Site boundaries.

According to the SSI Report, the Site is located in the eastern portion of the former Marine Corps Air Station (MCAS) El Toro. The Site was vacant undeveloped land in the 1930s. Agricultural activities started on the southern portion of the Site during the 1950s and occurred on the northern portion by 1994. Two former fuel pipelines and a valve box were located on the northern portion of the Site that were grouted in place and removed in November 2013. The original base landfill, IRP3, is located to the northwest of the Site. The Site is located within the Heritage Fields Development, also known as the Great Park Neighborhood.

A Preliminary Environmental Assessment (PEA) was conducted at the Site to evaluate potential impact from on-site activities and other historic base operations. On April 4, 2014 DTSC issued a No Further Action determination for the Site based on the PEA findings. The PEA Report was made available for public review (pursuant to Education Code Section 17213.1, subsection (a)(6)(A)) from February 2, 2014 through

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March 4, 2014. A public hearing was held on February 18, 2014. Public comments were received regarding the PEA Report. The Irvine Unified School District (District) evaluated and provided response to public comments on March 10, 2014.

Subsequent to the PEA approval, the Site boundaries were modified due to storm drain easements and proposed road realignments. The Site boundaries have shifted to the south and west from the project area defined in the PEA. Approximately 3.53 acres of land that were not addressed in the approved PEA have been added to the Site (as shown in the attached figure). The new perimeter area had similar historic land uses as the area that has been approved. The area was vacant land and portions were used for agricultural purposes starting in the 1950s.

The SSI Report presents a summary of supplemental sampling conducted by ENGEQ, Inc. in May 2014 for the additional area along the approved Site boundaries. Soil and soil gas samples were collected in the 3.53 acres along the perimeter of the approved 40.3 acres.

Based on the review of the SSI 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 SSI Report that no further assessment of the Site is required and hereby approves the SSI Report.

Pursuant to Education Code section 17213.2, subsection (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. In addition, the District should contact DTSC when the District becomes aware of hazardous material discovered at the adjoining properties that would pose a potential threat to the proposed school site.

If you have any questions regarding this project, please contact Ms. Rana Georges, Project Manager, at (714) 484-5320 or me at (714) 816-1978.

Sincerely,



Yolanda Garza
Supervising Engineer
Schools Evaluation and Brownfields Cleanup Branch
Brownfields and Environmental Restoration Program

cc: See next page.

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Enclosure

rs/rg/yg

cc: (via e-mail)

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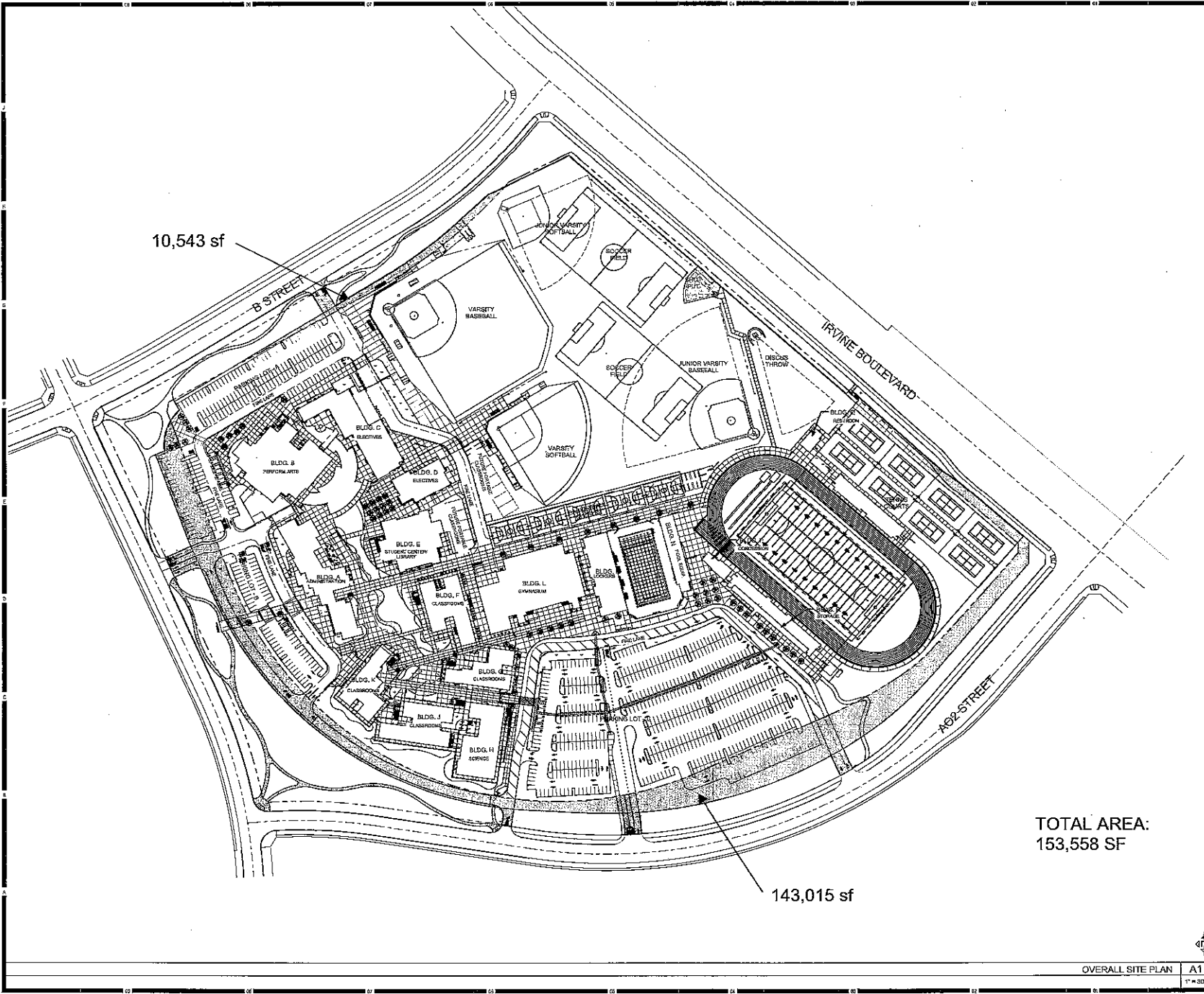
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Schools Evaluation and Brownfields Cleanup Branch Reading File



KEYNOTES

NOTES

NO. REV.

Figure 3
 Dimensions of New Site Area



Consultant Seal

Agency Approval FILE NO. 20495
 IDENTIFICATION OF SEAP
 END OF THE SEAP ARCHITECT
 APRIL 26 11 2014
 ACT: _____ PLAN: _____ DATE: _____

Project Title: High School No. 5
IUSD
 8300 Irvine Boulevard
 Irvine, CA 92714 (949) 906-6000
 IUSD Logo

No.	Description	Date

Drawing Title: **OVERALL SITE PLAN**

Architect's Seal	Designer: JK	Project No.: 31544770
	Designer: DMC	Scale: 1" = 80'-0"
	Designer: DMC	Drawing No.: A1
	Date: 04/21/2014	

OVERALL SITE PLAN A1

