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
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 ENGEIO, 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.
Enclosure

rs/rg/yg

cc:  (via e-mail)

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Schools Evaluation and Brownfields Cleanup Branch Reading File
Figure 3
Dimensions of New Site Area

TOTAL AREA: 153,558 SF

143,015 sf

10,543 sf